

From: Nathan A Bright
To: ["David Horder"; "dangorman@dgg.com.au"](mailto:David.Horder@dgg.com.au)
Cc: [Peter S McCarten](#); [SCR Property](#)
Subject: RE: 2-16 Brisbane Road Jimboomba.
Date: Monday, 18 June 2018 10:52:00 AM
Attachments: [image001.png](#)
[Letterout 24 May 2018 Saleng Executors Pty Ltd 2 Brisbane St Jimboomba.pdf](#)

Hi David and Daniel

Further to your email.

Please find enclosed a copy of letter sent 24 May 2018 regarding Lot 1 RP192586.

We can schedule a meeting for Friday 22 June 2018 in the morning at our Nerang Offices if that is convenient. Project Manager Peter McCarten and our Property Team can attend.

Please advise if this is a suitable time. Please call through or email to confirm an appropriate time. I will book in a time at 10am at this stage.

Thank you

Kind regards,

Nathan Bright

Principal Advisor (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6652 | F: (07) 55969511

M:

E: south.coast.IDAS@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: David Horder [mailto:davehorder@dgg.com.au]

Sent: Monday, 11 June 2018 3:53 PM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Subject: FW: 2-16 Brisbane Road Jimboomba.

Nathan

Following up my email while you were away can we organise a meeting to discuss the proposal.

Thanks.

Regards.



David Horder

Gorman Property Group
Unit 1, 23 Dennis Rd.
Springwood, Qld, 4127, Australia
Ph +617 3808 6880
Mb
F +617 3808 9878
E davehorder@dgg.com.au
<http://gormanproperty.com.au>

From: David Horder

Sent: Monday, May 21, 2018 3:42 PM

To: 'nathan.a.bright@tmr.qld.gov.au' <nathan.a.bright@tmr.qld.gov.au>

Cc: 'Bougoure, Justin' <JustinBougoure@logan.qld.gov.au>; Dan Gorman <dangorman@dgg.com.au>

Subject: 2-16 Brisbane Road Jimboomba.

Nathan

I have not heard back in relation to the proposed meeting as we discussed at our meeting at Logan Council on the 26 April 2018.

Also we have not received any notices in relation to the land and TMR's requirements.

If you could please organise a meeting time for us to discuss this matter further.

Thanks

Regards.



David Horder

Gorman Property Group
Unit 1, 23 Dennis Rd.
Springwood, Qld, 4127, Australia
Ph +617 3808 6880
Mb +
F +617 3808 9878
E davehorder@dgg.com.au
<http://gormanproperty.com.au>



Our ref
Your ref
Enquiries SCR Property

Department of
Transport and Main Roads

24 May 2018

Mr Daniel Gorman, Company Director
Saleng Executors Pty Ltd
PO Box 1010
SUNNYBANK HILLS QLD 4109

Dear Mr Gorman

Re: Protection of planning to upgrade the Mount Lindesay Highway in Jimboomba area, and your property (Lot 1 on RP192586) at the corner of Mount Lindesay Highway (Brisbane Street) and Tamborine Street Jimboomba.

The Department of Transport and Main Roads (TMR) intends to protect land required for future upgrading of the Mount Lindesay through Jimboomba that will affect your property at 2-16 Brisbane Street.

This will secure a nominal 100-metre wide corridor that will ultimately include four/six lanes, service roads and major intersections/or interchanges with other significant roads and provide more reliable access.

Confirmation of the land requirements follows a review of earlier planning completed in 2013. Protecting the corridor for the long term planning will enable capacity and efficiency upgrading to be staged as traffic demand increases with business and residential growth in the area. Further works to improve safety and driving conditions on the Mt Lindesay Highway will continue as funding permits.

Current legislation requires TMR to designate the planning as Category C (Protected Planning) to prevent encroachment. This provides certainty for property owners and the whole community about the location of future upgrading and options for future land uses. It also means new development applications impacting the corridor will be referred to the State Government to ensure highway upgrading is not compromised.

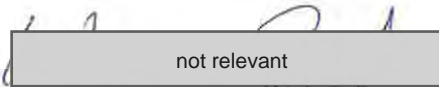
This letter is a formal advice to you confirming the impacts of the partial requirements on your property (**Lot 1 on RP192586**) as shown on the enclosed drawing 25/ATP03073C.

Telephone +61 7 5563 6000
Facsimile +61 7 5563 6611
Website www.tmr.qld.gov.au
Email scr.property@tmr.qld.gov.au

As timelines for further upgrading of the Mount Lindesay Highway are not yet fixed there is no need for you to take any action in response to this letter. Land for road upgrading is usually acquired during the year before construction and TMR will contact you about that process closer to that time.

In the meantime if you have any further questions please contact Nicole West or Mary Sutton in this office on 5563 6600.

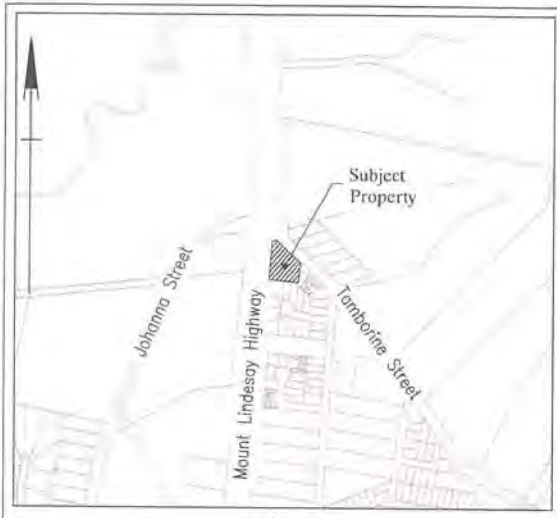
Yours sincerely,


not relevant

Warren McReight
District Director (South Coast)

Enc (1)

Released under RTI - DTMR



LOCALITY PLAN
NTS

1RP192586
Area required abt 3320m²
Area remaining abt 3830m²

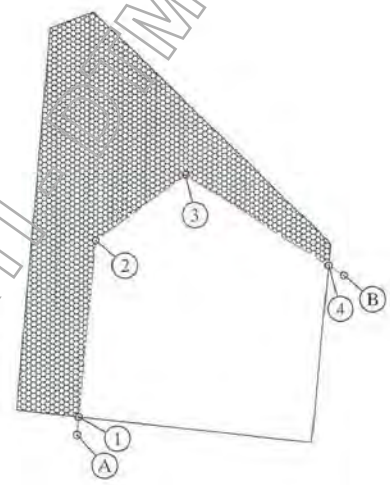


Table of Co-ordinates

Point	Easting	Northing	Remarks
1			On boundary, on line A-2
2	502959.4	6922479.5	
3	502984.3	6922497.8	
4			On boundary, on line 3-B

Setout Points

Point	Easting	Northing
A	502954.515	6922425.899
B	503028.334	6922470.709

Important Information
The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCCB) information available from Queensland Department of Natural Resources & Mines.
The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.
Set out for requirement boundaries and area(s) shall be from co-ordinates only.

GDA Co-ordinates are given in metres MGA Zone 56 (GDA94)

TP Sketch

Revisions	Certified	Date	Microfiled	Area required shown here
E				
D				
C	Requirement Update	F.A.S	21/9/16	
B	Requirement Update	ODP	01/12/09	
A	Original Issue			

Dimensions in metres except where shown otherwise.
Area in hectares (ha) or square metres (m²).

LOGAN CITY COUNCIL				MOUNT LINDESAY HIGHWAY		Queensland Government	
Drawn as Checked NS	Reqmts. as Checked NS	Examined - <i>AK</i>	Approved - <i>AK</i>	25A/TP03073C		21/9/2016	

From: Nathan A Bright
To: [John H McCormack](#); [Peter S McCarten](#)
Cc: [Shane V McNamee](#); [Mark L Taylor](#); [SCR Property](#); [Ken W Jensen](#)
Subject: 2 Brisbane Street Jimboomba
Date: Friday, 27 April 2018 10:06:00 AM
Attachments: [27042018090120-0001.pdf](#)
[343730393536373431363.pdf](#)
[PRISM and Property Search Response 6 March 2018.pdf](#)
[RE 2 Brisbane St Jimboomba Email and Title Search.pdf](#)
[search-23042018-REC90605965-08c6-d2ea-.pdf](#)
[TP Sketch 03073C 2 Brisbane St Jimboomba.pdf](#)
[Calendar Meeting for 2 Brisbane St Jimboomba LCC and David Horder.pdf](#)

Hi John, Peter and Shane
Copy Mark, Property and Ken

Meeting Record and actions for 2 Brisbane Street Jimboomba

Mark, Ken and myself met with Logan City Council and Mr David Horder representing Gorman Property and Dan Gorman Director of Saleng Executors Pty Ltd (new owner as of 16 April 2018) of Lot 1 RP192586. The lot was formerly owned by [redacted] See attached title search, company search, TP Sketch and background.

- TMR officers presented the Mt Lindesday Highway planning and transport planning sketch. TP Sketch 03073C A copy of the TP Sketch was provided to Mr Horder in the meeting and he viewed the MLH road corridor planning for the grade separated interchange.
- Mr Horder expressed issues with the land requirement, planning and devaluation in their property.
- He said that they spoke to a lady (no name mentioned) and were told there were no requirements.
- He stated that they had not undertaken a property search.
- NAB informed him a property search for Category B would have advised that the property is located in the planning study area for the MLH upgrade. He was informed of a letter being drafted to [redacted] with copy of TP sketch attached.
- NAB informed him that had they phoned that they would have spoken to himself or Peter McCarten MLH project manager and informed about the MLH planning and requirements over the property. He would have been informed of contact details and name. He would have also been informed to undertake a property search for road corridor planning.
- NAB advised that TMR can facilitate a meeting with Dan Gorman Director of the company that has purchased the Lot.
- NAB informed that TMR will follow up from the meeting with an email with links to Approved Planning Policy, Early Acquisition Policy and link to Property Search process and copy of letter and TP sketch for the MLH planning.
- Action for Project Planning to coordinate a meeting with Mr Dan Gorman
- Action for a copy of the letter to [redacted] be sent to Gorman Property (Saleng Executors Pty Ltd).

Note – Property search undertaken 6 March 2018 – Category B response provided.
Kind regards,

Nathan Bright
Principal Advisor (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6652 | F: (07) 55969511
M: not relevant
E: south.coast.IDAS@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au

-----Original Message-----

From: N36G-GEN-XER-C4475-2 [<mailto:N36G-GEN-XER-C4475-2@tmr.qld.gov.au>]

Sent: Friday, 27 April 2018 9:01 AM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>;
Mary L Sutton <mary.l.sutton@tmr.qld.gov.au>

Subject: Scan Data from FX-D79375

Number of Images: 1

Attachment File Type: PDF

Device Name: N36G-GEN-XER-C4475-2

Device Location:

Released under RTI - DTMR

Released under RTI - DTMR



David Horder CEO
BACHELOR OF BUSINESS
LICENSED REAL ESTATE AGENT

1/23 Dennis Road, Springwood 4127
Queensland **Australia**

Don Gorman

Office: +61-7-3808 6880
Mobile: +
Email: davehorder@dgg.com.au
Web: gormanproperty.com.au



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

14-22 Grey Street, Traralgon
PO Box 4000
Gippsland Mail Centre VIC 3841

Customer enquiries: 1300 300 630
Facsimile: (03) 5177 3999
ASIC Homepage: www.asic.gov.au

Receipt Number: 90605965

Payment Details:

Date: 23/04/2018
Amount: \$9.00
Payment type: Credit Card
Type of card: MasterCard

Description		Amount
SALENG EXECUTORS PTY LIMITED	ACN 010 117 021	
Current company information		9.00
Subtotal		9.00
Payment Total (AUD):		9.00
Not subject to GST- Treasurer's Determination 2000 (Exempt Taxes, Fees and Charges).		

Released under RTI - DTMR



ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: SALENG EXECUTORS PTY LIMITED

ACN: 010 117 021

Date/Time: 23 April 2018 AEST 09:49:56 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

Released under RTI - DTMR

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: SALENG EXECUTORS PTY LIMITED	01011702B
ACN: 010 117 021	
ABN: 19010117021	
Registered in: Queensland	
Registration date: 29/01/1980	
Next review date: 29/01/2019	
Name start date: 29/01/1980	
Previous state number: 80B00403Y	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: Unit 1, 23 Dennis Road, SPRINGWOOD QLD 4127	7E7526020
Start date: 10/12/2015	
Principal Place Of Business address: Unit 1, 23 Dennis Road, SPRINGWOOD QLD 4127	7E7526020
Start date: 31/03/2015	
Contact Address	
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'	
Address: PO BOX 1010, SUNNYBANK HILLS QLD 4109	
Start date: 03/12/2015	

Officeholders and Other Roles	Document Number
Director	
Name: DANIEL STEPHEN GORMAN	7E7526020
Address:	
Born: not relevant	
Appointment date: 31/03/2015	
Secretary	
Name: DANIEL STEPHEN GORMAN	7E7526020
Address:	
Born: not relevant	
Appointment date: 31/03/2015	

Share Information
Share Structure

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY SHARES	2	2.00	0.00	005367332

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: GOODNA INVESTMENT & DEVELOPMENT GROUP PTY LTD
 ACN: 111 624 134
 Address: Unit 1, 23 Dennis Road, SPRINGWOOD QLD 4127

Class	Number held	Beneficially held	Paid	Document number
ORD	2	yes	FULLY	7E7526020

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
03/12/2015	484 Change To Company Details 484B Change Of Registered Address 484C Change Of Principal Place Of Business (Address) 484E Appointment Or Cessation Of A Company Officeholder 484N Changes To (Members) Share Holdings	03/12/2015	4	03/12/2015	7E7526020

End of Extract of 2 Pages

Nathan A Bright

Subject: 2 Brisbane St Jimboomba
Location: Logan City Council

Start: Thu 26/04/2018 3:00 PM
End: Thu 26/04/2018 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Nathan A Bright
Required Attendees: Nathan A Bright; justinbougoure@logan.qld.gov.au; Mark L Taylor; Peter S McCarten; Ken W Jensen
Optional Attendees: David Horder; Perdomo, Jose

Hi Justin

As discussed proposed meeting about 2 Brisbane St Jimboomba

I understand Mark is meeting with Leah at 2pm about Logan St Logan Village

Kind regards,

Nathan Bright
Principal Advisor (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6652 | F: (07) 55969511

M: not relevant

E: south.coast.IDAS@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au

I want to...

Status: X

Status:

Search ID: 512059
Date Received: Mar 6, 2018 8:14 PM
Completion Response: At this point in time the Department of Transport and Main Roads has no land requirement from the specified property. This property falls within a study area for the proposed Mount Lindesay Highway project. For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.
Status:
Latitude: -27.822285
Longitude: 153.030271

[View Additional Details](#) [Add to Results](#)

TMR 12-004624

Released under RTI - DTMR

From: [Mark L Taylor](#)
To: [Nathan A Bright](#)
Cc: [SCR Property](#); [Peter S McCarten](#)
Subject: RE: 2 Brisbane St Jimboomba
Date: Monday, 23 April 2018 9:42:17 AM
Attachments: [GetCurrentTitle.pdf](#)

It has changed ownership (16 April 2018) but we would need to confirm David Horder is the business owner.

The listed address of Saleng Executors Pty Ltd is 170 School Road, Waterford. But I think this should be 170 School Road, Logan Reserve.

170 School Road, Logan Reserve was property prior to subdivision.

Kind regards,

Mark Taylor

Town Planner (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5561 3823 | F: (07) 5596 9511
E: Mark.L.Taylor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Nathan A Bright
Sent: Monday, 23 April 2018 8:58 AM
To: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>
Cc: SCR Property <scr.property@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>
Subject: FW: 2 Brisbane St Jimboomba

Hi Mark

In advance of Thursdays meeting can you undertake a property title search to confirm this.

Let Mary and Peter know as the letter about MLH planning has just gone out.

I will ask Justin to provide their contact details for our records.

Kind regards,

Nathan Bright

Principal Advisor (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6652 | F: (07) 55969511
M: not relevant
E: south.coast.IDAS@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Bougoure, Justin [<mailto:JustinBougoure@logan.qld.gov.au>]
Sent: Monday, 23 April 2018 8:51 AM
To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Cc: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>; SCR Property <scr.property@tmr.qld.gov.au>
Subject: RE: 2 Brisbane St Jimboomba

Hi Nathan,

Thank you for arranging this meeting.

I spoke with David Horder last week and he confirmed that they are now the owners of the property which has only just recently changed ownership from

David Horder and Dan Gorman will be present at the meeting as land owners.

Regards

Justin Bougoure | A/Planning Assessment & Technical Services Program Leader | Development Assessment Branch | **Logan City Council**
Phone: 07 3412 4614 | PO Box 3226 Logan City DC Qld 4114 | JustinBougoure@logan.qld.gov.au
www.logan.qld.gov.au | facebook.com/logancitycouncil | twitter.com/logancc

City of Logan: Innovative, Dynamic, City of the Future

From: Nathan A Bright [<mailto:Nathan.A.Bright@tmr.qld.gov.au>]
Sent: Friday, 20 April 2018 10:44 AM
To: Bougoure, Justin <JustinBougoure@logan.qld.gov.au>
Cc: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>; SCR Property <scr.property@tmr.qld.gov.au>
Subject: FW: 2 Brisbane St Jimboomba

Hi Justin

I understand that you are not in the office today.

Can you make sure for Thursdays meeting – 26 April 2018 that we have a land owner representative or authority –

TMR will consider this meeting a consultation for the purposes of discussing and advising on our transport corridor planning for the Mt Lindesay Highway.

This ensures that we can advise about the future transport planning for the Mt Lindesay Hwy

Kind regards,

Nathan Bright

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6652 | F: (07) 55969511
M: not relevant
E: south.coast.IDAS@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au

-----Original Appointment-----

From: David Horder [<mailto:davehorder@dgg.com.au>]
Sent: Thursday, 19 April 2018 5:08 PM
To: Nathan A Bright
Subject: Accepted: 2 Brisbane St Jimboomba
When: Thursday, 26 April 2018 3:00 PM-4:00 PM (UTC+10:00) Brisbane.
Where: Logan City Council

WARNING: This email (including any attachments) may contain legally privileged, confidential or private information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

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

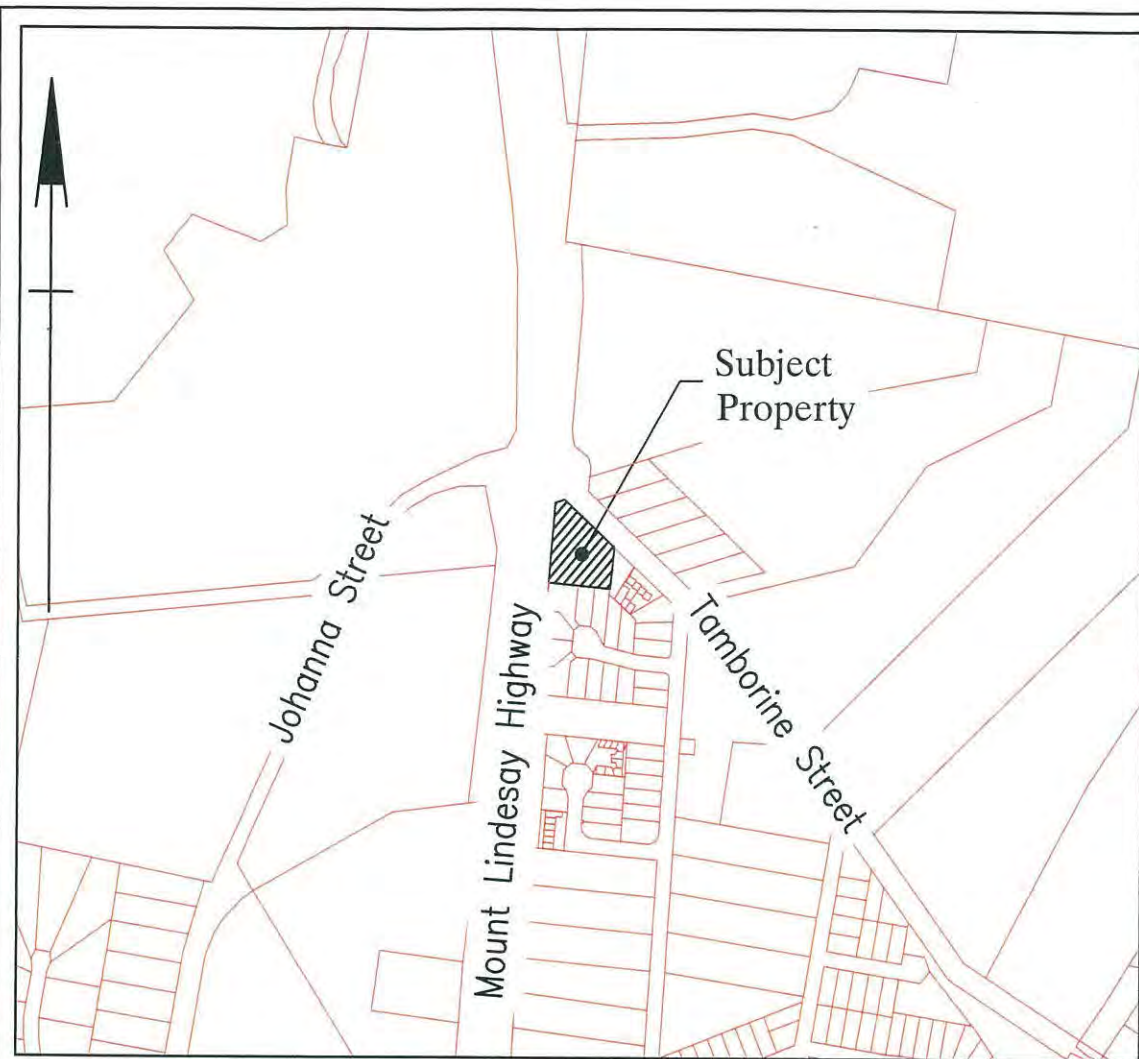
It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

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

The contents of this email message and any attachments are intended only for the addressee and may be confidential, private or the subject of copyright. If you have received this email in error please notify Logan City Council, by replying to the sender or calling +61 7 3412 3412 and delete all copies of the e-mail and any attachments.

To view Logan City Council's Privacy Collection Notice, please visit www.logan.qld.gov.au or click on the following link <http://www.logan.qld.gov.au/home/terms-of-use>.

Released under RTI - DTMR



LOCALITY PLAN
NTS

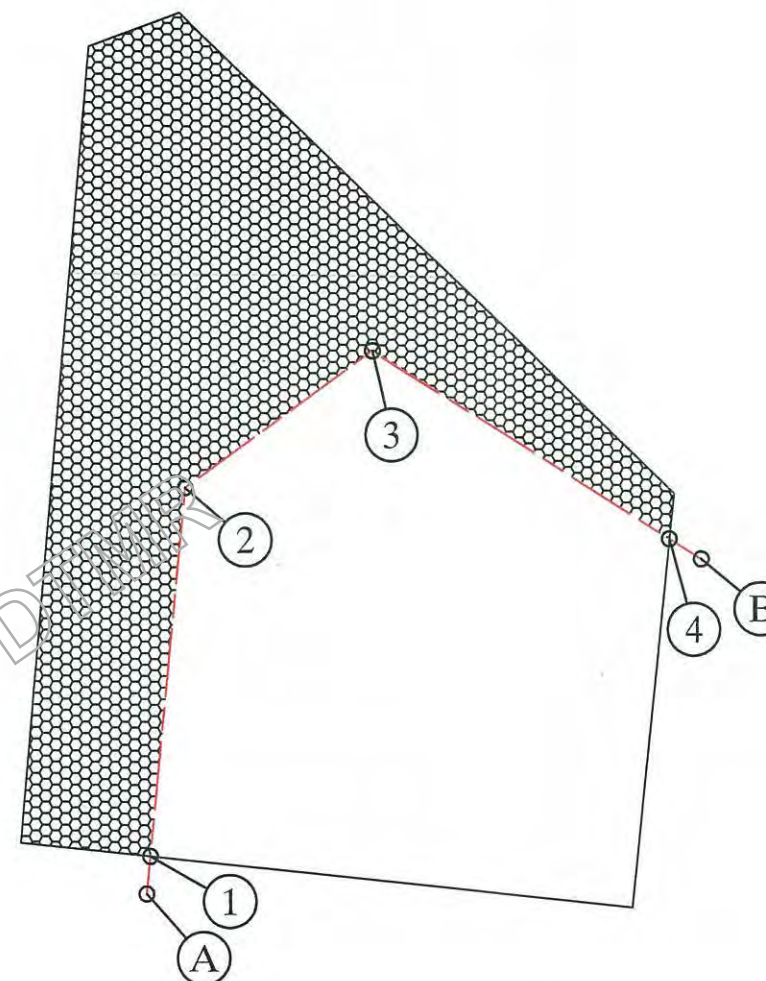
Table of Co-ordinates

Point	Easting	Northing	Remarks
1			On boundary, on line A-2
2	502959.4	6922479.5	
3	502984.3	6922497.8	
4			On boundary, on line 3-B



Co-ordinates are given in metres MGA Zone 56 (GDA94)

1RP192586
Area required abt 3320m²
Area remaining abt 3830m²



Setout Points


Point	Easting	Northing
A	502954.515	6922425.899
B	503028.334	6922470.709

Important Information


The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

Revisions	Certified	Date	Microfiled	Area required shown thus
E				 Dimensions in metres except where shown otherwise. Area in hectares (ha) or square metres (m ²).
D				
C	Requirement Update	F.A.S 21/9/16		
B	Requirement Update	CDP 01/12/09		
A	Original issue			

TP Sketch

LOGAN CITY COUNCIL				 Queensland Government
MOUNT LINDESAY HIGHWAY				
Drawn	Reqmts.	Examined	Approved	25A/TP03073C
DLS	DLS	- A //		A B C
Checked	Checked	21/9/16	21/9/2016	
FAS	FAS			

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 28462082

Search Date: 23/04/2018 09:31

Title Reference: 16644242

Date Created: 16/08/1984

Previous Title: 10693160

REGISTERED OWNER

Dealing No: 718694547 16/04/2018

SALENG EXECUTORS PTY LTD A.C.N. 010 117 021

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 192586
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10662015 (POR 25)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2018]
Requested By: SMIS .

Released under RTI - DTMR

From: [Karen I Atkins](#)
To: [Mark L Taylor](#)
Cc: [Stefan H Limberger](#); [Nicole M West](#); [Frank A Spinella](#)
Subject: Property search requestor contact details attached
Date: Thursday, 22 March 2018 10:51:51 AM
Attachments: [search requestor details.PNG](#)

Karen

From: Mark L Taylor
Sent: Thursday, 22 March 2018 10:44 AM
To: Karen I Atkins <Karen.I.Atkins@tmr.qld.gov.au>
Cc: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>; Nicole M West <nicole.m.west@tmr.qld.gov.au>; Frank A Spinella <Frank.A.Spinella@tmr.qld.gov.au>
Subject: RE: Category C Camp Cable Road to South Street: no evidence of adequate communication with property owner (Lot 1 RP192586 2 Brisbane Street (Mt Lindesay Hwy), Jimboomba)

Hi Karen,

As discussed please see below.

Could we please locate the applicant and any other details for a recent property search undertaken for Lot 1 on RP192586.

Kind regards,

Mark Taylor

Town Planner (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5561 3823 | F: (07) 5596 9511
E: Mark.L.Taylor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Stefan H Limberger
Sent: Thursday, 22 March 2018 10:37 AM
To: Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>
Cc: Nicole M West <nicole.m.west@tmr.qld.gov.au>; Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Frank A Spinella <Frank.A.Spinella@tmr.qld.gov.au>
Subject: FW: Category C Camp Cable Road to South Street: no evidence of adequate communication with property owner (Lot 1 RP192586 2 Brisbane Street (Mt Lindesay Hwy), Jimboomba)

Hi Peter / Nikki

Comms have provided the attached "*Past correspondence with TMR and 2-16 Brisbane St, Jimboomba*" at

The material is mostly from the 90's and doesn't even relate to this particular property.

Going back to Mark Taylor's recent advice:

"Under a recent property search for Lot 1 on RP192586, received on 6 March 2018, TMR advised that:

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property. This property falls within a study area for the proposed Mount Lindesay Highway project. For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

As this was the most recent advice it would appear that TMR should be required to further consult with landowner."

It would be good to first find out who made the recent property search. If it was someone other than the land owner then, when we contact him we at least won't have to apologise for the recent incorrect information.

To do:

1. Can we find out who made the recent property search?
2. How do we organise consultation with the landowner?

Kind regards,

Stefan Limberger

Designer (Civil) / Project Manager | Project Planning & Corridor Management
Program Delivery & Operations Branch | South Coast Region | South Coast District
Infrastructure Management & Delivery Division | Department of Transport and Main
Roads

Customers first Ideas into action Unleash Potential Be Courageous Empower people

Ground Floor, 36-38 Cotton Street, Nerang, Qld 4211

P.O. Box 442, Nerang, Qld 4211

P: (07) 5561 3831

E: stefan.h.limberger@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Brienna J Purvis

Sent: Tuesday, 20 March 2018 12:13 PM

To: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>

Subject: Past correspondence with TMR and at 2-16 Brisbane St, Jimboomba

Hi Stefan

Please find attached PDFs relating to past correspondence between TMR and the landowner at property number 2-16 Brisbane Street, Jimboomba.

Thanks

Bree

Bree Purvis

Customer and Stakeholder Management | South Coast Region

Program Delivery and Operations | Department of Transport and Main Roads

Ground Floor | Nerang – Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6657 | F: (07) 5563 6611

E: brienna.j.purvis@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Released under RTI - DTMR



Property search system: Property search details

Information				
Date Received 06/03/2018	DCDB Version DCDB140218	PSS ID 512059	Delivery Channel Broker request	Status Complete
Property Details				
RPD 1RP192586	Address 2 Brisbane Street JIMBOOMBA 4280	Settlement Date	Additional Details	
<input type="button" value="Update"/>				
Geographical Details				
Latitude -27.822285	Longitude 153.030271	Status		
Applicant Details				
Name David Horder	Company	Phone Number 0738086880	Fax Number	Email davehorder@dgg.com.au
Buyer Details				
Name Gorman Property				
Referral Areas				
Referral Area SC	Project Description South Coast	Response Status Assessment finalised	Last Status Change Date 06/03/2018	
<input type="button" value="Add"/> To Project: <input type="text" value="CW : Central West"/> <input type="button" value="v"/>				
<input type="button" value="Awaiting Plan"/>				
Response				
Response To Applicant:				

Released under RTI - DTMR

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

This property falls within a study area for the proposed Mount Lindesay Highway project.

For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Response Type: No Interest Proposal / Study Requirement Can Not Complete

File Notes

Add a file note

Referral Responses

== South Coast ==

[06/03/2018 12:28:48] kiatkin :At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

This property falls within a study area for the proposed Mount Lindesay Highway project.

For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Attachments

Add an attachment

Date	User	Document Name	Type
06/03/2018	cpoldha	PSS 512059 MapInfo.pdf	INTERNAL

Released under RTI - DTMR

Last updated 21 February 2018

© The State of Queensland (Department of Transport and Main Roads) 2005-2018
[Queensland Government](#)

Released under RTI - DTMR

From: [Stefan H Limberger](#)
 To: [Frank A. Sponza](#)
 Cc: [Peter S. McCarten](#); [Mark L Taylor](#); [Nicole M West](#)
 Subject: FW: Category C Camp Cable Road to South Street: Evidence of PM communication with property owner
 Date: Tuesday, 20 March 2018 11:15:19 AM
 Attachments: [img0001.pdf](#)
[img0002.pdf](#)
[RP192586_Audit_Camp_Cable_Road_to_South_Street_Final.doc](#)

Hi Frank,

I was hoping to move to the last stage of the Cat C process i.e. RPGC out of session approval (email trail of acceptance by TMR SCR managers and directors):



However, it appears that there is a property owner who may not have been "adequately consulted" (refer Mar's comments below).

How do we proceed to get this sorted as soon as possible?

Kind regards,

Stefan Limberger
 Designer (Civil) / Project Manager | Project Planning & Corridor Management
 Program Delivery & Operations Branch | South Coast Region | South Coast District
 Infrastructure Management & Delivery Division | Department of Transport and Main Roads
 Customers first Ideas into action Unleash Potential Be Courageous Empower people

Ground Floor, 36-38 Cotton Street, Nerang, Qld 4211
 P.O. Box 442, Nerang, Qld 4211
 P: (07) 5561 3831
 E: stefan.h.limberger@tmr.qld.gov.au
 W: www.tmr.qld.gov.au

From: Mark L Taylor

Sent: Tuesday, 20 March 2018 10:52 AM

To: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>

Cc: Nicole M West <nicole.m.west@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Subject: RE: Category C Camp Cable Road to South Street: Evidence of PM communication with property owner

Hello,

From our eDAM record (TMR13-005930) it appears that there was a meeting on 29 April 2013 (with minutes / written advice provided on 13 May 2013) and then a further meeting on 22 July 2013 (with minutes / written advice provided on 2 August 2013). I have saved these to: [G:\NERANG\ROAD PROJECTS\TPM\Roads\3_Compiled\Sent to Brisbane\25819_Camp Cable to South 50\Category C\Attachment No. 2 Consultation Summary\1RP192586](#).

was landowner for much of the surrounding properties as subdivisions occurred, and from those experiences he would be generally aware of TMR's land requirements along road frontages.

Discussion regarding Lot 1 on RP192586 included access requirements (i.e. no access permitted) and land requirements (including a TP sketch). However, in all correspondence and application materials there is no reference to the landowner, and the application materials did not include consent as landowner. All correspondence is through the developer and their consultants. Therefore, based on our eDAM records, it is unclear to me that the landowner had been consulted – we did not have the owner's contact details at any time through those discussions and could not copy them in to any correspondence.

Under a recent property search for Lot 1 on RP192586, received on 6 March 2018, TMR advised that:

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property. This property falls within a study area for the proposed Mount Lindsay Highway project. For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

As this was the most recent advice it would appear that TMR should be required to further consult with landowner.

Kind regards,

Mark Taylor
 Town Planner (Land Management) | South Coast Region / Gold Coast Office
 Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
 P.O. Box 442 | Nerang Qld 4211
 P: (07) 5561 3823 | F: (07) 5596 9511
 E: Mark.L.Taylor@tmr.qld.gov.au
 W: www.tmr.qld.gov.au

From: Stefan H Limberger

Sent: Tuesday, 20 March 2018 9:03 AM

To: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Nicole M West <nicole.m.west@tmr.qld.gov.au>

Cc: Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Subject: FW: Category C Camp Cable Road to South Street: Evidence of PM communication with property owner

Hi,

just an update on this.

I have spoken with Peter, who said that the latest TP sketch was presented to the land owner at a meeting.

Peter suggested that we may have a record of this meeting that we could include in our "evidence of adequate communication folder" ??

Could you please advise yay or nay.

Kind regards,

Stefan Limberger
 Designer (Civil) / Project Manager | Project Planning & Corridor Management
 Program Delivery & Operations Branch | South Coast Region | South Coast District
 Infrastructure Management & Delivery Division | Department of Transport and Main Roads
 Customers first Ideas into action Unleash Potential Be Courageous Empower people

Ground Floor, 36-38 Cotton Street, Nerang, Qld 4211
 P.O. Box 442, Nerang, Qld 4211
 P: (07) 5561 3831
 E: stefan.h.limberger@tmr.qld.gov.au
 W: www.tmr.qld.gov.au

From: Stefan H Limberger

Sent: Monday, 19 March 2018 2:57 PM

To: Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Cc: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Nicole M West <nicole.m.west@tmr.qld.gov.au>

Subject: Category C Camp Cable Road to South Street: Evidence of PM communication with property owner

Hi Peter,

in our records (see edit below) it says that, "PM advised that current owner aware of requirement."

Do we have evidence of this??

I have located the "amended" TP sketch.

I also checked to make sure that is still the owner of the property.

RPD	Tracker / DMS / eDAM number	Year	current owner	Property Street address	DA, Inquiry Applicant/owner if different	Owners address	Type of DA, Inquiry	Land Requirement required	TP Sketch No.	Land Requirement taken?	Conditions	Current Ownership date	Evidence of Adequate Communication
1RP192586				2-16 BRISBANE STREET, JIMBOOMBA		PO BOX 580 JIMBOOMBA QLD 4280		yes	25A/TP03073C	no		28/07/2008	Amended TP Sketch dated 21/09/16. PM advised that current owner aware of requirement

Kind regards,

Stefan Limberger
 Designer (Civil) / Project Manager | Project Planning & Corridor Management
 Program Delivery & Operations Branch | South Coast Region | South Coast District
 Infrastructure Management & Delivery Division | Department of Transport and Main Roads
 Customers first Ideas into action Unleash Potential Be Courageous Empower people

Ground Floor, 36-38 Cotton Street, Nerang, Qld 4211
 P.O. Box 442, Nerang, Qld 4211
 P: (07) 5561 3831
 E: stefan.h.limberger@tmr.qld.gov.au
 W: www.tmr.qld.gov.au

From: [Stefan H Limberger](#)
To: [Peter S McCarten](#)
Cc: [Nicole M West](#); [Frank A Spinella](#); [Mark L Taylor](#)
Subject: RE: Property search requestor contact details attached
Date: Friday, 23 March 2018 12:28:15 PM
Attachments: [1RP192586_25A-TP03073 C.pdf](#)
[MeetingMemo- 7 Oct2016 \(Signed\).pdf](#)

Hi Peter,
in the interest of establishing a trail of communication, it may be of benefit to follow up your phone call yesterday with an email containing the most recent TP sketch? This would serve as a written confirmation that the planning previously discussed is still relevant and is in fact going to the next stage of commitment. I have attached the TP sketch for your convenience. There is also the meeting memo from 2016. However, I'm not sure if this is something that we would provide to members of the public?
Kind regards,

Stefan Limberger

Designer (Civil) / Project Manager | Project Planning & Corridor Management
Program Delivery & Operations Branch | South Coast Region | South Coast District
Infrastructure Management & Delivery Division | Department of Transport and Main
Roads

Customers first Ideas into action Unleash Potential Be Courageous Empower people

Ground Floor, 36-38 Cotton Street, Nerang, Qld 4211

P.O. Box 442, Nerang, Qld 4211

P: (07) 5561 3831

E: stefan.h.limberger@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Peter S McCarten

Sent: Friday, 23 March 2018 11:22 AM

To: Frank A Spinella ; Mark L Taylor ; Stefan H Limberger

Cc: Nicole M West

Subject: RE: Property search requestor contact details attached

Hi All,

As discussed with Stefan and Mark yesterday I contacted [redacted] who is a real estate agent who confirmed [redacted] I advised

[redacted] there had been progress with TMR planning and we wished to confirm whether still had an interest in the property on the SE corner of Mt Lindesay Highway and Tamborine Road at Jimboomba. [redacted] advised he would be contacting [redacted] by e-mail and would come back to me by phone when the matter was clarified.

Please carry on with the work as planned. When we receive the response we can update our records accordingly.

Please keep me informed of progress to Cat C planning.

Kind regards

Peter McCarten, FIEAust CPEng NER RPEQ

Senior Civil Engineer | South Coast Region / Gold Coast Office

Program Delivery and Operations Branch | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 55636615 | F: (07) 55636611

E: peter.s.mccarten@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Frank A Spinella

Sent: Friday, 23 March 2018 10:37 AM

To: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>

Cc: Nicole M West <nicole.m.west@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Subject: RE: Property search requestor contact details attached

Well lets contact him please asap.

Kind regards,

Frank Spinella

Principal Designer (Civil) | South Coast Region / Gold Coast Office

Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | Nerang - 36 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6510 | F: (07) 55969511

M: not relevant

E: frank.a.spinella@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Mark L Taylor

Sent: Thursday, 22 March 2018 1:00 PM

To: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>

Cc: Nicole M West <nicole.m.west@tmr.qld.gov.au>; Frank A Spinella <Frank.A.Spinella@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Subject: RE: Property search requestor contact details attached

Hello,

After some Google searching, the property is being listed as for sale on the owner's public facebook page (<https://www.facebook.com/> . It appears the owner, is a real estate agent, and the property was recently advertised online (although I can't locate any current listings).

His website includes his contact details.

Kind regards,

Mark Taylor

Town Planner (Land Management) | South Coast Region / Gold Coast Office

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5561 3823 | F: (07) 5596 9511

E: Mark.L.Taylor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Mark L Taylor

Sent: Thursday, 22 March 2018 10:57 AM

To: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>

Cc: Nicole M West <nicole.m.west@tmr.qld.gov.au>; Frank A Spinella <frank.a.spinella@tmr.qld.gov.au>; Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Subject: RE: Property search requestor contact details attached

It looks like there may have been a prospective purchaser for the land.

Current registered owner under title is still showing as

Kind regards,

Mark Taylor

Town Planner (Land Management) | South Coast Region / Gold Coast Office

Program Delivery & Operations | Department of Transport and Main Roads
Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5561 3823 | F: (07) 5596 9511
E: Mark.L.Taylor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Karen I Atkins

Sent: Thursday, 22 March 2018 10:52 AM

To: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>

Cc: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>; Nicole M West <nicole.m.west@tmr.qld.gov.au>; Frank A Spinella <Frank.A.Spinella@tmr.qld.gov.au>

Subject: Property search requestor contact details attached

Karen

From: Mark L Taylor

Sent: Thursday, 22 March 2018 10:44 AM

To: Karen I Atkins <Karen.I.Atkins@tmr.qld.gov.au>

Cc: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>; Nicole M West <nicole.m.west@tmr.qld.gov.au>; Frank A Spinella <Frank.A.Spinella@tmr.qld.gov.au>

Subject: RE: Category C Camp Cable Road to South Street: no evidence of adequate communication with property owner (Lot 1 RP192586 2 Brisbane Street (Mt Lindesay Hwy), Jimboomba)

Hi Karen,

As discussed please see below.

Could we please locate the applicant and any other details for a recent property search undertaken for Lot 1 on RP192586.

Kind regards,

Mark Taylor

Town Planner (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads
Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5561 3823 | F: (07) 5596 9511
E: Mark.L.Taylor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Stefan H Limberger

Sent: Thursday, 22 March 2018 10:37 AM

To: Peter S McCarten <Peter.S.McCarten@tmr.qld.gov.au>

Cc: Nicole M West <nicole.m.west@tmr.qld.gov.au>; Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Frank A Spinella <Frank.A.Spinella@tmr.qld.gov.au>

Subject: FW: Category C Camp Cable Road to South Street: no evidence of adequate communication with property owner (Lot 1 RP192586 2 Brisbane Street (Mt Lindesay Hwy), Jimboomba)

Hi Peter / Nikki

Comms have provided the attached "*Past correspondence with TMR and at 2-16 Brisbane St, Jimboomba*"

The material is mostly from the 90's and doesn't even relate to this particular property. Going back to Mark Taylor's recent advice:

"Under a recent property search for Lot 1 on RP192586, received on 6 March 2018, TMR advised that:

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property. This property falls within a study area for the proposed Mount Lindesay Highway project. For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

As this was the most recent advice it would appear that TMR should be required to further consult with landowner."

It would be good to first find out who made the recent property search.

If it was someone other than the land owner then, when we contact him we at least won't have to apologise for the recent incorrect information.

To do:

1. Can we find out who made the recent property search?
2. How do we organise consultation with the landowner?

Kind regards,

Stefan Limberger

Designer (Civil) / Project Manager | Project Planning & Corridor Management
Program Delivery & Operations Branch | South Coast Region | South Coast District
Infrastructure Management & Delivery Division | Department of Transport and Main
Roads

**Customers first Ideas into action Unleash Potential Be Courageous Empower
people**

Ground Floor, 36-38 Cotton Street, Nerang, Qld 4211

P.O. Box 442, Nerang, Qld 4211

P: (07) 5561 3831

E: stefan.h.limberger@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Brienna J Purvis

Sent: Tuesday, 20 March 2018 12:13 PM

To: Stefan H Limberger <Stefan.H.Limberger@tmr.qld.gov.au>

Subject: Past correspondence with TMR and [redacted] at 2-16 Brisbane St, Jimboomba

Hi Stefan

Please find attached PDFs relating to past correspondence between TMR and the landowner
[redacted] t property number 2-16 Brisbane Street, Jimboomba.

Thanks

Bree

Bree Purvis

Customer and Stakeholder Management | South Coast Region

Program Delivery and Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6657 | **F:** (07) 5563 6611

E: brienna.j.purvis@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Memorandum

Our ref
Your ref
Date 7 October 2016

To SCR Property

Subject Meeting with [not relevant] J Hooker - re 2-16 Brisbane Street,
Jimboomba

The meeting was arranged for Thursday 6 October 2016, 1.00pm start, at the DTMR Nerang Office (36-38 Cotton St) following telephone discussions with [not relevant] property owner and his authorisation that DTMR could talk to his agent Mr [not relevant] - who was also acting on behalf of prospective property owner [not relevant]. [NR] advised he had written authorisation from [not relevant] and could e-mail that through on his return to the office.

The meeting attendees included [not relevant] J Hooker, Peter McCarten DTMR (Senior Engineer, Project Planning) and Nicole West DTMR (SCR, Property Officer).

[NR] advised the prospective owner was interested in using the property for developing a service station and he was aware DTMR had interests in the property for Mt Lindesay Highway upgrades. Peter advised DTMR has undertaken ongoing liaison with [not relevant] over many years, planning meetings in 1997 and 2003 were addressed in particular. Peter advised a land requirement sketch was provided to [not relevant] in 2003 and a copy of this (TP sketch 25A/TP03073A) was provided to [NR] at the meeting.

Peter outlined the planned development in the area (Bromelton SDA, Flagstone PDA, Yarrabilba PDA and other expected urban growth) to accommodate an additional 250,000 people and that significant upgrades to the road network would be required. Peter advised DTMR had an 'ultimate plan' to meet the expected growth and the land requirements on the property at 2-16 Brisbane Street, Jimboomba were based on this planning. Peter made it clear that this planning has not yet been 'approved' by DTMR and DTMR is currently investigating interim Mt Lindesay Highway upgrade requirements. Peter indicated it was his opinion the 'ultimate planning' may be implemented in 30 to 50 years time. Peter advised this planning had a small increase (from that advised in 2003) in land requirements on the 2-16 Brisbane Street, Jimboomba property and a copy of 'ultimate planning' land requirement sketch (TP sketch 25A/TP03073C) was provided to [NR] at the meeting.

NR queried what criteria may be imposed on a service station development located at 2-16 Brisbane Street, Jimboomba. Peter advised the following:

1. Any permanent buildings or storage tanks (above ground or below ground) would need to be located on the remnant portion of the property
2. Demountable or easily re-located structures could be located on the 'identified DTMR land requirement' but DTMR would impose conditions on access to this land
3. DTMR preferred access to the site in the short term is from Tamborine Street. In the ultimate planning the planned south bound on-ramp/service road is expected to be available for some local access. Peter provided part of the 'ultimate planning' drawing showing the planned configuration for the grade separated interchange at the Mt Lindesay Highway/Tamborine Street/Johanna Street intersection. Peter advised that interim planning is expected to maintain the 'at-grade' type but the intersection footprint is expected to increase to accommodate, for example, four lane upgrades on Mt Lindesay Highway and possible four lane upgrades on the local roads depending on the adjacent development

NR queried whether DTMR would consider direct access off Mt Lindesay Highway to the planned service station. Peter indicated that was not preferred as there is a need to maximise Mt Lindesay Highway traffic capacity – DTMR may consider a connection from a service road (example service station access configurations along Mt Lindesay Highway were discussed). Peter advised that DTMR has a land management team that considers issues related to local development and impacts on Mt Lindesay Highway and they do consider long term planning needs. Peter and Nicole suggested NR request his client put a proposal together and submit a development proposal or arrange a meeting with DTMR so that the details could be discussed.

The meeting terminated at 2.10pm.

14/11
not relevant

7/10/2016

- Encl (1. TP Sketch 25A/TP03073A
2. TP Sketch 25A/TP03073C
3. Mt Lindesay Highway road corridor planning 240/25A/901 part plan

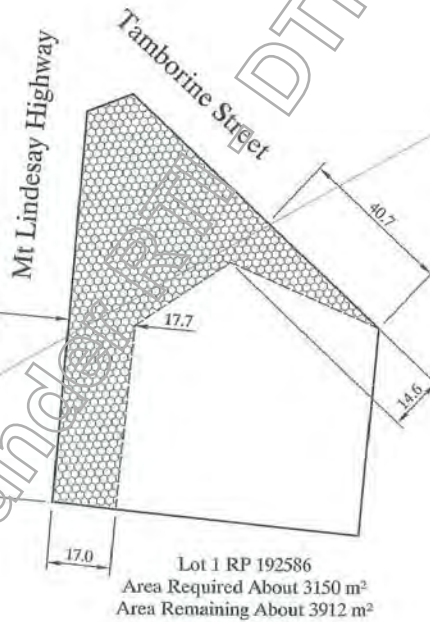
not relevant

set



LOCALITY PLAN
N.T.S.

Super Sebed
Refer to TP03073 B

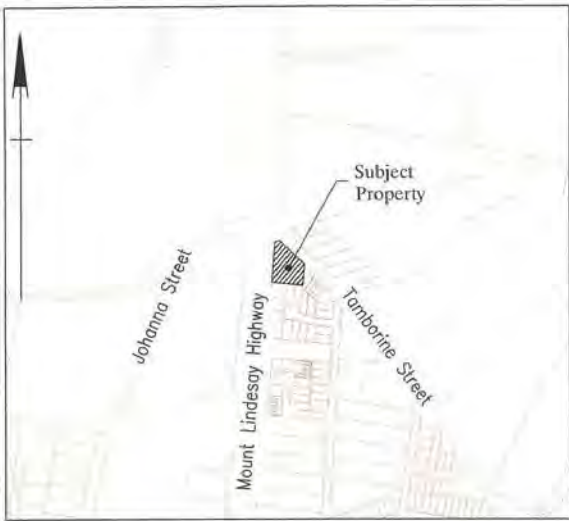


Lot 1 RP 192586
Area Required About 3150 m²
Area Remaining About 3912 m²

Please note:
The information contained on this sketch has been prepared to show the future road corridor requirement line. The details shown are for information purposes only and may change slightly during detailed design phases or when ground survey has been completed.

Filename: C:\mrr\proj\mrr\mrr\mrr.dwg Date: 20/03/2001 - 10:46 pm
User:

Revisions	Certified	Date	Microfied	Area required (shaded area)	TP Sketch				BEAUDESERT SHIRE COUNCIL MT LINDESAY HIGHWAY, JIMBOOMBA		Queensland Government Department of Main Roads
						Drawn	Revised	Examined	Approved	25A/TP03073	
A	Original issue					20/10/03 Checked	TMR Checked				



LOCALITY PLAN
NTS

1RP192586
Area required abt 3320m²
Area remaining abt 3830m²

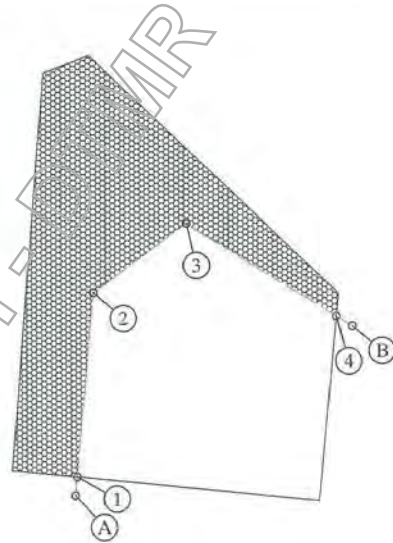


Table of Co-ordinates

Point	Easting	Northing	Remarks
1			On boundary, on line A-2
2	502959.4	6922479.5	
3	502984.3	6922497.8	
4			On boundary, on line 3-B

Setout Points

Point	Easting	Northing
A	502954.515	6922425.899
B	503028.334	6922470.709

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

GDA Co-ordinates are given in metres MGA Zone 56 (GDA94)

Revisions	Certified	Date	Microfiled	Area required shown this
E				
D				
C	PA.S	21/9/16		Dimensions in metres except where shown otherwise.
B	CDP	01/12/09		Area in hectares (ha) or square metres (m ²).
A				

TP Sketch

LOGAN CITY COUNCIL			
MOUNT LINDESAY HIGHWAY			
Drawn as Checked FAS	Reqmts. as Checked FAS	Examined - 21/9/16	Approved - 21/9/2016

Queensland Government

25A/TP03073C

A	B	C
---	---	---

Page 36 redacted for the following reason:

Not Reveleant - Dwg No. 510816 B

Released under RTI - DTMR

From: [Nathan A Bright](#)
To: [Peter S McCarten](#); [David Horder](#); dangorman@dgg.com.au; [SCR Property](#); [Mary L Sutton](#); [Stefan H Limberger](#)
Subject: Meeting with Gorman Property (Saleng Executors Pty Ltd) about Lot 1 RP192586
Start: Friday, 22 June 2018 10:00:00 AM
End: Friday, 22 June 2018 11:00:00 AM
Location: Springbrook Room/Nerang 36-38 Cotton St
Attachments: [Letterout 24 May 2018 Saleng Executors Pty Ltd 2 Brisbane St Jimboomba.pdf](#)

Meeting invite Meeting with Gorman Property (Saleng Executors Pty Ltd) about Lot 1 RP192586

Department of Transport and Main Roads Office is located at 36 Cotton Street Nerang. Visitor carparking is available under the building or on-street.

Please attend to our Ground Floor foyer and please call my number or number on the reception phone in the foyer.

Please let me know in advance if you are unable to make this time. Please also advise attendees prior to the meeting. We suggest, the owner of the company Saleng Executors Pty Ltd should be present at the meeting.

TMR Attendees:

Nathan Bright Principal Advisor Land Management

Peter McCarten Project Manager Mt Lindesday Highway

Property Officer

Thanks very much

Kind regards,

Nathan Bright
Principal Advisor (Land Management) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211

P: (07) 5563 6652 | F: (07) 55969511

M: not relevant

E: <<mailto:south.coast.IDAS@tmr.qld.gov.au>> south.coast.IDAS@tmr.qld.gov.au /
nathan.a.bright@tmr.qld.gov.au

W: <<http://www.tmr.qld.gov.au/>> www.tmr.qld.gov.au

Released under RTI - DTMR



Our ref
Your ref
Enquiries SCR Property

Department of
Transport and Main Roads

24 May 2018

Mr Daniel Gorman, Company Director
Saleng Executors Pty Ltd
PO Box 1010
SUNNYBANK HILLS QLD 4109

Dear Mr Gorman

Re: Protection of planning to upgrade the Mount Lindesay Highway in Jimboomba area, and your property (Lot 1 on RP192586) at the corner of Mount Lindesay Highway (Brisbane Street) and Tamborine Street Jimboomba.

The Department of Transport and Main Roads (TMR) intends to protect land required for future upgrading of the Mount Lindesay through Jimboomba that will affect your property at 2-16 Brisbane Street.

This will secure a nominal 100-metre wide corridor that will ultimately include four/six lanes, service roads and major intersections/or interchanges with other significant roads and provide more reliable access.

Confirmation of the land requirements follows a review of earlier planning completed in 2013. Protecting the corridor for the long term planning will enable capacity and efficiency upgrading to be staged as traffic demand increases with business and residential growth in the area. Further works to improve safety and driving conditions on the Mt Lindesay Highway will continue as funding permits.

Current legislation requires TMR to designate the planning as Category C (Protected Planning) to prevent encroachment. This provides certainty for property owners and the whole community about the location of future upgrading and options for future land uses. It also means new development applications impacting the corridor will be referred to the State Government to ensure highway upgrading is not compromised.

This letter is a formal advice to you confirming the impacts of the partial requirements on your property (**Lot 1 on RP192586**) as shown on the enclosed drawing 25/ATP03073C.

Telephone +61 7 5563 6000
Facsimile +61 7 5563 6611
Website www.tmr.qld.gov.au
Email scr.property@tmr.qld.gov.au

As timelines for further upgrading of the Mount Lindesay Highway are not yet fixed there is no need for you to take any action in response to this letter. Land for road upgrading is usually acquired during the year before construction and TMR will contact you about that process closer to that time.

In the meantime if you have any further questions please contact Nicole West or Mary Sutton in this office on 5563 6600.

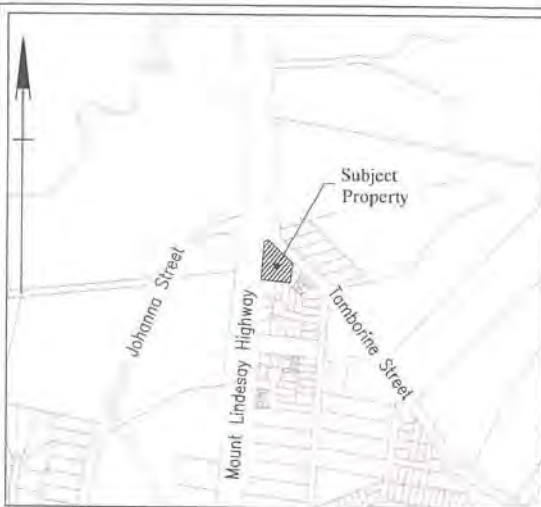
Yours sincerely,

A grey rectangular box redacting the signature of Warren McReight.

Warren McReight
District Director (South Coast)

Enc (1)

Released under RTI - DTMR



LOCALITY PLAN
NTS

1RP192586
Area required abt 3320m²
Area remaining abt 3830m²

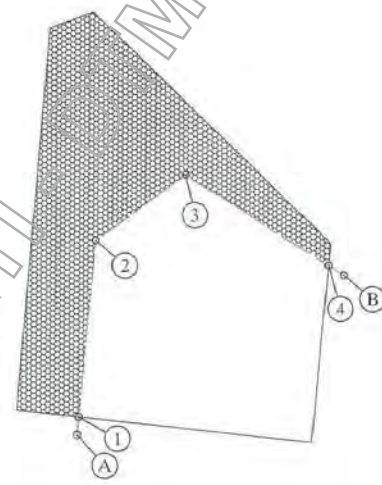


Table of Co-ordinates

Point	Easting	Northing	Remarks
1			On boundary, on line A-2
2	502959.4	6922479.5	
3	502984.3	6922497.8	
4			On boundary, on line 3-B

Setout Points

Point	Easting	Northing
A	502954.515	6922425.899
B	503028.334	6922470.709

Important Information
The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCCB) information available from Queensland Department of Natural Resources & Mines.
The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.
Set out for requirement boundaries and area(s) shall be from co-ordinates only.

GDA Co-ordinates are given in metres MGA Zone 56 (GDA94)

Revisions	Certified	Date	Microfiled	Area required shown here
E				
D				
C	Requirement Update	F.A.S	21/9/16	
B	Requirement Update	ODP	01/12/09	
A	Original Issue			

Dimensions in metres except where shown otherwise.
Area in hectares (ha) or square metres (m²).

TP Sketch

LOGAN CITY COUNCIL			
MOUNT LINDESAY HIGHWAY			
Drawn as Checked	Reqmts. as Checked	Examined - A1	Approved
NS	NS	21/9/16	21/9/2016

Queensland Government
25A/TP03073C



Queensland
Government

Our ref
Your ref
Enquiries SCR Property

Department of
Transport and Main Roads

20 April 2018



Dear 

Re: Protection of planning to upgrade the Mount Lindesay Highway in Jimboomba area, and your property (Lot 1 on RP192586) at the corner of Mount Lindesay Highway (Brisbane Street) and Tamborine Street Jimboomba.

The Department of Transport and Main Roads (TMR) intends to protect land required for future upgrading of the Mount Lindesay through Jimboomba that will affect your property at 2-16 Brisbane Street.

This will secure a nominal 100-metre wide corridor that will ultimately include four/six lanes, service roads and major intersections/or interchanges with other significant roads and provide more reliable access.

Confirmation of the land requirements follows a review of earlier planning completed in 2013. Protecting the corridor for the long term planning will enable capacity and efficiency upgrading to be staged as traffic demand increases with business and residential growth in the area. Further works to improve safety and driving conditions on the Mt Lindesay Highway will continue as funding permits.

Current legislation requires TMR to designate the planning as Category C (Protected Planning) to prevent encroachment. This provides certainty for property owners and the whole community about the location of future upgrading and options for future land uses. It also means new development applications impacting the corridor will be referred to the State Government to ensure highway upgrading is not compromised.

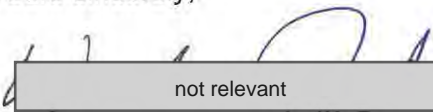
This letter is a formal advice to you confirming the impacts of the partial requirements on your property (**Lot 1 on RP192586**) as shown on the enclosed drawing 25A/TP03073C.

Telephone +61 7 5563 6000
Facsimile +61 7 5563 6611
Website www.tmr.qld.gov.au
Email scr.property@tmr.qld.gov.au

As timelines for further upgrading of the Mount Lindesay Highway are not yet fixed there is no need for you to take any action in response to this letter. Land for road upgrading is usually acquired during the year before construction and TMR will contact you about that process closer to that time.

In the meantime if you have any further questions please contact Nicole West or Mary Sutton in this office on 5563 6600.

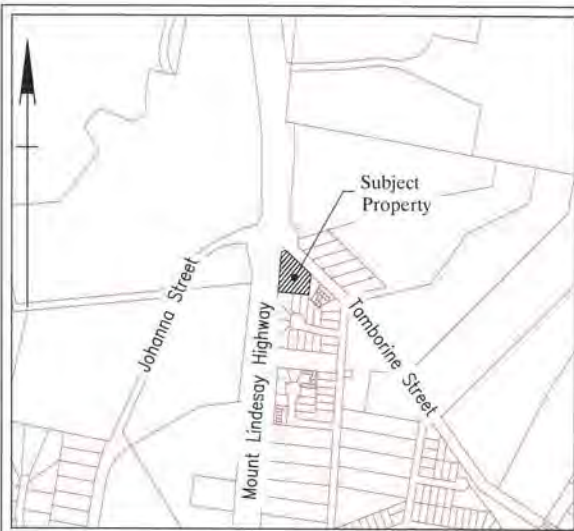
Yours sincerely,


not relevant

Warren McReight
District Director (South Coast)

Enc (1)

Released under RTI - DTMR

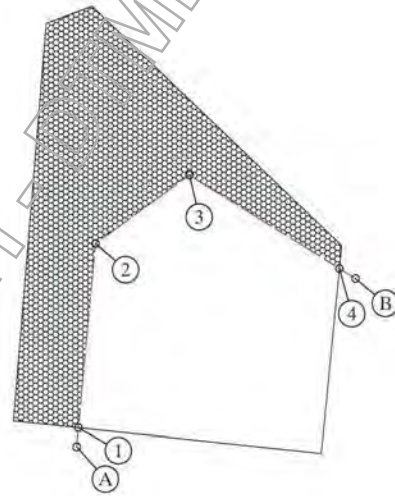


LOCALITY PLAN
NTS

Table of Co-ordinates

Point	Easting	Northing	Remarks
1			On boundary, on line A-2
2	502959.4	6922479.5	
3	502984.3	6922497.8	
4			On boundary, on line 3-B

1RP192586
Area required abt 3320m²
Area remaining abt 3830m²



Setout Points

Point	Easting	Northing
A	502954.515	6922425.899
B	503028.334	6922470.709

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

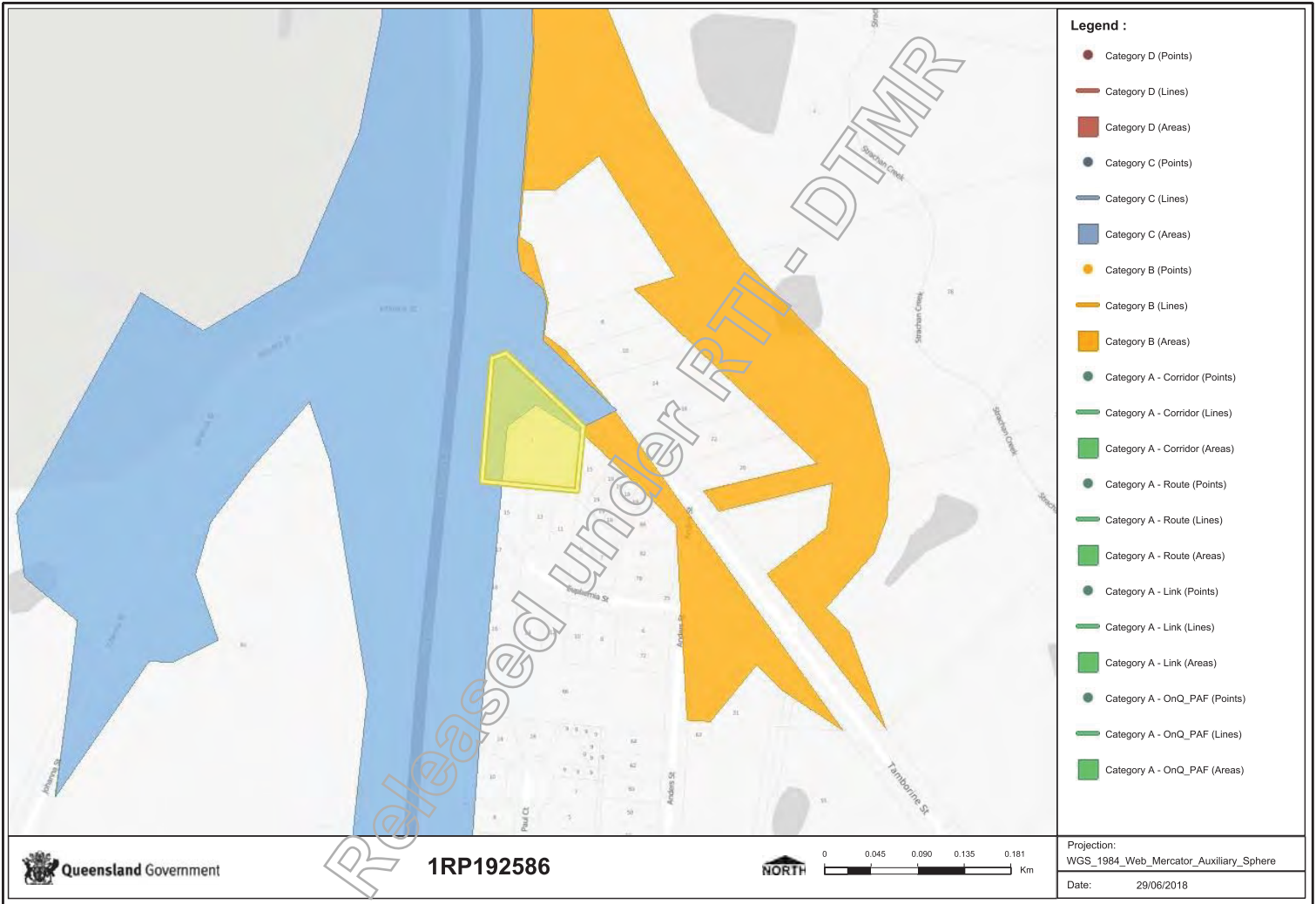
Set out for requirement boundaries and area(s) shall be from co-ordinates only.

GDA Co-ordinates are given in metres MGA Zone 56 (GDA94)

Revisions	Certified	Date	Microfilied	Area required shown this
E				
D				
C	Requirement Update	F.A.S 21/9/16		Dimensions in metres except where stated otherwise.
B	Requirement Update	CDP 01/12/09		Area in hectares (ha) or square metres (m ²)
A	Original issue			

TP Sketch

LOGAN CITY COUNCIL		MOUNT LINDESAY HIGHWAY		 Queensland Government 25A/TP03073C
Drawn DLS Checked FAS	Reqs. DLS Checked FAS	From	Approved	



© State of Queensland 2018. © Pitney Bowes Software Pty Ltd 2018. © PSMA Australia Limited 2018. © MapInfo Software Pty Ltd (MDSI) 2018. © Esri 2018. © Commonwealth of Australia 2018. © 0989PA 2018. © ArcGIS 2018. © Queensland Rail 2018. Disclaimer: While every care is taken to ensure the accuracy of this data, the above data suppliers and the State of Queensland make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

I want to...

Status: X

Status:

Search ID: 512059
Date Received: Mar 6, 2018 8:14 PM
Completion Response: At this point in time the Department of Transport and Main Roads has no land requirement from the specified property. This property falls within a study area for the proposed Mount Lindesay Highway project. For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.
Status:
Latitude: -27.822285
Longitude: 153.030271

[View Additional Details](#) [Add to Results](#)

TMR12-004624

Released under RTI - DTMR



Property search system: Property search details

Information				
Date Received 06/03/2018	DCDB Version DCDB140218	PSS ID 512059	Delivery Channel Broker request	Status Complete
Property Details				
RPD 1RP192586	Address 2 Brisbane Street JIMBOOMBA 4280	Settlement Date	Additional Details	
<input type="button" value="Update"/>				
Geographical Details				
Latitude -27.822285	Longitude 153.030271	Status		
Applicant Details				
Name David Horder	Company	Phone Number 0738086880	Fax Number	Email davehorder@dgg.com.au
Buyer Details				
Name Gorman Property				
Referral Areas				
Referral Area SC	Project Description South Coast	Response Status Assessment finalised	Last Status Change Date 06/03/2018	
<input type="button" value="Add"/> To Project: <input type="text" value="CW : Central West"/>				
<input type="button" value="Awaiting Plan"/>				
Response				
Response To Applicant:				

Released under RTI - DTMR

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.
This property falls within a study area for the proposed Mount Lindesay Highway project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Response Type: No Interest Proposal / Study Requirement Can Not Complete

File Notes
Add a file note

Referral Responses
== South Coast ==
[06/03/2018 12:28:48] kiarkin :At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.
This property falls within a study area for the proposed Mount Lindesay Highway project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Attachments
Add an attachment

Date	User	Document Name	Type
06/03/2018	cpoldha	PSS_512059_MapInfo.pdf	INTERNAL

Last updated 21 February 2018

© The State of Queensland (Department of Transport and Main Roads) 2005-2018
[Queensland Government](#)

Released under RTI - DTMR



Property search system: Property search details

Information				
Date Received 26/04/2018	DCDB Version DCDB270318	PSS ID 519923	Delivery Channel Broker request	Status Complete
Property Details				
RPD 1RP192586	Address 2-16 Brisbane Street Jimboomba 4280	Settlement Date	Additional Details	
<input type="button" value="Update"/>				
Geographical Details				
Latitude	Longitude	Status		
Applicant Details				
Name not relevant	Company	Phone Number not relevant	Fax Number	Email not relevant
Buyer Details				
Name Saleng Executors Pty Ltd				
Referral Areas				
Referral Area SC	Project Description South Coast	Response Status Assessment finalised	Last Status Change Date 26/04/2018	
<input type="button" value="Add"/> To Project: CW : Central West <input type="button" value="v"/>				
<input type="button" value="Awaiting Plan"/>				
Response				
Response To Applicant:				

Released under RTI - DTMR

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.
This property falls within a study area for the proposed Mount Lindesay Highway (Camp Cable to South St) project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Response Type: No Interest Proposal / Study Requirement Can Not Complete

File Notes

Add a file note

Referral Responses

== South Coast ==

[26/04/2018 17:10:40] kiatkin :At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.
This property falls within a study area for the proposed Mount Lindesay Highway (Camp Cable to South St) project.
For further information regarding this project, you may wish to access the department's website at: <url> or contact the South Coast Region on (07) 5561 3812.

Attachments

Add an attachment

Date **User** **Document Name** **Type**

Released under RTI - DTMR



Last updated 21 February 2018

© The State of Queensland (Department of Transport and Main Roads) 2005-2018
[Queensland Government](#)

Released under RTI - DTMR



Property search system: Property search details

Information				
Date Received 23/05/2018	DCDB Version DCDB270318	PSS ID 524162	Delivery Channel Broker request	Status Complete
Property Details				
RPD 1RP192586	Address 2-16 BRISBANE STREET JIMBOOMBA 4280	Settlement Date	Additional Details	
<input type="button" value="Update"/>				
Geographical Details				
Latitude -27.822285	Longitude 153.030271	Status		
Applicant Details				
Name not relevant	Company	Phone Number not relevant	Fax Number	Email not relevant
Buyer Details				
Name				
Referral Areas				
Referral Area SC	Project Description South Coast	Response Status Assessment finalised	Last Status Change Date 23/05/2018	
<input type="button" value="Add"/> To Project: <input type="text" value="CW : Central West"/>				
<input type="button" value="Awaiting Plan"/>				
Response				
Response To Applicant:				

Released under RTI - DTMR

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.
This property falls within a study area for the proposed Mount Lindesay Highway project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Response Type: No Interest Proposal / Study Requirement Can Not Complete

File Notes
Add a file note

Referral Responses
== South Coast ==
[23/05/2018 15:34:14] kiarkin :At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.
This property falls within a study area for the proposed Mount Lindesay Highway project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Attachments
Add an attachment

Date	User	Document Name	Type
24/05/2018	cpoldha	PSS_524162_MapInfo.pdf	INTERNAL

Last updated 21 February 2018

© The State of Queensland (Department of Transport and Main Roads) 2005-2018
[Queensland Government](#)

Released under RTI - DTMR



Property search system: Property search details

Information				
Date Received 29/06/2018	DCDB Version DCDB280618	PSS ID 530005	Delivery Channel Broker request	Status Complete
Property Details				
RPD 1RP192586	Address 2-16 Brisbane Streey Jimboomba 4280	Settlement Date	Additional Details	
<input type="button" value="Update"/>				
Geographical Details				
Latitude -27.822285	Longitude 153.030271	Status		
Applicant Details				
Name David Horder	Company	Phone Number 0738086880	Fax Number	Email davehorder@dgg.com.au
Buyer Details				
Name Saleng				
Referral Areas				
Referral Area SC	Project Description South Coast	Response Status Assessment finalised	Last Status Change Date 03/07/2018	
<input type="button" value="Add"/> To Project: <input type="text" value="CW : Central West"/>				
<input type="button" value="Awaiting Plan"/>				
Response				
Response To Applicant:				

Released under RTI - DTMR

At this point in time the Department of Transport and Main Roads has a land requirement from the specified property.
This property is in the Mt Lindesay Highway project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

Response Type: No Interest Proposal / Study Requirement Can Not Complete

File Notes
Add a file note

Referral Responses
== South Coast ==
[03/07/2018 15:55:18] cmainsw :At this point in time the Department of Transport and Main Roads has a land requirement from the specified property.
This property is in the Mt Lindesay Highway project.
For further information regarding this project, you may wish to contact the South Coast Region on (07) 5561 3812.

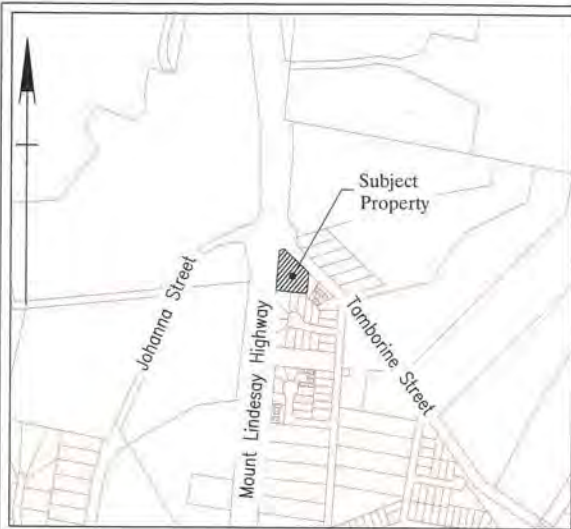
Attachments
Add an attachment

Date	User	Document Name	Type
29/06/2018	cpoldha	1RP192586 PRISM.pdf	INTERNAL

Last updated 21 February 2018

© The State of Queensland (Department of Transport and Main Roads) 2005-2018
[Queensland Government](#)

Released under RTI - DTMR

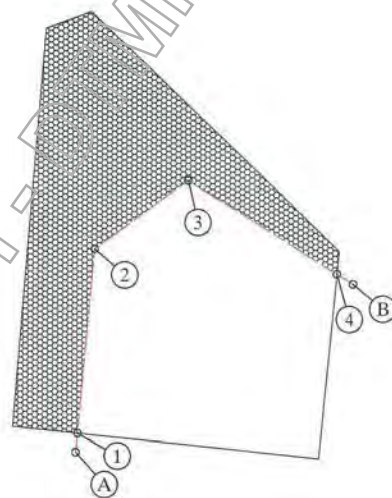


LOCALITY PLAN
NTS

Table of Co-ordinates

Point	Easting	Northing	Remarks
1			On boundary, on line A-2
2	502959.4	6922479.5	
3	502984.3	6922497.8	
4			On boundary, on line 3-B

1RP192586
Area required abt 3320m²
Area remaining abt 3830m²



Setout Points

Point	Easting	Northing
A	502954.515	6922425.899
B	503028.334	6922470.709

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.



Co-ordinates are given in metres MGA Zone 56 (GDA94)

Revisions	Certified	Date	Microfilmed	Area required shown thus
E				
D				
C	Requirement Update	F.A.S	21/9/16	Dimensions in metres except where shown otherwise. Area in hectares (ha) or square metres (m ²).
B	Requirement Update	ODP	01/12/09	
A	Original issue			

TP Sketch

LOGAN CITY COUNCIL			
MOUNT LINDESAY HIGHWAY			
Drawn DLS Checked FAS	Reqtms. DLS Checked FAS	Examined: <i>1/1</i> 21/9/16	Approved: <i>1/1</i> 21/9/2016
			Queensland Government 25A/TP03073C

Prelodgement Meeting Request Form

For development applications under the *Sustainable Planning Act 2009* where the Department of Transport and Main Roads is a referral agency or a third party advice agency

The aim of a prelodgement meeting is to provide initial advice on likely major issues relevant to a development proposal to assist in the timely processing of applications. It does not replace the in-depth investigation normally associated with the formal assessment of an application. While prelodgement advice is given in good faith, it in no way binds the Department of Transport Main Roads (TMR).

The department requires sufficient information about the proposed development in order to provide advice during a prelodgement meeting.

Applicant requesting prelodgement meeting

Applicant: (Organisation)	not relevant
Contact Person: Address: Phone No.: Email:	not relevant

Site Details:

Real Property Description: (Lot on plan)	Lot 1 on RP192586
Street Address:	2 - 16 Brisbane Street, Jimboomba
Local Government:	Logan City
Existing Use:	Vacant Land

Proposed Development Details

- Development Type:
- Material change of use
 - Reconfiguring a lot
 - Building works
 - Operational works

Development Description: (land use, size or scale e.g number of lots, GFA etc)	not relevant		
Site Area:	7161	<input checked="" type="checkbox"/> m ²	<input type="checkbox"/> ha

The following supporting information is attached to this form:

Plan / Report title	Author / Consultant	Plan number / Report reference	Date and version
Site Pla	not relevant		Undated

Attendees

The following invitees are proposed to attend the meeting on behalf of the applicant:

Name	Profession or expertise	Email address	Phone number
not relevant	Town Planne Developer Transport Planne	not relevant	not relevant

TMR Referral information

- TMR Referral Status: Concurrence Agency
 Third Party Advice Agency
- Referral Trigger: State Controlled Roads
 Public Passenger Transport
 Railways

Issues identified for discussion

Identify which matter(s) you intend to discuss during the prelodgement meeting and provide details of the matter(s).

State Controlled Roads

- Safety and efficiency
 Environmental emissions
 Other

Railways

- Safety and operational integrity
 Environmental emissions
 Other

Public Passenger Transport

- Railways with public passenger transport service
 Busways, bus stops / bus routes, taxis
 Active transport (walking / cycling)
 Airports (OLS, ANEF, public safety areas)
 Environmental emissions
 Other

(continued on next page)

Details of matters proposed to be discussed (Information can be attached to this form where there is not sufficient space):

not relevant

We would request (if at all possible) to hold the Prelodgement Meeting on the subject site, so that a real time analysis of the site can be conducted and the potential issues can be outlined and addressed on site in the appropriate manner.

We would also request the attendance of the Nathan Bright, so we can resolve the access and egress (to Mt Lindsay Highway) matter and gain DTMR's support in accessing Mt Lindsay Highway.

Released under RTI - DTMR

Signed:

not relevant

Name:

Date:

13 / 06 / 2013

Privacy Statement: The Department of Transport and Main Roads (the department) is collecting the information on this form so that you may request a prelodgement meeting with the department. This information will be kept by the department and not used by or disclosed to a third party without your consent unless required or authorised to do so by law.

Please submit this application form, including any attachments, to the relevant Department of Transport and Main Roads' regional office:

Central West Region (Barcaldine)
PO Box 3 Barcaldine Qld 4725
tel: 07 4651 2777
fax: 07 4651 2772
email: barcaldine.office@tmr.qld.gov.au

Northern Region (Townsville)
PO Box 1089 Townsville Qld 4810
tel: 07 4720 7200
fax: 07 4720 7211
email: townsville.office@tmr.qld.gov.au

Darling Downs Region (Toowoomba and Warwick)
PO Box 645 Toowoomba Qld 4350
tel: 07 4639 0777
fax: 07 4639 0750
email: DDR_IDAS@tmr.qld.gov.au

North West Region (Cloncurry)
PO Box 338 Cloncurry Qld 4824
tel: 07 4769 3200
fax: 07 4769 3244
email: cloncurry.office@tmr.qld.gov.au

Far North Region (Cairns)
PO Box 6185 Cairns Qld 4870
tel: 07 4050 5444
fax: 07 4050 5438
email: cairns.office@tmr.qld.gov.au

South Coast Region (Gold Coast and Logan)
PO Box 442 Nerang Qld 4211
tel: 07 5596 9500
fax: 07 5596 9511
email: goldcoast.office@tmr.qld.gov.au

Fitzroy Region (Rockhampton and Emerald)
PO Box 5096 Red Hill Rockhampton Qld 4701
tel: 07 4931 1500
fax: 07 4927 5020
email: cmo.rockhampton@tmr.qld.gov.au

South West Region (Roma)
PO Box 126 Roma Qld 4455
tel: 07 4622 9511
fax: 07 4622 9500
email: roma.office@tmr.qld.gov.au

Mackay / Whitsunday Region (Mackay)
PO Box 62 Mackay Qld 4740
tel: 07 4951 8555
fax: 07 4951 8500
email: mackay.office@tmr.qld.gov.au

Wide Bay / Burnett Region (Gympie)
PO Box 183 Gympie Qld 4570
tel: 07 5482 0333
fax: 07 5482 0465
email: gympie.office@tmr.qld.gov.au

Metropolitan Region (Brisbane and Ipswich)
PO Box 70 Spring Hill Qld 4004
tel: 07 3834 8344
fax: 07 3137 8363
email: developmentcontrol@tmr.qld.gov.au

Wide Bay / Burnett Region (Bundaberg)
Locked Bag 486 Bundaberg Qld 4670
tel: 07 4154 0200
fax: 07 4152 3878
email: bundaberg.office@tmr.qld.gov.au

North Coast Region
(Sunshine Coast, Moreton Bay and Somerset)
PO Box 1600 Sunshine Plaza Post Shop
Maroochydore Qld 4558
tel: 07 5313 8700
fax: 07 5313 8775
email: sunshinecoast.office@tmr.qld.gov.au

Prelodgement Record

Note: The aim of this prelodgement record is to provide initial advice on likely major issues relevant to a development proposal to assist in the timely processing of applications. It does not replace the in-depth investigation normally associated with the formal assessment of an application. While this advice is given in good faith, it in no way binds the Department of Transport Main Roads.

Reference information

File no.: TMR13-005930

Referral status: Concurrence agency
 Third party advice

Referral trigger: State controlled roads
 Public passenger transport
 Railways

Was there a meeting? Yes No If yes, date of meeting: 29 April 2013

Meeting attendees (where relevant):

Name	Position	Organisation
Daniel McNaught	Town Planner	Department of Transport and Main Roads (the department)
Peter McCarten	Senior Engineer (Civil)	Department of Transport and Main Roads (the department)
not relevant (applicant)	Town Planner	not relevant
not relevant applicant)	Developer	not relevant

Contacts

Applicant:
 Attention:
 Contact details:



Site Details

Real property description: Lot 1 on RP192586
 Street address: 1-16 Brisbane Street, Jimboomba
 Local government: Logan City Council
 Existing use: Vacant Land

Proposed development details

- Development type:
- Material change of use
 - Reconfiguring a lot
 - Building works
 - Operational works

Development description:

not relevant

[land use, size or scale e.g. number of lots, GFA etc]

Site area:

7161

m²

ha

Issues

Supporting information (provided by applicant), including plan numbers, dates and versions:

Plan / Report title	Author / Consultant	Plan number / Report reference	Date and version

State controlled road considerations

- Discussed Not discussed

Meeting Notes:

- not relevant
- The applicant advised that their purchase of the subject site was subject to feedback from the department

Future Road Planning/Upgrades

- not relevant
- The department advised that ultimate planning for the Mt Lindesay Highway along the section of highway fronting the site was proposed to be upgraded to 4 and/or 6 lanes within approximately 20 years. The applicant was advised the ultimate intersection between Mt Lindesay Highway/Johanna Street/Tamborine Street is likely to be grade separated interchange at ultimate planning but other intersection upgrades may occur in the intervening years. The applicant was advised that this future road upgrade is likely to lead to a land requirement over the subject site.

- The department advised that ultimate planning for Mt Lindesay Highway would include upgrading works along Tamborine Street. The applicant was advised that this future road upgrade is likely to lead to a possible land requirement over the subject site.

not relevant

- The department also advised that ultimate planning for Mt Lindesay Highway would likely restrict direct access to the local road network only.

Other issues

- The department advised that current planning for Mt Lindesay Highway has adopted a 100 year flood level of 28.4m RL with the existing Mt Lindesay Highway/Johanna Street/Tamborine Street ground level approximately 26.0-26.5m RL. Site flood immunity will need to be agreed with Logan City Council.
- The department advised that significant roadside infrastructure (stormwater drains, culverts, lighting poles and signage) and utilities were located along the subject property frontage.

Further advice subsequent to prelodgement meeting

Future Planning and Land Requirement

The department advises that there is a future land requirement over the subject site for future Mt Lindesay Highway DTMR road planning. However, the department does not object to the proposed development proceeding on the basis that long term permanent structures are not located within 20 metres of the Mt Lindesay Highway road frontage boundary (setback area) and 15 metres of the Tamborine Street road frontage boundary (setback area). Structures the department would not support within this setback area include; underground fuel storage tanks and retail/commercial buildings two (2) storeys or greater.

Access

- The department advises that a further review of the proposed developments access arrangement to the Mt Lindesay Highway was carried out with senior management after receipt of the site plan presented at the prelodgement meeting. The applicant is advised that upon review of the proposed site plan access via the Mt Lindesay Highway is not supported as part of the proposed development.
- Direct access via the Mt Lindesay Highway is not supported for the following reasons;
 - The Mt Lindesay Highway is a declared limited access road along the section fronting the subject site;
 - in a situation where a development has road frontage to two roads, access should be gained from the lower order road which in this instance is Tamborine Street; and

- Direct access to the state-controlled road via the subject site is not consistent with future DTMR planning in this location.

General

Confirmation of advice on proposal:

- In principle support subject to detailed assessment
- Not likely to be supported
- Unable to provide advice; unresolved, complex issues
- Unable to provide advice; lack of information – further information required

Document affirmation

TMR representative signature:

13/11
not relevant

TMR representative name:

Nathan Bright

Document date:

13 May 2013

Please note: This is a Department of Transport and Main Roads document. It is subject to the provisions of the *Right to Information Act 2009*.

Privacy Statement: The Department of Transport and Main Roads outlines the information on this form for the purposes of recording prelodgement advice, with or without a prelodgement meeting. This information will not be used by or disclosed to a third party without your consent unless required or authorised to do so by law.



Agenda

Proposed Development Application – 1-16 Tamborine Street, Jimboomba

Land requirement and access arrangements

Date 22 July 2013 **Time** 10:30am-11:30am

Place Department of Transport and Main Roads – 36-38 Cotton Street – Coolangatta Room

Chair Daniel McNaught

Minute taker Daniel McNaught

Attendees

Nathan Bright – DTMR - Principal Advisor (Land Management)

Peter McCarten – DTMR - Senior Engineer (Traffic)

Daniel McNaught – DTMR - Town Planner

not relevant Developer

not relevant Town Planner

not relevant Transport Planner

Agenda item 1 Introductions and Development Background 5 minutes

Agenda item 2 Future DTMR Road Corridor Planning 10 minutes

- Future DTMR road planning indicates that there is a future land requirement over the subject site;
- Review of Plans; and
- Proposed DTMR Solution – setback ‘long term permanent structures’

Agenda item 3 Proposed Access Arrangement 20 minutes

- Direct access to the Mt Lindesay Highway is not supported by the department;
- Limited access;

Agenda item 4 Next Steps 5 minutes

Meeting Action – DTMR will provide Meeting Notes (including any Action Items) to all parties after meeting.

Released under RTI - DTMR

Meeting Notes

Proposed Development Application – 1-16 Tamborine Street, Jimboomba

Land requirement and access arrangements

Date 22 July 2013 **Time** 10:30am-11:30am

Place Department of Transport and Main Roads – 36-38 Cotton Street – Coolangatta Room

Chair Daniel McNaught

Minute taker Daniel McNaught

Attendees

NB Nathan Bright – DTMR - Principal Advisor (Land Management)

PM Peter McCarten – DTMR - Senior Engineer (Traffic)

DM Daniel McNaught – DTMR - Town Planner

PN not relevant – Developer

CW not relevant – Town Planner

RJ not relevant Transport Planner

Agenda Item 1 – Introduction and Development Background

- not relevant
- not relevant
- not relevant

Agenda Item 2 – Future DTMR Road Corridor Planning

- DM advised that the prelodgement notes provided on 13 May 2013 detailed that the subject site was impacted by future DTMR road planning for the Mount Lindesay Highway. As per the DTMR prelodgement notes the department would support the development proceeding on the basis that long term permanent structures are not

located within 20 metres of the Mount Lindesay Highway road frontage and 15 metres of the Tamborine Street road frontage boundary.

- The department confirmed that long-term permanent infrastructure referred to underground fuel storage tanks and two storey buildings only.

- not relevant

- Meeting attendees were given the opportunity to view DTMR white book planning showing future road planning and land requirement area;
- PM provided detail on design and reasoning for future upgrade which was triggered as a result of emerging development growth areas (e.g. Yarrabilba, Bromelton, Flagstone and Beaudesert), existing flooding issues and desire for increased efficiency/speed limit along Highway.

- not relevant

Agenda Item 3 – Proposed Access Arrangement

- DM advised as per the departments prelodgement notes dated 13 May 2013 that direct access via the Mount Lindesay Highway was not supported for the following reasons;
 - this area of state-controlled road is limited access, in accordance with Attachment 1 and has been since 1981;
 - in a situation where a site has frontage to two roads, access should be gained from the lower order road; and
 - direct access is not consistent with future DTMR planning.

- The department noted that several service station applications have recently been approved by the department that did not propose direct access to the Mount Lindesay Highway.
- The department would support access via Tamborine Street only, the lower order local government road. **Please note: This comment is consistent with the Logan City Council Planning Scheme and the recently introduced State Development Assessment Provision.**

- not relevant

- The department emphasised that a use such as a service station which benefits from having direct access to a high order road is not an as of right reason why direct access should be granted to a state-controlled road.

- not relevant

not relevant

- DM advised that as of 1 July 2013, the department was no longer a Referral Agency in accordance with the *Sustainable Planning Act 2009*. The Department of State Development, Infrastructure and Planning (DSDIP) will be the concurrence agency assessing the proposed development once lodged. DTMR will review the application as a internal technical advice agency to DSDIP.

Agenda Item 4 – Next Steps

not relevant

©The State of Queensland, Department of Transport and Main Roads

The contents of this document may not have been approved and do not necessarily accurately reflect the views of the meeting participants or represent the adopted opinion or position of the Department of Transport and Main Roads.

The distribution of this document, in whole or part, to individuals or entities for purposes other than internal departmental purposes, is prohibited. Any unauthorised distribution of this document may be a breach of copyright and/or a contravention of the department's Code of Conduct

Released under RTI DTMR

Minutes

South Coast RPCG meeting

Date Thursday 3 May 2018 **Time** 11:15am-12:30pm

Place TMR, 36-38 Cotton Street, Nerang - Coomera Room/Nerang

Chair Alan Stone (AJS)

Minute taker Renae Villanueva (RZV)

Attendees

Presence

RPCG Members	Paul Noonan	(PDN)	Present
	Warren McReight	(WM)	Present
	Shane McNamee	(SVM)	Present
	Robert Jepson	(RAJ)	Present
	John McCormack	(JCM)	Present

Guests

SCR Project Planning Team
Wayne Brennan
Peter McCarten
Adrian Bitzios
Habeeb Mohamed-Hussain
Amy Jurd (AJ)

Apologies

Approval of the previous meeting minutes were agreed

RPCG Minutes
16March 2018.pdf

Agenda item 1 TSP South Coast Program Delivery Update

John
McCormack

not relevant

not relevant

Agenda item 2 TSP Program Update Rob Jepson
TSP led planning updates
2019/20 TSP Program for endorsement

- -
 -
 -
- not relevant

Agenda item 3 Gold Coast Highway Multimodal Planning Update John McCormack

not relevant

not relevant

Agenda item 4 Categorisation of Planning

Mt Lindesay Highway (Chambers Flat Road to Jimboomba) (Peter McCarten)

Refer to below presentation on Mt Lindesay Hwy future land impact planning.



MLH-RPCG Presentation-3May2018.pdf

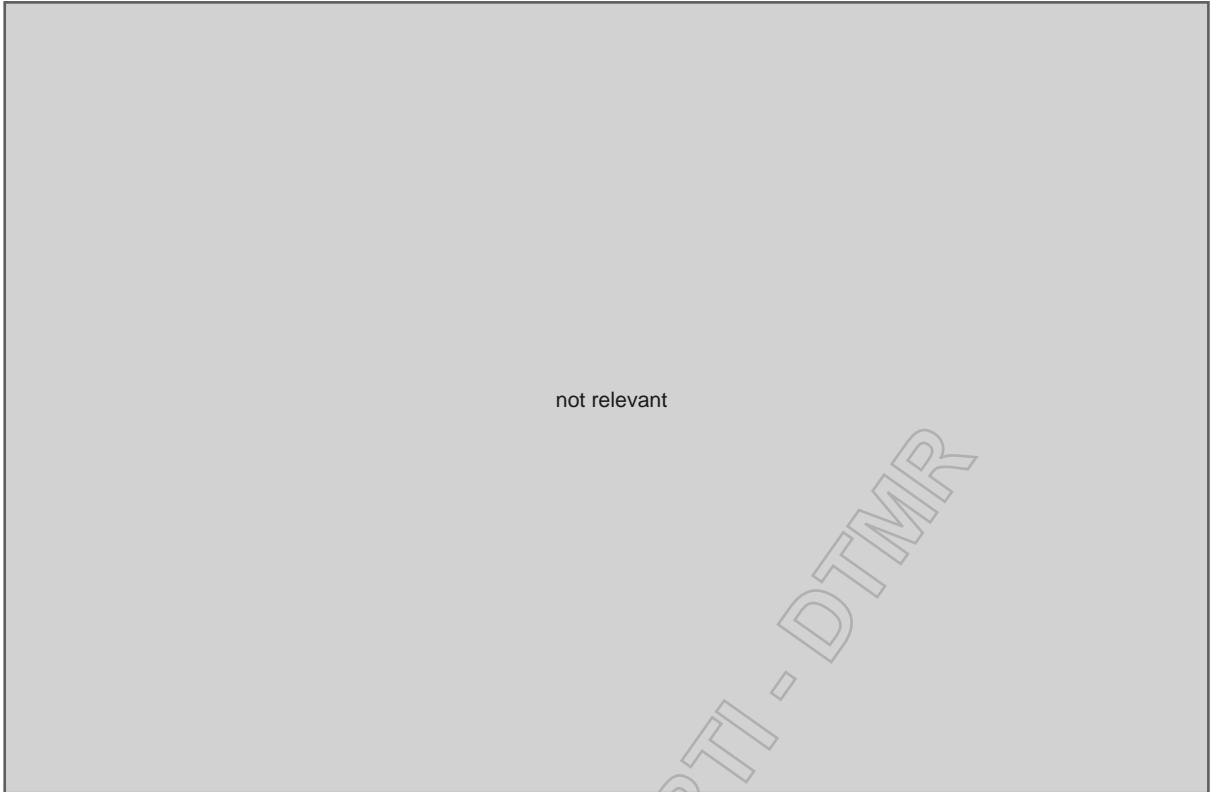
- RPCG noted varying status of Category A,B and C short and long term planning along Mt Lindesay Highway corridor.
- For Jimboomba (Slide 4) RPCG endorsed changing existing Category B to Category C for the blue bordered ultimate motorway footprint between Camp Cable Road and South Street. All 42 impacted property owners were advised of the planning requirement with no queries raised. The red striped area would remain at Category B.

not relevant

M1 Pacific Motorway (Exit 38 Interchange Upgrade) (Wayne Brennan)

not relevant

M1 Pacific Motorway (Eight Mile Plains to Daisy Hill) (Habeb Hussain)



M1 Pacific Motorway (Varsity Lakes to Tugun) (Adrian Bitzios)



Agenda item 5 Sapience – 10 Year Investment & Prioritisation Plan

Alan Stone

not relevant

Agenda item 6 Other business

All

not relevant

Date of next meetings:

25 June 2018 10-12pm

20 August 2018 10-12pm

19 October 2018 10-12pm

10 December 2018 10-12pm

©The State of Queensland, Department of Transport and Main Roads

The contents of this document may not have been approved and do not necessarily accurately reflect the views of the meeting participants or represent the adopted opinion or position of the Department of Transport and Main Roads.

The distribution of this document, in whole or part, to individuals or entities for purposes other than internal departmental purposes, is prohibited. Any unauthorised distribution of this document may be a breach of copyright and/or a contravention of the department's Code of Conduct

Released Under RTI - DTMR

Mount Lindesay Highway Corridor Planning

Planning Categorisation

South Coast RPCG Presentation

Presented By: Peter McCarten

Date: 3 May 2018

Released under RTI - DTMR

Purpose

To seek RPCG endorsement for raising Mt Lindesay Highway Planning Categorisation:

- Jimboomba (Camp Cable Road to South Street) – Progress from Category B to Category C

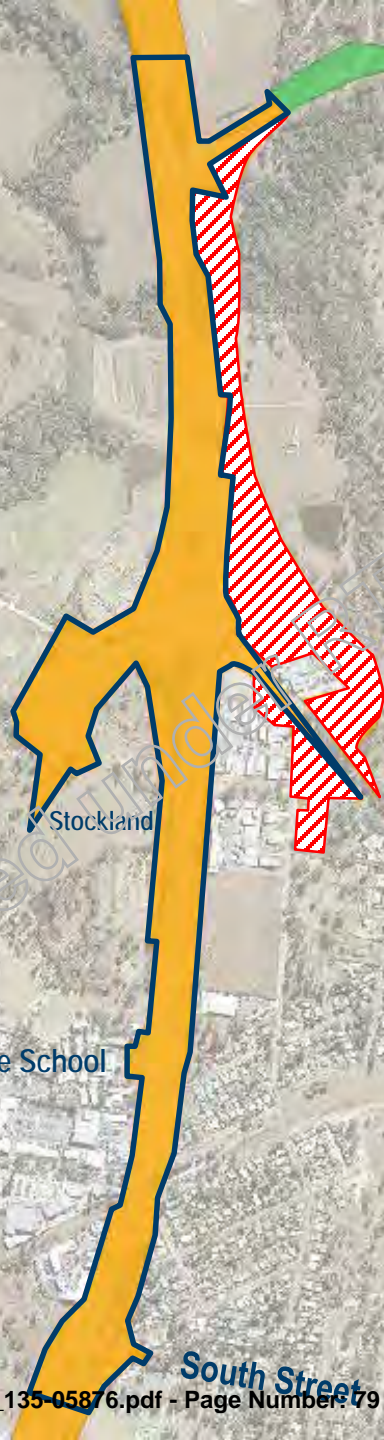
not relevant

Background

- To ensure Mt Lindesay Highway planning meets TMR Planning Policy
- To raise categorisation to reflect the corridor planning undertaken
- To raise impacted property owner awareness of TMR planning
- Recognition of interim works under Delivery - Safety Improvement projects
- Omission of associated road planning that has lower priority/certainty

Jimboomba

Hills International College



- 42 properties impacted
- 7 letters issued
- PRISM foot-print based on the 2012 'ultimate' planning
- Category C foot-print indicated

Jimboomba State School

Stockland

Emmaus College

South Street