



RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

1 message

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

Thu, Jan 16, 2025 at 2:44 PM

To: Lucas Faulkner <Lucas.Faulkner@burchills.com.au>

Cc: Alexander Winkler <awinkler@roubaixproperties.com.au>, Ashish Kotecha <akotecha@roubaixproperties.com.au>, Joe Selwood <jselwood@urbis.com.au>, Jorja Feldt <jfeldt@urbis.com.au>, Erin Brooks <ebrooks@urbis.com.au>, Jack Shao <jack.shao@burchills.com.au>, Lauren Z Schmidt <lauren.z.schmidt@tmr.qld.gov.au>, Scott J Smale <Scott.J.Smale@tmr.qld.gov.au>

Hi Lucas

TMR can confirm the purpose of the planning extract is to assist in demonstrating and confirming the proposed service road will not adversely impact the protected Mount Lindesay Highway planning.

With respect to the industrial collector service road TMR's interests are primarily:

- ensuring there is suitable and safe provision for road users including cyclists & pedestrians,
- a sufficient provision for drainage, services and utilities and so on.
- future proofing, for example ensuring sufficient road corridor width is available for localised intersection upgrades, when/if required.

Future works will require TMR approval (currently State-controlled road area), although the proposed service road is ultimately local government owned and controlled. Therefore will need to be acceptable to EDQ & LCC per their current standards. The design intent and specifics of the proposed new road will need to be confirmed with EDQ & LCC.

Kind regards,

Mark Taylor

Senior Advisor (Project Planning) | South Coast Region / Gold Coast Office

Program Delivery & Operations | Department of Transport and Main Roads

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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: Lucas Faulkner <Lucas.Faulkner@burchills.com.au>

Sent: Thursday, January 16, 2025 12:35 PM

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

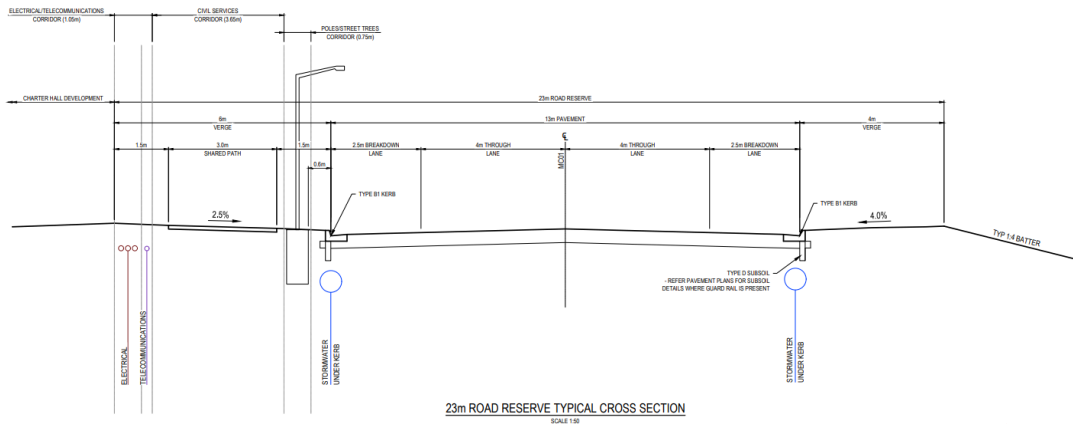
Cc: Alexander Winkler <awinkler@roubaixproperties.com.au>; Ashish Kotecha <akotecha@roubaixproperties.com.au>; Joe Selwood <jselwood@urbis.com.au>; Jorja Feldt <jfeldt@urbis.com.au>; Erin Brooks <ebrooks@urbis.com.au>; Jack Shao <jack.shao@burchills.com.au>; Lauren Z Schmidt <lauren.z.schmidt@tmr.qld.gov.au>; Scott J Smale <Scott.J.Smale@tmr.qld.gov.au>

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Thanks Mark.

I note the service road alignment and profile in the planning extract differs from the Charter Hall details provided by EDQ (the development to the north).

Can you please confirm the intent is to adopt the Charter Hall details provided and the purpose of the Mount Lindesay Highway planning extract is to demonstrate the proposed service road will not impact the future highway upgrade? If so, we will proceed accordingly.



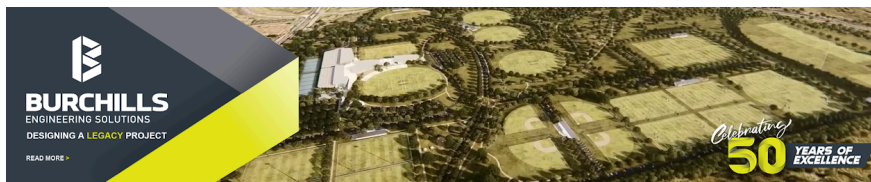
If you have any questions or require any further information, please let me know.



Lucas Faulkner
Project Director – Urban & Infrastructure

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

Sent: Thursday, 16 January 2025 12:13 PM

To: Lucas Faulkner <Lucas.Faulkner@burchills.com.au>

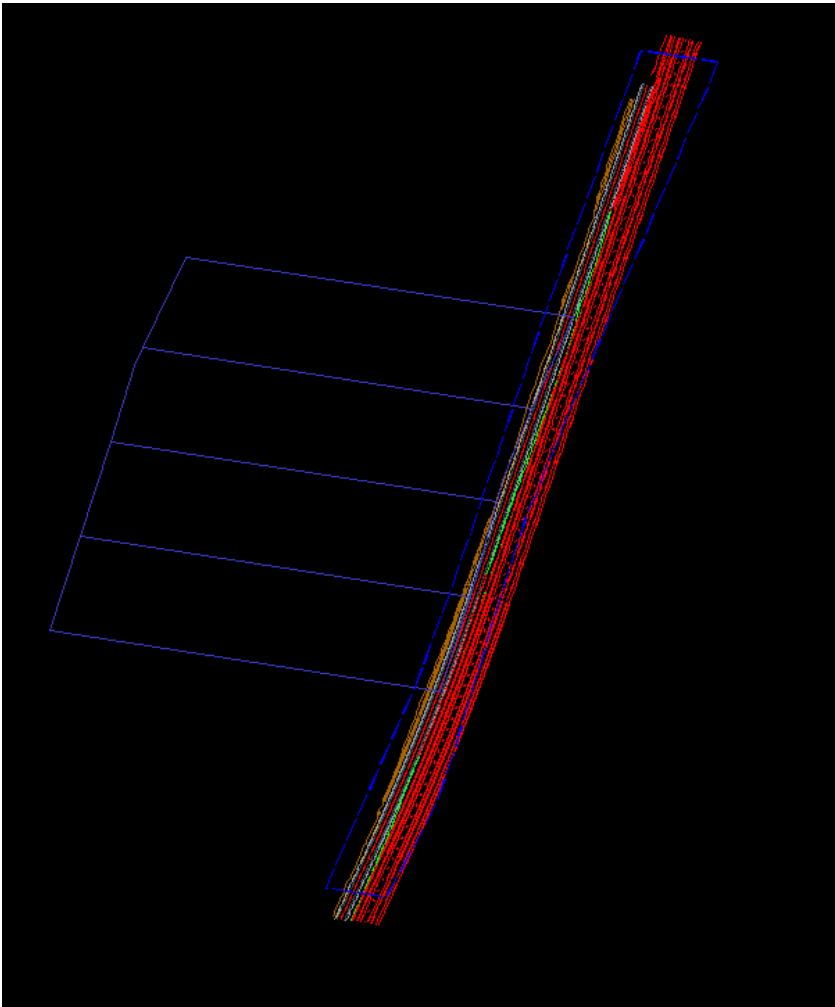
Cc: Alexander Winkler <awinkler@roubaixproperties.com.au>; Ashish Kotecha <akotecha@roubaixproperties.com.au>; Joe Selwood <jselwood@urbis.com.au>; Jorja Feldt <jfeldt@urbis.com.au>; Erin Brooks <ebrooks@urbis.com.au>; Jack Shao <jack.shao@burchills.com.au>; Lauren Z Schmidt <lauren.z.schmidt@tmr.qld.gov.au>; Scott J Smale <Scott.J.Smale@tmr.qld.gov.au>

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Hi Lucas

Thanks for making contact. Have trimmed the TMR planning to the area shown below and provided as attached.

Happy to discuss further when you have had time to review and upon incorporating the TMR planning design, then discussion with respect to conflicts or adjustments if any, and so on. In the meantime if anything further is required please contact to discuss.



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The data provided relates to planning that is approved and protected under the TMR Approved Planning Policy. Final timing for implementation for this infrastructure works is unknown and may be staged to match traffic demand taking into account available funding and competing priorities within Queensland.

As of date of this email there is no commitment for funding for this infrastructure works shown. No funding is currently allocated within the Queensland Transport and Roads Infrastructure Program (QTRIP) for the approved planning. The planning provided is subject to change.

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Kind regards,

Mark Taylor

Senior Advisor (Project Planning) | South Coast Region / Gold Coast Office
Program Delivery & Operations | Department of Transport and Main Roads

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From: Lucas Faulkner <Lucas.Faulkner@burchills.com.au>
Sent: Tuesday, January 14, 2025 5:16 PM
To: Mark L Taylor <Mark.L.Taylor@tmr.qld.gov.au>; Lauren Z Schmidt <lauren.z.schmidt@tmr.qld.gov.au>
Cc: Alexander Winkler <awinkler@roubaixproperties.com.au>; Ashish Kotecha <akotecha@roubaixproperties.com.au>; Joe Selwood <jselwood@urbis.com.au>;
Jorja Feldt <jfeldt@urbis.com.au>; Erin Brooks <ebrooks@urbis.com.au>; Jack Shao <jack.shao@burchills.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

Good Afternoon Mark and Lauren

I refer to the email correspondence below between EDQ and Urbis in relation to the above application at 4693-4703, 4705-4715, 4717- 4731 and [4733-4743 Mount Lindesay Highway, North Maclean](#) described as Lots 3, 4, 5 and 6 on RP137101.

It was noted by EDQ that we could request the 3D model / CAD files for the service road along the site frontages to assist in confirming the alignment in relation to the TP Sketch Areas and any other design constraints.

Could you please provide the relevant files and / or any data agreement that we need to sign for release of the files.

Thank you.

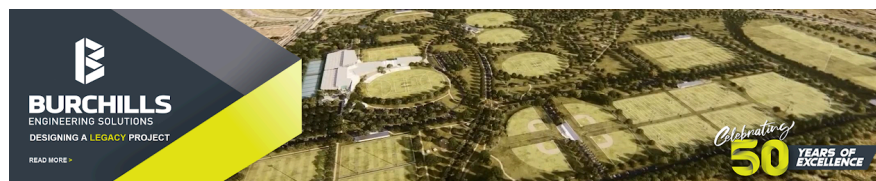
If you have any questions or require any further information, please let me know.



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From: Erin Brooks <ebrooks@urbis.com.au>
Sent: Monday, 13 January 2025 1:11 PM
To: Lucas Faulkner <Lucas.Faulkner@burchills.com.au>; Jack Shao <jack.shao@burchills.com.au>
Cc: Alexander Winkler <awinkler@roubaixproperties.com.au>; Ashish Kotecha <akotecha@roubaixproperties.com.au>; Joe Selwood <jselwood@urbis.com.au>;
Jorja Feldt <jfeldt@urbis.com.au>
Subject: FW: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed [Filed 13 Jan 2025 17:57]

Hi Lucas / Jack

EDQ has suggested that we reach out to TMR direct. Please see the details of the relevant TMR officers below.

Kind regards,

ERIN BROOKS
ASSOCIATE DIRECTOR

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From: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>
Sent: Monday, 13 January 2025 11:55 AM
To: Erin Brooks <ebrooks@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

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Morning Erin,

I've just heard back from TMR that they are happy for you to contact them directly to get hold of the appropriate 3D/CAD models.

The two officer details are as follows:

Mark Taylor

P: (07) 5561 3823
E: Mark.L.Taylor@tmr.qld.gov.au

Lauren Schmidt

P: (07)5561 3883
E: lauren.z.schmidt@tmr.qld.gov.au

Kind regards,

Nicole Tobias

Senior Planner – Development Assessment

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From: Erin Brooks <ebrooks@urbis.com.au>
Sent: Monday, 13 January 2025 8:56 AM
To: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>
Cc: Jorja Feldt <jfeldt@urbis.com.au>; Joe Selwood <jsselwood@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

Hi Nicole

Our traffic engineer has confirmed that the 3D model / CAD file offered by TMR would be very useful and allow them to check other aspects that may affect the service road alignment.

Could you please liaise with TMR on this?

Appreciate your help.

Kind regards,

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From: Erin Brooks
Sent: Monday, 13 January 2025 8:13 AM
To: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>
Cc: Jorja Feldt <jfeldt@urbis.com.au>; Joe Selwood <jselwood@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

Hi Nicole

Wow – quicker than I expected! Thank you for coordinating. I will pass onto our traffic engineer to review and let you know if we have any queries. I suspect they will want the 3D model but I will confirm.

Kind regards,

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ASSOCIATE DIRECTOR

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From: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>
Sent: Friday, 10 January 2025 8:58 AM
To: Erin Brooks <ebrooks@urbis.com.au>
Cc: Jorja Feldt <jfeldt@urbis.com.au>; Joe Selwood <jselwood@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

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Good morning Erin,

TMR have had a very quick turn around on this one!

Please see their comments below:

1. The intent for the protected land area (IE. the TP sketch area) is to plan and protect for a 6-lane Mount Lindesay Highway plus service roads. There are inconsistencies between the protected planning and matters demonstrated by the proposed development. For example:
 - a. the Infrastructure Masterplan (drawing number IM-01, revision 2, dated 14 October 2024) illustrates a service road within the existing road corridor.

b. the Road Network Layout (drawing number SK01, version B, dated 1 October 2024) within Appendix D of the Burchills report illustrates a service road within the existing corridor.

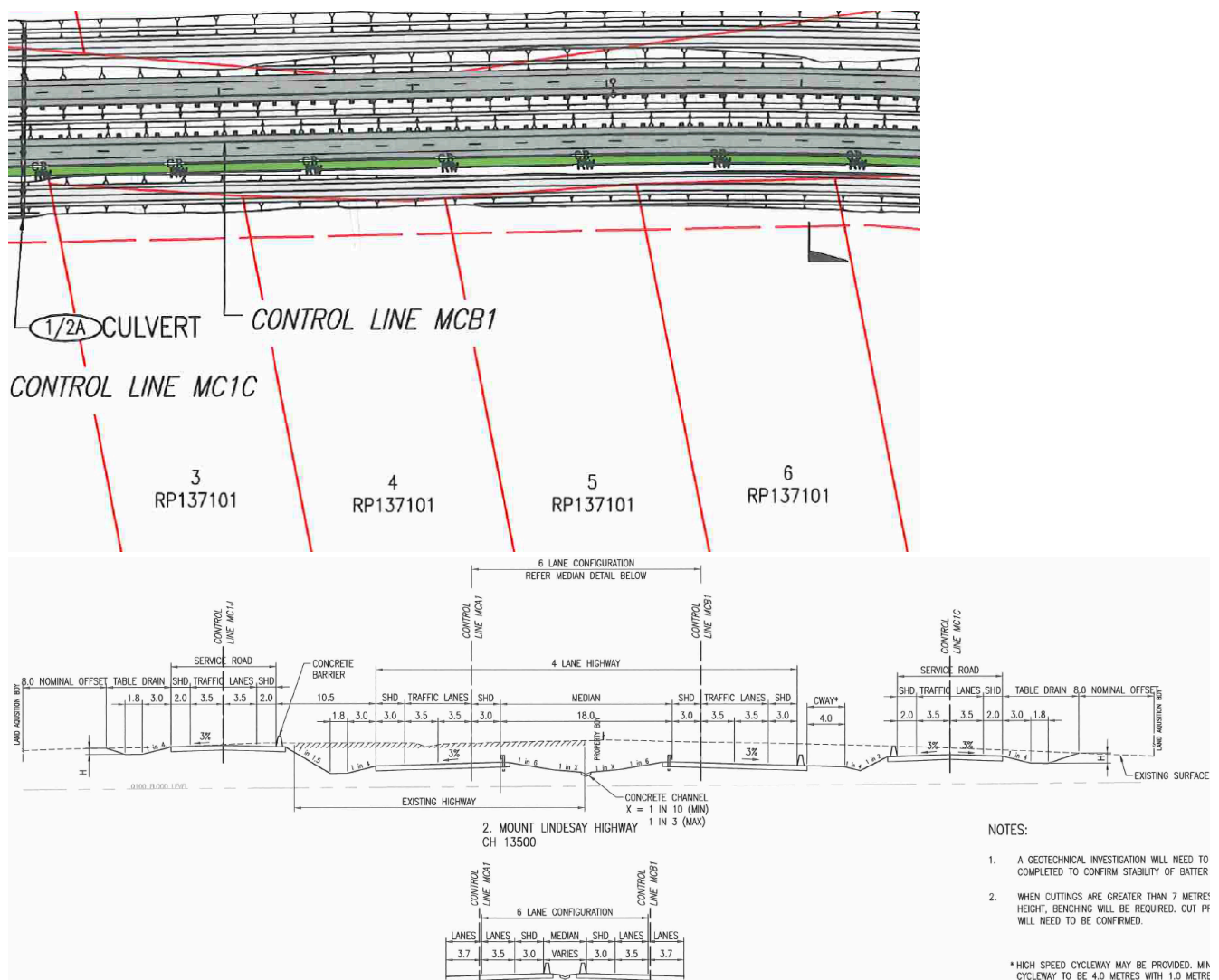
These drawings do not recognise land is protected. The protected land area (IE. TP sketch area) intends for the provision of service road.

Additionally, proposed new land uses and any utilities and services within the protected land area (as shown) may not be acceptable. Further information will need to be provided prior to acceptance of works and activities within a protected land area.

2. As background, the current planning protections relate to planning undertaken by TMR in 2011/12. This planning directly informed the protected land area (IE. the TP sketch area). The proposed service road varies and is modified from that detailed in TMR's planning.

TMR is asking the question that with the protected land area, to confirm the proposed service road remains suitable. This is to ensure to address any risk for the service road to be shifted closer to the highway and therefore a potential to compromise the planned upgrades (a 6-lane Mount Lindesay Highway). This matter will be suitably addressed with detailed design (refer to item 3 paragraph 3 of the Further Issues letter).

Below is a snippet of the design of the approved and protected planning which demonstrates the planned upgrade and service roads, and then also snippet of a typical cross section from that planning.



It is understood the proponent has a preferred service road cross section / configuration that varies from the earlier protected planning shown above. Therefore, it is recommended to prepare the service road design demonstrating to not compromise and be in agreeance with the planned 6-lane Mount Lindesay Highway.

3. TMR further noted the proposed service road as prepared by Burchills differed from that designed (by others) and approved by TMR just to the north of the subject land, for the Charter Hall owned land (refer item 2 of the further issues letter). Therefore TMR is seeking to confirm the service road requirements are consistent with EDQ & LCC requirements.

TMR's requirements for the service road primarily include that it must provide for on road cycle as well as off-road shared path. A shared path is required for the safety of all road users.

The proposed road cross section per Figure 5.3 of the Burchills report included on road cycle and a 1.5m pedestrian path within a 4m verge. This is of concern to TMR as the proposed 4.0m verge width is insufficient for a minimum 3.0m shared path as well as services and utilities. A 4.0m verge width (from back of kerb) alone including 3.0m shared path and set back 1.5m from kerb gives nil area for overhead power for example.

4. The proposed development includes an internal road network accessible from the service road however design details are limited. Land and road corridor requirements for any new intersection on the service road will need to be considered in detail. The proposed new intersection footprint/s, including turning lanes, median widths, and any infrastructure such as a potential future signalisation, is also to ensure it does not compromise the 6-lane Mount Lindesay Highway. Additional land above the protected area (TP sketch) may be required.

To assist, TMR can provide a 3D model / CAD which will help with the set out of the proposed service road, and then to assist in review of the design as will be required. If you would like to take TMR up on this offer, I will have them get in touch regarding the file parameters.

If you have any further questions, please let me know.

Kind regards,

Nicole Tobias

Senior Planner – Development Assessment

Economic Development Queensland

07 3452 6752

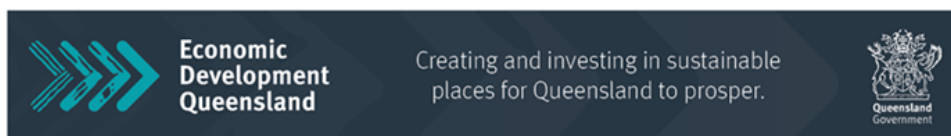
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From: Erin Brooks <ebrooks@urbis.com.au>
Sent: Thursday, 9 January 2025 12:25 PM
To: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>; Jorja Feldt <jfeldt@urbis.com.au>
Cc: Joe Selwood <jselwood@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

Thank you Nicole, we appreciate it. Have you given them a specific timeframe to respond? Our engineer needs this information to finalise their response material for the Further issues.

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To: Erin Brooks <ebrooks@urbis.com.au>; Jorja Feldt <jfeldt@urbis.com.au>
Cc: Joe Selwood <jselwood@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

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Hi Erin,

Thanks for sending this through. I have sent this onto TMR for their review and comment. I'll provide their comments once they respond.

Kind regards,

Nicole Tobias

Senior Planner – Development Assessment

Economic Development Queensland

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From: Erin Brooks <ebrooks@urbis.com.au>
Sent: Wednesday, 8 January 2025 10:05 AM
To: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>; Jorja Feldt <jfeldt@urbis.com.au>
Cc: Brandon Bouda <Brandon.Bouda@edq.qld.gov.au>; Joe Selwood <jselwood@urbis.com.au>
Subject: RE: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

Hi Nicole and Brandon

Happy new year. I hope you managed to have a restful break – I definitely did!

That is unfortunate timing with the second Further Issues, but that's ok – I think we can easily work through most of the items. Based on our initial review, we think majority of the items can be reasonably conditioned.

Item 3 is potentially problematic. We are hoping you can provide clarification on this item.

We are hoping you can confirm with TMR the following:

- Is the request suggesting that the service road will need to sit out of the TMR widening shown on the TP sketches? We were a little surprised at this, as looking at the current alignment of the highway carriageway, we didn't think the additional lanes would require this amount of land *excluding* the service road. The service road is also currently mapped within the State transport corridor. The wording under this item was just a little confusing.
- Are you able to provide a snippet of the planned works along the frontage of our properties (concept design) so we can better understand interface considerations for the service road – either within or outside the TMR widening. This information is critical in determining a revised alignment for the service road.

Let us know if you have any queries with the above.

Kind regards,

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From: Nicole Tobias <Nicole.Tobias@edq.qld.gov.au>
Sent: Friday, 20 December 2024 8:08 AM
To: Erin Brooks <ebrooks@urbis.com.au>; Jorja Feldt <jfeldt@urbis.com.au>
Subject: Further Issues Letter - DEV2024-1558 - 18 December 2024 - Signed

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Good morning Erin and Jorja,

The timing of this is unfortunate given you responded to the first Further Issues yesterday, however these matters have been raised by TMR.

Any questions please let me know,

Kind Regards

Nicole Tobias
Senior Planner
Economic Development Queensland

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