

From: [Scott A McDonald](#)
To: [Kieran Hanna](#)
Cc: [Eric C Brown](#)
Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes
Date: Wednesday, 17 January 2018 2:59:39 PM
Attachments: [image001.png](#)

Hi Kieran,

No further information since we spoke previously. Eric contacted the TSRC team at the start of this week to see whether they've received any news from the DG's office – apparently the DG is away until next week. Hopefully we'll get a response in the days that follow his return. We'll keep you posted.

Regards,

Scott McDonald

Planning Officer | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 46390737 | F: (07) 46390750

E: Scott.A.McDonald@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Kieran Hanna [mailto:Kieran.Hanna@dilgp.qld.gov.au]

Sent: Wednesday, 17 January 2018 1:42 PM

To: Scott A McDonald

Cc: Eric C Brown

Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Hi Scott,

Is there an update on where TMR is at or any internal direction on moving forward with the application?

Regards

Kieran Hanna

Principal Planner | SEQ (West) | Planning and Development Services

Department of State Development, Manufacturing, Infrastructure and Planning

Queensland Government

tel 07 3432 2404

post PO Box 129 Ipswich QLD 4305

visit Level 4, 117 Brisbane Street, Ipswich

kieran.hanna@dilgp.qld.gov.au

IpswichSARA@dilgp.qld.gov.au www.dilgp.qld.gov.au

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From: Scott A McDonald [mailto:Scott.A.McDonald@tmr.qld.gov.au]

Sent: Wednesday, 10 January 2018 1:44 PM

To: Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>

Cc: Eric Brown <eric.c.brown@tmr.qld.gov.au>

Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Hi Kieran,

Eric is currently not relevant but the last discussion we had just before the Xmas break was that DTMR would be holding off on our responses to the matters raised in your email. The applicant has made a submission to the Director General of DTMR outlining their concerns about the issues they have experienced in the application process to date. A senior member of DTMR's Second Range Crossing team is/has prepared a briefing note for the DG's consideration.

In this regard, we are awaiting further advice on how to proceed based on the outcomes of the applicant's submission to the DG.

Regards,

Scott McDonald

Planning Officer | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350

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W: www.tmr.qld.gov.au

From: Kieran Hanna [<mailto:Kieran.Hanna@dilgp.qld.gov.au>]

Sent: Monday, 8 January 2018 4:08 PM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>

Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Hi Eric & Scott,

Happy new year.

I'm just following on a couple of things for Helidon Spa.

Further to the email I sent on 28 November below after our last meeting with the applicant on actions, and Bruce's email reply about the design exceptions, are you able to provide comments so that we can close out the TMR actions from that email. That being, is there a further update on:

- Stormwater drainage
- Construction program for the U-turn works
- Design exception scope.

The design exception scope is answered by Bruce's email but is there an update on the other two?

Regards

Kieran Hanna

Principal Planner | SEQ (West) | Planning and Development Services

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From: Bruce A Steele [<mailto:bruce.a.steele@tmr.qld.gov.au>]

Sent: Tuesday, 28 November 2017 5:19 PM

To: Eric Brown <eric.c.brown@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>

Cc: Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>; Sean M Hegarty <Sean.M.Hegarty@tmr.qld.gov.au>

Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Gday Eric / Scott

Let's be careful about ... *"Reed want to understand what design exceptions from TMR are needed and scope before making a final decision on a revised proposal"*

Design exceptions are instigated by the designer. Capable and responsible designers would be aware of how their proposal is meeting (or not) the relevant design standards. Where these requirements are not being met, and a design exception is to be pursued, then the designer is responsible for developing a documented justification for each design exception for submission

to TMR.

TMR is not responsible for determining where design exceptions are needed.

RMA needs to read and understand the TMR design processes.

The design exception process is outlined in section 4 of the brownfield guidelines.

<https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Brownfields-guidelines>

Cheers

Bruce Steele

**Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads**
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M: [not relevant]

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ways we work

encouraging customer-centric ways of working across DTMR

From: Kieran Hanna [<mailto:Kieran.Hanna@dilgp.qld.gov.au>]

Sent: Tuesday, 28 November 2017 4:39 PM

To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Ursula O'Donnell

<Ursula.ODonnell@dilgp.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; [NR]

[NR] <[\[redacted\]@reedproperty.com.au](mailto:[redacted]@reedproperty.com.au)> [NR] <[\[redacted\]@reedproperty.com.au](mailto:[redacted]@reedproperty.com.au)>; [not relevant]

[not relevant] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)> [redacted] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)>; [redacted]

[not relevant] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)> [redacted] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)>; Eric C Brown

<Eric.C.Brown@tmr.qld.gov.au> [not relevant] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

[not relevant] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

Subject: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

All,

Thanks to everyone for their time today. Below are notes and actions following today's meeting.

- Reed & RMA reviewed draft TMR civil drawings and identified concerns with providing an integrating solution.
- TMR is progressing with design approval of the TMR concept and will not revert to the original concept.
- Reed have risk concerns with the TMR concept.
- TMR will undertake U-turn works through a design exception based on a pre-development scenario.
- RMA will need to seek a second design exception based on a post-development scenario.
- Reed want to understand what design exceptions from TMR are needed and scope before making a final decision on a revised proposal.
- RMA overview of proposed works and constraints is outlined in the letter dated 28/11/17.
- RMA proposal doesn't provide access to the adjoining properties to the east and needs to be identified.
- TMR advised access into the site from the U-turn movement may be possible but concept makes the entry 'busy'. RMA & Reed will consider removing access from the U-turn movement to reduce risk.
- RMA can investigate lengthening the egress merge lane to the highway but would require alterations to the western Twidales Rd deceleration lane.

- TMR is reviewing stormwater information from RMA.

Actions

- RMA to provide further information on the full extent of works to enable TMR to provide feedback on design exceptions – full egress from the highway towards Kellys Rd and show the proposed ingress onto the U-turn acceleration lane against the end of the acceleration lane and Twidales Rd.
- TMR to provide comment on stormwater drainage in two weeks.
- TMR to provide feedback on the scope of what TMR will accept/not accept as a design exception in two weeks.
- TMR to provide update on proposed construction program.
- RMA to provide adjoining property access proposal to TMR for consideration.
- DILGP to organise referral assessment extension.

Regards

Kieran Hanna

Principal Planner | SEQ (West) | Planning and Development Services

Department of Infrastructure, Local Government and Planning

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From: [Kym E Murphy](#)
To: [Alice C Prince](#); [John R Reeve](#); [Dereck J Sanderson](#); [Eric C Brown](#)
Subject: Fwd: Twidales
Date: Wednesday, 14 February 2018 10:46:28 AM
Attachments: [MC99905_DG_Signed_letter_090218.pdf](#)
[ATT00001.htm](#)

Fyi - letter sent from DG.

Kym

Begin forwarded message:

From: William J Lansbury <William.J.Lansbury@tmr.qld.gov.au>
Date: 13 February 2018 at 5:08:37 pm AEST
To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>
Subject: Fwd: Twidales

Cheers & thanks

Bill Lansbury *FIEAust, RPEQ, JP(Qual)*

A/Deputy Director-General (Infrastructure Management & Delivery) | Executive Directorate

Office of the Deputy Director-General | Department of Transport and Main Roads

Floor 21 | 313 Adelaide Street | Brisbane City Qld 4000

GPO Box 1549 | Brisbane City Qld 4000

P: (07) 30667118

M: not relevant

E: bill.j.lansbury@tmr.qld.gov.au

W: www.tmr.qld.gov.au

ThinkSAFE, WorkSAFE, StaySAFE

Begin forwarded message:

From: Peter Y Brown <Peter.Y.Brown@tmr.qld.gov.au>
Date: 13 February 2018 at 4:40:03 pm AEST
To: William J Lansbury <William.J.Lansbury@tmr.qld.gov.au>
Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>
Subject: Twidales

Letter signed by DG and scanned to author on 9 February 2018.

Peter Brown

Principal Advisor (Office of the Deputy Director-General)

Infrastructure Management and Delivery | Department of Transport and Main Roads

Floor 21 | 313 Adelaide Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 7285 | Mob: not relevant

E: peter.y.brown@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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Partnering to Deliver Transport Infrastructure Solutions for Queensland



Queensland
Government

Our ref: MC99905

09 FEB 2018

Office of the
Director-General

Department of
Transport and Main Roads

not relevant

Principal – Planning
Reed Property Group
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Mr not relevant

I refer to your email of 1 December 2017 to the Honourable Mark Bailey MP, Minister for Transport and Main Roads, about the proposed service station in the vicinity of Twidales Road, Helidon Spa, which is located immediately east of the Toowoomba Second Range Crossing (TSRC) project on the Warrego Highway. The Minister has asked that I respond on his behalf.

As you have noted in your email, the Department of Transport and Main Roads (TMR) has progressed with the design of a U-turn facility to the east of the Twidales Road intersection with the Warrego Highway, to enable vehicles travelling eastbound to return to Twidales Road and beyond towards Toowoomba once the median is closed at the existing intersection. You have identified six key concerns in relation to the planned U-turn facility. I will respond to each of these separately below.

Concept Layout

It is acknowledged that the physical layout is not the same as the early concept drawings developed by TMR. However, the functionality required of the U-turn facility has been maintained. The concept layout you refer to was also noted to be an artist's impression and subject to change.

Safety

The current design proposal, which is yet to be finalised, is considered to be safe. A road safety audit was undertaken as part of the design process and recommendations were incorporated into the detailed design process, in relation to:

- sight distance – the required sight distance checks were completed and shown to be compliant
- ramp length – the ramp length provided is below the normal design standard, however, this was reviewed and will be documented in the design exception process
- weaving manoeuvres – the weaving manoeuvres were reviewed as part of the traffic analysis and are considered acceptable for the design life of the facility

- design exceptions – design exceptions are an acceptable means to document and assess elements that are unable to meet full design standards. The proposed design exceptions are assessed taking into account the low traffic volumes expected to use the facility, the anticipated design life of the facility and the mitigation measures being implemented as part of the design solution. Based on the preliminary information you have provided, it is likely that elements contained in your proposed treatments would similarly require design exceptions.

Flooding

The proposed facility is not expected to exacerbate local flooding. The design has not yet been finalised, however, it is a requirement that the design outcome does not create an actionable nuisance for the adjoining property owners.

Resumptions

It would not be appropriate for me to discuss specific details of the current resumptions, however, I can advise this process was entered into to achieve an appropriate design outcome, meeting the requirements of TMR and maintaining access to adjacent properties.

Comparative cost

A number of concept layouts were considered by TMR. These were reviewed with consideration given to a number of factors including:

- maintaining existing access requirements for adjacent property owners
- minimising impact on drainage
- minimising impact on the existing Public Utility Plant (PUP)
- improving safety compared with the existing intersection
- cost of construction
- cost of maintenance.

The current proposal does offer savings compared to the concept layout. Your estimate does not appear to address some of the concern identified by the designers, particularly the extent of drainage works required and the requirement to relocate significant PUP.

Fit with future alignment

The current design proposal by TMR is the most appropriate design for the road in its current form and for the foreseeable future. There are no formal plans in place to upgrade the highway to motorway standard at this location. The design of any upgrade affecting this location will be developed if, and when, it is required in future.

The facility to be constructed by TMR meets the operational requirements identified in the ministerial media statement of 10 February 2017.

The design itself does not prevent the development being located on the proposed site. There is a number of pre-existing design constraints that need to be addressed in your development application.

It is considered that the facility to be constructed by TMR could be incorporated into your proposal. I note a first attempt was made at achieving this, as documented in your consultant's letter of 23 November 2017.

I encourage you to continue to explore options that will meet your needs and those of TMR and neighbouring properties.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink that reads "Scales". The signature is stylized with a large, bold "S" and a cursive "cales".

Neil Scales
Director-General
Department of Transport and Main Roads

Released under RTI - DTMR

From: [Eric C Brown](#)
To: [Scott A McDonald](#)
Subject: FW: Details of Twidales
Date: Wednesday, 14 February 2018 9:00:00 AM
Attachments: [TSRC-ERDLR05-DRG-GA001_3.pdf](#)

FYI

Could you also please share this with Kieran, but not to be shared with the developer at this time (these are the 'B' version, not necessarily the final version though)

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Bruce A Ollason
Sent: Wednesday, 14 February 2018 8:40 AM
To: Kym E Murphy
Cc: Dereck J Sanderson ; Eric C Brown
Subject: FW: Details of Twidales

Kym,

Plans for Twidales Loop

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street ,Toowoomba

Locked Bag 1, Warwick , Qld , 4370

Mob: [redacted] (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Paul R Weis
Sent: Wednesday, 14 February 2018 8:36 AM
To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>
Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>
Subject: RE: Details of Twidales

Morning Bruce

General arrangement drawings attached.

Paul Weis

Principal Engineer | Toowoomba Second Range Crossing

Program Delivery And Operations | Department of Transport and Main Roads

From: Bruce A Ollason
Sent: Monday, 12 February 2018 10:39 AM
To: Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>
Subject: Details of Twidales

Paul,

I have a meeting with Kym next Monday to brief Kym prior to her visit to LVRC to discuss Twidales.

I need to send her some material regarding the current design.

Can you send me a couple of plans from the detailed design that show generally what is going on

– don't want to send the whole design package if we can avoid it.

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street ,Toowoomba

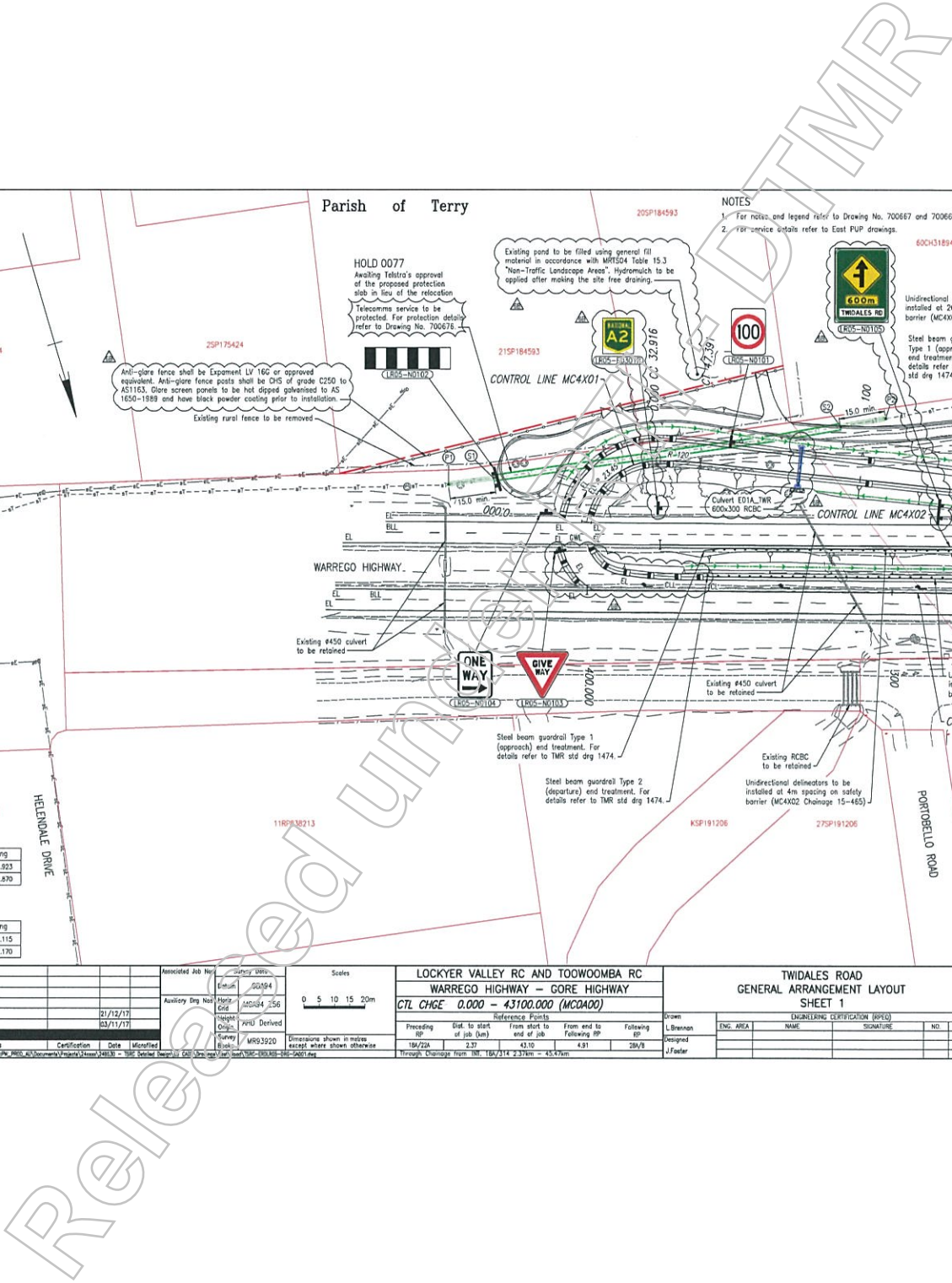
Locked Bag 1, Warwick , Qld , 4370

Mob: [redacted] (private)

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W: www.tmr.qld.gov.au

Released under RTI - DTMR



Parish of Terry

WARREGO HIGHWAY



For continuation of open drain refer to Tollroad Longitudinal Drainage drawings.

For continuation of barrier refer to Tollroad Road Alignment drawings.

For continuation of barrier refer to Tollroad Road Alignment drawings.

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For continuation of barrier refer to Tollroad Road Alignment drawings.

NOTES

1. For notes and legend refer to Drawing No. 700667 and 700668.
2. For service details refer to East PUP drawings.

Department of Transport and Main Roads

Document No. TMR-ENR0000-DRG-00002

PRELIMINARY

NOT FOR CONSTRUCTION

For associated signage works in the westbound carriageway between Ch 425 to 696.000 (MC4X01) refer to Tollroad Signs and Pavement Markings drawings.

For continuation of barrier refer to Tollroad Road Alignment drawings.

For continuation of barrier refer to Tollroad Road Alignment drawings.

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For continuation of barrier refer to Tollroad Road Alignment drawings.

LOCKYER VALLEY RC AND TOOWOOMBA RC

WARREGO HIGHWAY - GORE HIGHWAY

CTL CHGE 0.000 - 43100.000 (MC0A00)

Reference Points

Preceding go Bid. to start of job (km) From start to end of job Following go

18A/22A 2.37 43.10 4.91 28A/8

Through Clearance from HW 18A/22A 2.37m - 43.47m

TWIDALES ROAD

GENERAL ARRANGEMENT LAYOUT

SHEET 2

ENGINEERING CERTIFICATION (RPEQ)

NAME SIGNATURE NO. DATE

Drawn L.Brennan

Designed J.Failler

Checked

Reviewed

Approved

Authorised

Released

Cancelled

Expired

Invalid

Obsolete



Job No. 265/18A/3

Contract No. 0000-11

Drawing No. 700671 BB

Series Number CA-02 of 03

WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)

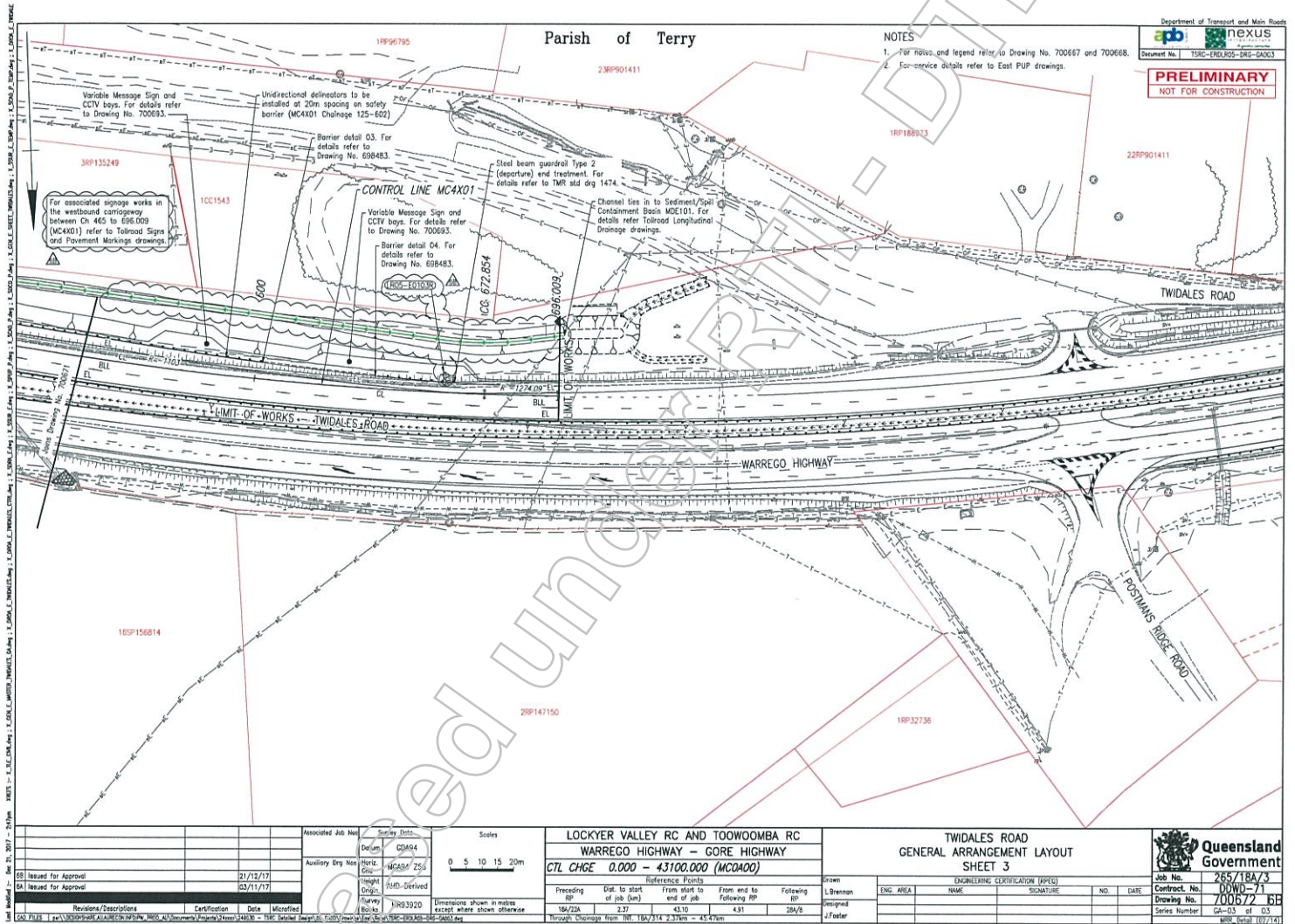
WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)

WHP (date 18/7/15)



From: [Eric C Brown](#)
To: [Alice C Prince](#)
Subject: RE: SDA-0417-038299 - Warrego Hwy, Helidon Spa - meeting outcomes
Date: Tuesday, 20 February 2018 10:12:00 AM
Attachments: [12303 TRA Letter 281117.pdf](#)

Alice,

Please find the latest (from Nov last year) correspondence from Reed Property Group (RPG) in relation to their proposal to match in with TMR's design at Twidales Road

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: [not relevant]@rpsgroup.com.au]

Sent: Tuesday, 28 November 2017 9:23 AM

To: Kieran Hanna

Cc: Scott A McDonald ; Ursula O'Donnell ; Bruce A Steele

[not relevant]

NR

reedproperty.com.au)

[not relevant]

@rmaeng.com.au)

[not relevant]

[redacted]@rmaeng.com.au) ; Eric C Brown ; Bruce A Ollason ; Paul R Weis ; Sean M

Hegarty

Subject: RE: [EXT] RE: SDA-0417-038299 - Warrego Hwy, Helidon Spa - meeting outcomes

Hi Kieran,

Further to Friday's email, please also see attached RMA's analysis of the potential to tie in to the current TMR design.

Regards,

[not relevant]

RPS

[not relevant]

**Principal - Planning
Australia Asia Pacific**

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28 November 2017

Reed Property Group Pty Ltd
C/o - RPS Australia Asia Pacific
PO Box 1559, Fortitude Valley, QLD 4006



Attention: Mr [not relevant]

Application ID: CMB2017/0001

Applicant ref.: PR13329

RMA project name: Service Centre Helidon Spa

Proposed development: Service centre and catering shop

Site location: Lot 60 CH31894 Warrego Highway, Helidon QLD 4344

RE: Helidon Spa – Proposed service centre, further safety and traffic engineering matters, DTMR/Nexus Twidales Road layout plan

Dea [not relevant]

This letter provides traffic engineering commentary on the draft TMR design for the Nexus Twidales Road upgrade, further to the RMA Engineers letter dated 20 November 2017. The previous letter summarised the safety issues and design deficiencies associated with the draft TMR design as identified through a Safety by Design assessment, and described a potential solution (a modified Ministerial layout) which would adequately address safety, community and flooding concerns.

As requested, please find overleaf commentary regarding assessment of the potential for the proposed Helidon service centre access to tie in to the draft TMR design, as considered in the concept sketch in Figure 1.

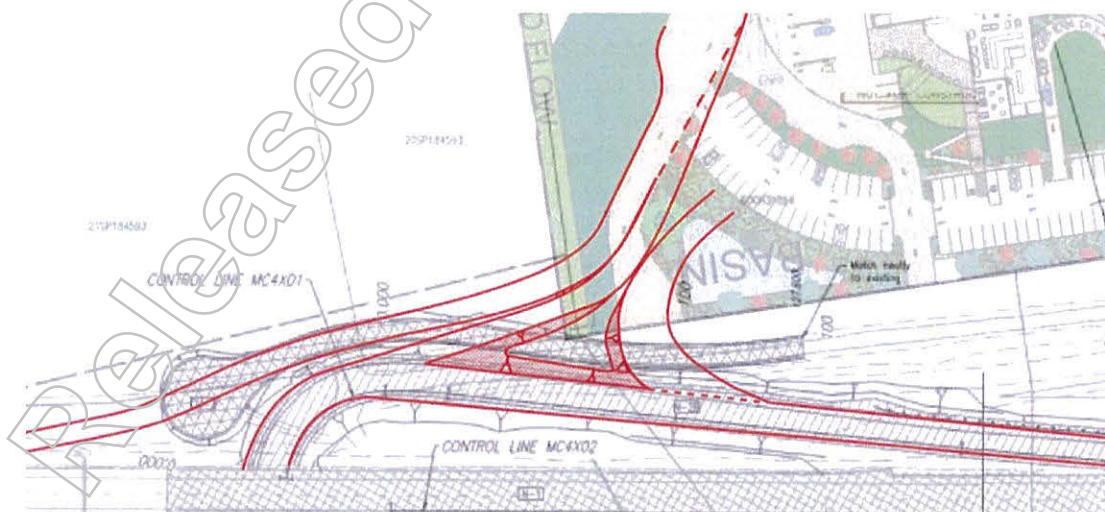


Figure 1 – Draft TMR design annotated with indicative access arrangement

Were the development to achieve access and egress to the U-turn facility, the following works would be required:

- Deletion of the proposed Twidales Road cul-de-sac and provision of a dedicated eastbound highway entry and deceleration lane. Some deceleration can occur within the site via an appropriate driveway configuration.
- An entry from the TMR U-turn. This is anticipated to accommodate significantly smaller development traffic demands compared to the eastbound entry. The entry from the westbound on-ramp would have priority.
- An exit to the TMR on ramp. The resultant acceleration lane length is around 50 m shorter than that provided by TMR, which according to the draft design provides a 70 km/hr merge for trucks. Maintaining the downstream Twidales Road deceleration lane (which is already at the minimum length) would result in an estimated a 60-65 km/h merge speed for trucks exiting the development. This speed is well below the TMR accepted minimum merge speed of 80 km/hr. To maintain the design TMR merge speed, lengthening the acceleration lane is required, which in turn will require a corresponding reduction in deceleration lane length to Twidales Road.
- Significant modifications to the submitted development layout would be required to direct egress traffic back towards the entry, instead of its current western egress.
- Deletion of the nominal driveway locations to lots 20 and 21 to the east of the development.

A preliminary assessment of the compliance of the design with accepted TMR standards reveals numerous safety and compliance deficiencies, creating material approval risks. In order for access and egress to be approved in general accordance with the concept design, design exceptions by TMR would be required with respect to the following:

- Reduction in acceleration distance for the development traffic to the highway, ie a merge at around 60 - 65 km/hr.
- Acceptance of deficient on/off ramp separation distance as provided by the draft TMR design.
- A potential reduction in deceleration lane length to Twidales Road from the highway, and inclusion of the free flow left turn corner as part of the diverge length. As discussed above, should the acceleration lane be lengthened to increase merge speed, a corresponding reduction in deceleration distance to Twidales Road will be needed requiring an additional increase in the radius of the free flow left turn to help accommodate requisite deceleration.
- Safe intersection sight distance from the U-turn towards Kellys Road, as achieved by the draft TMR design (identified by RMA as deficient, particularly for second stage crossing by a B-double). While east bound traffic is not expected to provide substantial custom, the service centre will result in a some increase in use of the U-Turn facility.

The above design exceptions would require Safety by Design acceptance and RPEQ sign-off by the TMR/Nexus traffic/highway engineer. RMA Engineers regard the ability to achieve these design exceptions as an approval risk for the project.

In addition, the following would require negotiation with Council:

- Safety issues in relation to Twidales Road entry/exit such as ramp separation distance.
- Further changes to the Twidales Road configuration, such as increasing the radius and inclusion of its free flow left turn segment as part of the diverge length.
- Drainage impacts of the U-turn alignment as modelled by RMA Engineers.

We trust that this letter addresses the concerns regarding the draft TMR design for DILGP to complete their review of the development permit application. For further clarification on any aspect of the commentary, please contact the undersigned.

Yours sincerely,

[Redacted Signature]

General Manager (Traffic & Transport), RPEQ 09226
RMA ENGINEERS PTY LTD

Released under RTI - DTMR

From: [Eric C Brown](#)
To: [Bruce A Ollason](#)
Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes
Date: Monday, 12 March 2018 8:58:00 AM

No worries – will hold off for a bit

Catch-up soon then

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Bruce A Ollason

Sent: Monday, 12 March 2018 8:50 AM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Cc: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>

Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Eric,

Construction start is under review as we may elect to postpone it to a degree to help with minimising impacts of the median closure – still a work in progress.

At this late stage it might be worth our team all having a discussion about the design exceptions – it is a “chicken and egg” situation – rather than going back to DSDMIP to close out the actions today.

I am [not relevant] and have a few meetings on Wednesday.

I will try and organise something for Wednesday or Thursday.

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street, Toowoomba

Locked Bag 1, Warwick, Qld, 4370

Mob: [not relevant] (vate)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Eric C Brown

Sent: Monday, 12 March 2018 8:42 AM

To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Cc: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>

Subject: RE: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Thanks Bruce,

The answer is No to both

I need to send (I will close this out today) a response to DSDMIP (the old DILGP) closing out all TMR's actions from the last meeting

The stormwater query was answered in the DG's response letter – so I will just refer to that letter

Basically it is not up to TMR to tell RPG what we will or will not accept for a design exception – they will need to undertake their own design reviews (on their design matching into ours and the impacts) as if the TMR U-turn design has been built

Do you have a rough date for estimated start of construction ? or estimated tender date ? – something I can use

RPG have not provided any further information or plans to TMR

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Bruce A Ollason

Sent: Monday, 12 March 2018 8:20 AM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Cc: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>

Subject: FW: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Eric,

I am currently helping Kym respond to a letter from RPG.

We are likely to suggest a "without prejudice meeting" to enable discussions about various options.

In the notes below from the 28/11 meeting two key things were to happen :

- RMA to provide further information on the full extent of works to enable TMR to provide feedback on design exceptions – full egress from the highway towards Kellys Rd and show the proposed ingress onto the U-turn acceleration lane against the end of the acceleration lane and Twidales Rd.

- TMR to provide comment on stormwater drainage in two weeks.
- TMR to provide feedback on the scope of what TMR will accept/not accept as a design exception in two weeks.
- TMR to provide update on proposed construction program.
- RMA to provide adjoining property access proposal to TMR for consideration.
- DILGP to organise referral assessment extension.

In our letter I will highlight the issue about the access to the adjoining property as a key design issue. Did they ever send any proposals for access to those properties as per the highlighted action ?

Did we send any comments re the design exceptions that we thought might be acceptable ?

Kym – if you read the notes from the meeting it appears there was some progress in trying to identify the various constraints and then find a solution that could deal with them.

It seems to me the process just has not been completed yet.

Maybe the proposed meeting will help us get closer to a solution.

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing
Program Delivery and Operations Branch | Department of Transport and Main Roads

Floor 6, 10 Russell Street , Toowoomba

Locked Bag 1, Warwick , Qld , 4370

not relevant

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Eric C Brown

Sent: Thursday, 30 November 2017 8:37 AM

To: Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>

Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>

Subject: FW: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

Paul,

FYI from meeting on Tuesday – we ended up not driving down, but doing a phone hook-up
Copped more on the design, but deflected them and told them to move on

From a designers perspective (back in the day) query

- TMR will most likely rely on a signed design exception by the DD, for your construction works – I believe this is for the shortened length of the accel lane and the separation between the end of the accel lane and the start Twidales Rd AUL ?

- the developer will (based on their fast concept plan) also require a design exception to

join into the TMR construction works

- do they need to receive a copy of our design exception report, to assist in theirs ?
- or do they need to start from scratch and consider that the TMR constructed works are in already built, thus how would they match to existing TMR infrastructure (being the constructed full u-turn loop by TMR)?

They have asked for a possible sign-off of plans date ? and possibly construction start date ?
I am happy to say construction will occur anytime between now and Dec 2018 – the future awarded constructor will make that decision, when awarded

The Action of “what TMR will / won’t accept”, is more running the full concept plan across Derek’s eyes
I imagine Derek will say that it looks OK, in theory, but needs to be proved through a design exception

The stormwater item you are already on

Thanks for the help

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

P: (07) 46390887 | F: (07) 46390750

M: not relevant

E: eric.c.brown@tmr.qld.gov.au

From: Kieran Hanna [<mailto:Kieran.Hanna@dilgp.qld.gov.au>]

Sent: Tuesday, 28 November 2017 4:39 PM

To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Ursula O'Donnell <Ursula.ODonnell@dilgp.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; [redacted] <[\[redacted\]@reedproperty.com.au](mailto:[redacted]@reedproperty.com.au)>; [redacted] <[\[redacted\]@reedproperty.com.au](mailto:[redacted]@reedproperty.com.au)>; [redacted] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)>; [redacted] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)>; not relevant <[redacted]>; not relevant <[redacted]@rmaeng.com.au>; [redacted] <[\[redacted\]@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; not relevant <[redacted]@rpsgroup.com.au>; [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

Subject: Warrego Highway, Helidon Spa - 28 Nov 2017 meeting outcomes

All,

Thanks to everyone for their time today. Below are notes and actions following today’s meeting.

- Reed & RMA reviewed draft TMR civil drawings and identified concerns with providing an integrating solution.
- TMR is progressing with design approval of the TMR concept and will not revert to the original concept.
- Reed have risk concerns with the TMR concept.
- TMR will undertake U-turn works through a design exception based on a pre-development scenario.
- RMA will need to seek a second design exception based on a post-development scenario.
- Reed want to understand what design exceptions from TMR are needed and scope before making a final decision on a revised proposal.
- RMA overview of proposed works and constraints is outlined in the letter dated 28/11/17.
- RMA proposal doesn’t provide access to the adjoining properties to the east and needs to be

identified.

- TMR advised access into the site from the U-turn movement may be possible but concept makes the entry 'busy'. RMA & Reed will consider removing access from the U-turn movement to reduce risk.
- RMA can investigate lengthening the egress merge lane to the highway but would require alterations to the western Twidales Rd deceleration lane.
- TMR is reviewing stormwater information from RMA.

Actions

- RMA to provide further information on the full extent of works to enable TMR to provide feedback on design exceptions – full egress from the highway towards Kellys Rd and show the proposed ingress onto the U-turn acceleration lane against the end of the acceleration lane and Twidales Rd.
- TMR to provide comment on stormwater drainage in two weeks.
- TMR to provide feedback on the scope of what TMR will accept/not accept as a design exception in two weeks.
- TMR to provide update on proposed construction program.
- RMA to provide adjoining property access proposal to TMR for consideration.
- DILGP to organise referral assessment extension.

Regards

Kieran Hanna

Principal Planner | SEQ (West) | Planning and Development Services

Department of Infrastructure, Local Government and Planning

Queensland Government

tel 07 3432 2404

post PO Box 129 Ipswich QLD 4305

visit Level 4, 117 Brisbane Street, Ipswich

kieran.hanna@dilgp.qld.gov.au

ipswichSARA@dilgp.qld.gov.au www.dilgp.qld.gov.au

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From: [Bruce A Steele](#)
To: [Eric C Brown](#)
Subject: FW: "without prejudice" meeting with RPS Group
Date: Tuesday, 20 March 2018 1:04:14 PM
Attachments: [image004.png](#)
[image002.png](#)

Gday Eric

Are you right for these meetings??

Cheers

Bruce Steele

**Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads**

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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P: (07) 4639 0867 | F: (07) 4639 0750

M: not relevant

E: bruce.a.steele@tmr.qld.gov.au

W: www.tmr.qld.gov.au



ways we work

encouraging customer-centric ways of working across DTMR

From: Dereck J Sanderson

Sent: Tuesday, 20 March 2018 12:25 PM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>

Cc: Alice C Prince <Alice.C.Prince@tmr.qld.gov.au>; Bruce A Steele
<bruce.a.steele@tmr.qld.gov.au>

Subject: RE: "without prejudice" meeting with RPS Group

Thanks Kym, sounds like a plan.

I would like Eric and Bruce to represent the district as they have been involved in the process to date.

Cheers,

Dereck

Dereck Sanderson

District Director (Darling Downs) | Downs South West Region

Program Delivery and Operations | Department of Transport and Main Roads

Floor 2 | Toowoomba – Phillip Street | 1-5 Phillip Street (cnr Clopton Street) | Toowoomba Qld

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E: DownsSWR.office@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Customers first Unleash potential Be courageous Ideas into action Empower people

From: Kym E Murphy

Sent: Tuesday, 20 March 2018 10:42 AM

To: Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>

Cc: Alice C Prince <Alice.C.Prince@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Subject: "without prejudice" meeting with RPS Group

Hi Dereck,

I rang [not relevant] this morning to offer a "without prejudice" meeting with TMR to collaboratively brainstorm towards a solution for his development access near Twidales Rd. I said there are outcomes that TMR require from the solution that have been committed to the community and we are happy to meet with their "collective technical heads" to see what we can come up with together. We've agreed to meet prior to Easter, hence have a tentative meeting booked **in Toowoomba for 11am – 1.30pm Wednesday 28 March.**

I suggest that we have an internal pre-meeting discussion from 2pm on Monday 26 March so we're all on the same page and agree on our key messages and so on. I've asked Bruce and Adam from TSRC crossing to attend this meeting also.

Could please advise who from your Planning and Corridor team you wish to attend this meeting, and forward this email to them so they're aware of the dates and intent. I'll also ask Eric to contact his DSDMIP SARA contact to let them know of this pending meeting.

Thanks!

By the way, [not relevant] who had contacted the Minister's Office on behalf of RPS Group is a Communication advisor they engaged to help facilitate an outcome. [NR] will advise him of this pending meeting.

Kind regards,

Kym

Kym Murphy

Regional Director (Downs South West) | Downs South West

Program Delivery And Operations | Department of Transport and Main Roads

Floor 2 | Toowoomba – Phillip Street | 1-5 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

From: [Eric C Brown](#)
To: [Kieran Hanna](#)
Cc: [Scott A McDonald](#)
Subject: Helidon Spa - DA
Date: Tuesday, 20 March 2018 3:39:00 PM

Kieran,

Just a heads up for you.

TMR are arranging a "without prejudice" meeting with RPG and some new 'others' to try and nut out a technical solution for their access to the SCR

A meeting invite – should – be coming your way for a meeting in Toowoomba TMR Office on Wed 28 March from 11am to 1:30pm

Could you please block out this time in your calendar ?

I have told TMR hierarchy that you must be present, should any agreements be reached, as you will be possibly making them part of the conditions

If no meeting invite comes officially, please let me know and I'll make sure from this end one gets to you

Please call if you require more detail or information

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Program Delivery & Operations | Department of Transport & Main Roads

Floor 1 | Toowoomba | 1-5 Phillip St (Cnr Clopton St) | Toowoomba QLD 4350

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P: (07) 46390887 | F: (07) 46390750

M: not relevant

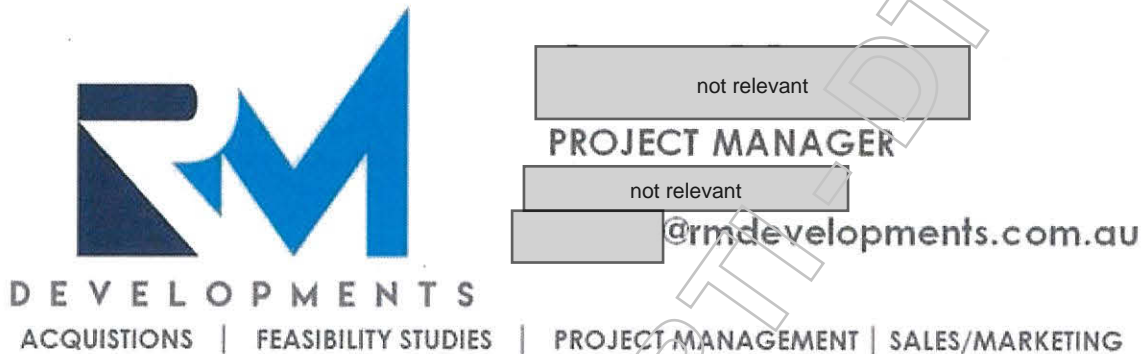
E: eric.c.brown@tmr.qld.gov.au

From: NR @rmdevelopments.com.au
To: Bruce A Steele
Cc: Eric C Brown; Dereck J Sanderson; Jason B McGuire
Subject: RE: Helidon Spa - RPG Proposed Service Centre Development
Date: Monday, 12 March 2018 3:25:36 PM
Attachments: image004.png

Thanks Bruce – Appreciate your availability to meet.

I will touch base with Eric to arrange a convenient time.

Regards,



From: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Sent: Monday, 12 March 2018 3:12 PM
To: NR @rmdevelopments.com.au
Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>; Jason B McGuire <Jason.B.McGuire@tmr.qld.gov.au>
Subject: RE: Helidon Spa - RPG Proposed Service Centre Development

Hello NR

Thank you for your email.

I would be happy to meet with you to discuss the history of the TMR considerations for this development.

Would you please contact my Development Facilitation team leader, Eric Brown (Ph. 4639 0887), to arrange a day/time for us to meet here in our Toowoomba office.

Regards

Bruce Steele
Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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P: (07) 4639 0867 | F: (07) 4639 0750

M: not relevant

E: bruce.a.steele@tmr.qld.gov.au

W: www.tmr.qld.gov.au



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encouraging customer-centric ways of working across DTMR

From: NR [redacted]@rmdevelopments.com.au [mailto:NR [redacted]@rmdevelopments.com.au]

Sent: Monday, 12 March 2018 11:50 AM

To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Subject: Helidon Spa - RPG Proposed Service Centre Development

Hi Bruce,

By way of introduction, I have been appointed as an external Project Manager assisting Reed Property Group (RPG) with their proposed Service Centre development at Helidon Spa. I have been given your details from the consultant team.

I have only just taken over the role and trying to get my head around the history of the project to date. The consultant team has advised of the perception that there is a currently a break down in communications with TMR. RPG has called for a meeting with the State Minister to voice concerns around the safety of the current TMR design for the Warrego Hwy upgrades around this area. Out of professional courtesy, I write to advise you of this. I also seek a informal catch-up with yourself in Toowoomba in attempts to better understand the core issues and attempt for resolution towards the 'modified ministerial' design previously put forward by RMA Engineers. I understand that there has been some inconsistency in certain messages from the previous RPG project team. I further appreciate that the turnover of project reps from the applicant side has been to the detriment of obtaining effective relationships with key project stake holders like yourself.

I would be happy to meet at a convenient date/time with yourself. I don't have intentions to bring any of the consultant team with me unless you would like me to do so.

I look forward to hearing from you.

Regards,



not relevant

PROJECT MANAGER

not relevant

[redacted]@rmdevelopments.com.au

From: [Scott A McDonald](#)
To: [Eric C Brown](#)
Subject: FW: Referral request -Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299
Date: Thursday, 24 January 2019 11:54:58 AM
Attachments: [image001.png](#)
[image003.png](#)

FYI

Scott McDonald
Planner | Darling Downs District
Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
P: (07) 46390737 | F: (07) 46390750
E: Scott.A.McDonald@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Donald J Turner
Sent: Thursday, 24 January 2019 9:34 AM
To: TSRC Admin <TSRC_Admin@tmr.qld.gov.au>
Cc: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; TSRC Doc Control <TSRC_Doc_Control@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>
Subject: FW: Referral request -Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Katie,

As discussed, we are seeking anything of relevance to Reed Property Group, mainly in terms of letters to them

1. in our DMS container
2. Planning team DMS container, if possible - This would be for DA Ref: CMB2017/0001, SDA-0417-038299 and Reed Property Group, which Scott handles for planning team.
3. G:drive folders
4. Teambinder, although unlikely.

We are checking our CMS database and our folders as well.

Scott, Bruce is seeking the above in view of previous experience as a check against anything that could be construed in future about TMR design. Do you have a container number for Katie so she can check background on your side for the anything to red flag.

Also, can I give please Mrs Mclean your number? She is intent on speaking to someone in planning, even though I have explained the background - IE we are referral only?

We are responding to her separately in relation to Twidales Road u-turn design, but not about DA.

From: Donald J Turner

Sent: Wednesday, 23 January 2019 10:22 AM

To: Raegen L Perkins <Raegen.L.Perkins@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>

Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; DSW_Communication <DSW_Communication@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Subject: RE: Referral request -Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Hi Raegan,

I don't get the DD District emails.

TMR is only a referral agency in this, which means the real decision lies with LVRC which falls under DILGP (Dept. of Local Government / planning). Our only association is the location is the same, but the work is completely separate. Our planning department (copying in Scott) has dealt with all of the DA aspects, along the lines of what is described below in the HIB, so I would say TSRC does not accept the assignment but I can't speak for the District/Region in regards to the planning role. It may be that this is DILGP's issue to respond, perhaps with TMR input.

TSRC will respond separately in relation to some questions the Mcleans have about the u-turn loop, not about the DA.

TMR has limited powers to assess proposals that do not directly adjoin state-controlled roads or transport assets. These relate to the safety and efficiency of the State Controlled Road network.

I am advised the DA for Twidales Road was assessed and subsequently approved in-principle, with conditions on the developer in relation to network safety and efficiency if the DA were to be approved.

*In their letter of objection to Lockyer Valley Regional Council about the DA (**Attachment 1**), the property and business owners on Twidales Road make the distinction between the eastern u-turn facility being constructed by RoadTek for TMR and the traffic arrangement proposed by the developer.*

The property owners note that TMR consulted widely in relation to the re-design of the intersection, and that, "The proposed solution comprising both westbound and eastbound turning loops was considered a workable compromise".

The developer has proposed to relocate the intersection to the east, close to the u-turn facility, so the service centre proposed for its land at the eastern end of Twidales Road has more direct access to highway traffic.

From: Raegen L Perkins

Sent: Wednesday, 23 January 2019 10:04 AM

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>

Subject: FW: Referral request -Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Hi Don

Do you get these emails DocTrak DD emails? Do you want to respond?

Will send your HIB onto Kym.

Cheers
Raegen

Raegen Perkins

Senior Advisor Communications (Warrego Highway East) | Downs South West Region
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department
of Transport and Main Roads

Floor 2 | Toowoomba Office | 1-5 Phillip Street (Corner Clopton Street) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
07 4639 0697 M not relevant
raegen.i.perkins@tmr.qld.gov.au
www.tmr.qld.gov.au

From: PDO Correspondence

Sent: Wednesday, 23 January 2019 9:59 AM

To: DocTrak.PDO.DarlingDowns <DocTrak.PDO.DarlingDowns@tmr.qld.gov.au>

Subject: FW: Referral request -Development application amendment - Service Centre, Warrego
Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Good morning,

Please see below from MO and advise if this is something for TMR to handle.

Thank you.

Kind regards,

Chelsy Taylor

Correspondence Officer | Executive Directorate
Office of the General Manager | Infrastructure Management and Delivery Division | Department of Transport
and Main Roads

Floor 21 | 313 Adelaide Street | Brisbane Qld 4000
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chelsy.i.taylor@tmr.qld.gov.au
www.tmr.qld.gov.au

From: IMD DDG Correspondence

Sent: Wednesday, 23 January 2019 9:48 AM

To: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Cc: PDO Correspondence <PDO.Correspondence@tmr.qld.gov.au>

Subject: RE: Referral request -Development application amendment - Service Centre, Warrego
Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Good Morning Brittany

Will do

*****PDO – please see email below and confirm please*****

Thank you

Regards

Jaya Govender

Acting/Senior Advisor (Correspondence and Parliamentary Business)

Office of the Deputy Director-General (Infrastructure Management & Delivery)

Department of Transport and Main Roads

Floor 21 | 313 Adelaide Street, Brisbane Qld 4000

GPO Box 1549 | Brisbane Qld 4001

3066 7358

W: www.tmr.qld.gov.au

From: TMR DLO

Sent: Wednesday, 23 January 2019 9:42 AM

To: IMD DDG Correspondence <IMDDDG.Correspondence@tmr.qld.gov.au>

Cc: Debra A Nixon <debra.a.nixon@tmr.qld.gov.au>

Subject: FW: Referral request -Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Hi guys

Please see below correspondence - State Development have asked if we will accept this referral.

Can you confirm this matter is for TMR.

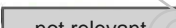
Kind regards,

Brittany McGuirk (McKay)

A/Departmental Liaison Officer | Minister for Transport and Main Roads

Governance Branch | Corporate Division | Department of Transport and Main Roads

Level 35, 1 William Street, Brisbane Qld 4000 | GPO Box 2644, Brisbane Qld 4001

P: (07) 3066 2238 |  E: TMR_DLO@tmr.qld.gov.au

From: DSD DLO <dlo@dsdmip.qld.gov.au>

Sent: Tuesday, 22 January 2019 3:23 PM

To: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Subject: Referral request -Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Good Afternoon

Please note the following received in this office.

As this issue falls under the portfolio responsibilities of Minister Bailey, would you kindly accept this email as the referral.

Regards

Linda Lloyd

Departmental Liaison Officer
Office of the Director-General
Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M not relevant

E dlo@dsmip.qld.gov.au

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsmip.qld.gov.au

From:

Sent: Monday, 21 January 2019 5:24 PM

To:

Subject: FW: Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Hello Everyone,

Just forwarding this email again as I had a glitch with my email last week and was advised that some recipients did not receive it. Could I also please ask that you voice your objection to losing our existing highway access if the service centre roundabout is built, by 'replying all' to this email from your own email address. This will show all recipients that we are a united voice and share the same view.

Thanks & Regards,

From:

**Subject: Development application amendment - Service Centre,
Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299**

Date: 16 January 2019 at 10:10:48 am AEST

To: mailbox@lvrc.qld.gov.au

Cc: nr @bigpond.com, info@massland.com.au,

nr @emugully.com.au, Donald J Turner

<Donald.J.Turner@tmr.qld.gov.au>, Lockyer@parliament.qld.gov.au,

statedevelopment@ministerial.qld.gov.au, not relevant @hotmail.com,

nr @live.com.au, enquiries@whylaway.com.au,

info@dsmip.qld.gov.au, nr @gmail.com, msharp@lvrc.qld.gov.au

Chief Executive

Lockyer Valley Regional Council

via [email: mailbox@lvrc.qld.gov.au](mailto:email:mailbox@lvrc.qld.gov.au)

Attention: Mr Nick Cooper

Dear Mr Cooper

We are writing to register our objection to the proposed changes to Warrego Highway access from the western end of Twidales Road, in connection with the pending service centre development application.

It was our understanding that the eastern U-turn facility designed by Main Roads would retain left-turn access to the highway at the western end of Twidales Rd. This was widely consulted upon during planning for the second range crossing due to significant business and residential concerns about the impact on commute times & distances by closure of the median strip at this location. The proposed solution comprising both westbound & eastbound turning loops was considered a workable compromise and on this basis, we expect no major objections were made in connection with highway access impact of the service centre development application.

However, we now understand (by making application status enquiries and browsing related documents on council's website) that there is an amendment proposed which, if approved, will remove highway access at the western end of Twidales Rd upon construction of a roundabout at the service centre entry.

It is our view that this amendment has a major impact on neighbouring business and residential properties, and will limit any future development opportunity in Twidales Rd. We were therefore surprised that the change has not been re-advertised or discussed with affected parties though we understand there has been some private lobbying for support to the proposed amendment. It would be reasonable to expect that an impact-assessable approval process would communicate any significant change in the 'impact' of a development proposal and invite further discussion or objections to be made.

Removal of highway access at the western end will add approximately two kilometres to the trip for any Brisbane-bound traffic (needing to also access the westbound u-turn) and one kilometre for Toowoomba-bound traffic, on top of the already extended commutes due to median strip closure. This is onerous on residents needing to make a number of short trips each day eg. to Withcott or Helidon for school runs and local services or supplies, and we expect this would greatly impact businesses in the area in view of the high traffic volumes (est. 40,000+ trips per annum including a large number of buses) along Twidales Rd. Council has a reputation for being progressive and pro-development, but removal of highway access from the western end will effectively kill any new or complementary opportunity along Twidales Rd. While we understand that the developer would contribute a large proportion of the cost for the proposed roundabout, this should not in itself be a reason to move the highway access to their front door or to deny fair and equitable access to everyone else in the vicinity.

Property owners on Twidales Rd could make a strong case that the change significantly devalues their property and/or business investment and make a claim for compensation accordingly.

We have spoken to many of the affected parties in the area and formed the impression that while there is general support for the service centre development, there are also strong concerns about losing the highway access as originally negotiated with Main Roads. This would suggest that further discussion and consideration of these factors needs to be made before any approval decision is taken.

Regards

cc: Local residents/ property owners, Cameron Dick MP - Minister State Development, Jim Macdonald MP, Dept Transport & Main Roads (Don Turner), Dept State Development (Rachel Hunter), Helidon Spa Resort (MassLand Property Development), D&D's Spa Cafe, Roy Brook & Co Pty Ltd, Emu Gully Adventure Education Group, Whylaway Boarding Kennels



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Maxine Butler

From: Bruce A Ollason
Sent: Tuesday, 22 January 2019 9:04 AM
To: Donald J Turner; Scott A McDonald
Cc: Adam W Garvin; Kym E Murphy; Dereck J Sanderson; DSW_Communication
Subject: RE: Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Folks,

I have thought this one through overnight.

The objection letter below is well thought out , is factually correct and articulates well what I understand to be the concerns of a number of businesses in the area .

The other key point to note is that it is targeted in the right place – TMR as a referral agency has limited powers to assess the proposal which revolve around safety and efficiency of the SCR network.

It is a matter for the other agencies to consider the community impact of the additional travel time.

To shore up our end of this issue I propose the following:

1. TSRC team will respond to separate email about the loop design to explain in simple terms the basis upon which the design changed from a loop and service road to a loop and on-ramp
2. TSRC team meet o share the history of the loop so they are clear on what has happened in case it comes up in any future discussions.
3. TSRC advise anyone approaching us that matters relating to the DA , to the extent they might involve TMR , need to be raised with the District not the TSRC team.
4. If considered necessary by Kym , TSRC team prepares a DG or Minister brief to go up through the system

Regards

Bruce Ollason
Project Director| Toowoomba Second Range Crossing
Program Delivery and Operations Branch | Department of Transport and Main Roads

Floor 6, 10 Russell Street , Toowoomba
Locked Bag 1, Warwick Qld 4370

M not relevant
bruce.a.ollason@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Donald J Turner
Sent: Monday, 21 January 2019 4:52 PM
To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>; DSW_Communication <DSW_Communication@tmr.qld.gov.au>

Subject: FW: Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

All,
As discussed with Scott just now, a heads up re email following from [redacted] regarding the RPG DA and Twidales Road intersection, with the letter of objection to the DA dispatched by the Twidales Road landowners to the following:

cc: Local residents/ property owners, Cameron Dick MP - Minister State Development, Jim Macdonald MP, Dept Transport & Main Roads (Don Turner), Dept State Development (Rachel Hunter), Helidon Spa Resort (MassLand Property Development), D&D's Spa Cafe, Roy Brook & Co Pty Ltd, Emu Gully Adventure Education Group, Whylaway Boarding Kennels

Nothing to Main Roads Min yet although Lynn mentioned Main Roads in the phone call, as well as solicitors being engaged and A Current Affair. I explained the issue lies with LVRC through DILGP, and that TMR is a secondary referral agent with all DAs handled through our planning team, not TSRC.

Drafting response to [redacted] email and will provide for approval after Bruce has seen it.

From
Sent: Monday, 21 January 2019 3:08 PM
To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>
Subject: Fwd: Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299

Don, copy of letter [redacted] spoke to you about on phone.

Regards,

From:
Subject: Development application amendment - Service Centre, Warrego Highway Helidon Spa; Ref: CMB2017/0001, SDA-0417-038299
Date: 16 January 2019 at 10:10:48 am AEST
To: mailbox@lvrc.qld.gov.au
Cc: [redacted]@bigpond.com, [redacted]@massland.com.au, [redacted]@emugully.com.au, Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>, Lockyer@parliament.qld.gov.au, statedevelopment@ministerial.qld.gov.au, [redacted]@hotmail.com, [redacted]@live.com.au, enquiries@whylaway.com.au, info@dsdmip.qld.gov.au, [redacted]@gmail.com, msharp@lvrc.qld.gov.au

Chief Executive
Lockyer Valley Regional Council
via email: mailbox@lvrc.qld.gov.au

Attention

Dear M

We are writing to register our objection to the proposed changes to Warrego Highway access from the western end of Twidales Road, in connection with the pending service centre development application.

It was our understanding that the eastern U-turn facility designed by Main Roads would retain left-turn access to the highway at the western end of Twidales Rd. This was widely consulted upon during planning for the second range crossing due to significant business and residential concerns about the impact on commute times & distances by closure of the median strip at this location. The proposed solution comprising both westbound & eastbound turning loops was considered a workable compromise and on this basis, we expect no major objections were made in connection with highway access impact of the service centre development application.

However, we now understand (by making application status enquiries and browsing related documents on council's website) that there is an amendment proposed which, if approved, will remove highway access at the western end of Twidales Rd upon construction of a roundabout at the service centre entry.

It is our view that this amendment has a major impact on neighbouring business and residential properties, and will limit any future development opportunity in Twidales Rd. We were therefore surprised that the change has not been re-advertised or discussed with affected parties though we understand there has been some private lobbying for support to the proposed amendment. It would be reasonable to expect that an impact-assessable approval process would communicate any significant change in the 'impact' of a development proposal and invite further discussion or objections to be made.

Removal of highway access at the western end will add approximately two kilometres to the trip for any Brisbane-bound traffic (needing to also access the westbound u-turn) and one kilometre for Toowoomba-bound traffic, on top of the already extended commutes due to median strip closure. This is onerous on residents needing to make a number of short trips each day eg. to Withcott or Helidon for school runs and local services or supplies, and we expect this would greatly impact businesses in the area in view of the high traffic volumes (est. 40,000+ trips per annum including a large number of buses) along Twidales Rd. Council has a reputation for being progressive and pro-development, but removal of highway access from the western end will effectively kill any new or complementary opportunity along Twidales Rd. While we understand that the developer would contribute a large proportion of the cost for the proposed roundabout, this should not in itself be a reason to move the highway access to their front door or to deny fair and equitable access to everyone else in the vicinity. Property owners on Twidales Rd could make a strong case that the change significantly devalues their property and/or business investment and make a claim for compensation accordingly.

We have spoken to many of the affected parties in the area and formed the impression that while there is general support for the service centre development, there are also strong concerns about losing the highway access as originally negotiated with Main Roads. This would suggest that further discussion and consideration of these factors needs to be made before any approval decision is taken.

Regards

cc: Local residents/ property owners, Cameron Dick MP - Minister State Development, Jim Macdonald MP, Dept Transport & Main Roads (Don Turner), Dept State Development (Rachel Hunter), Helidon Spa Resort (Massland Property Development), D&D's Spa Cafe, Roy Brook & Co Pty Ltd, Emu Gully Adventure Education Group, Whylaway Boarding Kennels

Maxine Butler

From: Donald J Turner
Sent: Thursday, 24 January 2019 4:28 PM
To: Bruce A Ollason; Scott A McDonald
Cc: Adam W Garvin; Kylie E Wendell
Subject: FW: MC105865 DocTrak: You have an action request assigned to you. Document Subject : - Development application for a service centre at Helidon Spa
Attachments: 20190123_MC105865 incoming.pdf

All,
FYI latest from this time to our Min, see attached. shouldn't be any implications for the separate
TSRC response re loop, as this sticks to the DA issue.

From: Donald J Turner
Sent: Thursday, 24 January 2019 4:20 PM
To: Ian C Andersen <ian.c.andersen@tmr.qld.gov.au>
Subject: RE: MC105865 DocTrak: You have an action request assigned to you. Document Subject : - Development application for a service centre at Helidon Spa

Thanks, good to know this

From: Ian C Andersen
Sent: Thursday, 24 January 2019 4:04 PM
To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>
Subject: FW: MC105865 DocTrak: You have an action request assigned to you. Document Subject : - Development application for a service centre at Helidon Spa

Hi Don,

You might want to have a look at this – prior to the meeting tomorrow – just so you guys are aware.

Regards,

Ian Andersen

Senior Communications Advisor (Darling Downs) | Downs South West Region
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 2 | Toowoomba Office | 1-5 Phillip Street (Corner Clopton St) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
(07) 4639 0885 | M: [REDACTED] not relevant
ian.c.andersen@tmr.qld.gov.au
www.tmr.qld.gov.au

From: QTMR Agent On Behalf Of DocTrak
Sent: Thursday, 24 January 2019 3:39 PM
To: Alice C Prince <Alice.C.Prince@tmr.qld.gov.au>; Elouise A Quinlivan <Elouise.A.Quinlivan@tmr.qld.gov.au>; Ian C Andersen <ian.c.andersen@tmr.qld.gov.au>; Jennifer S Foxton <Jennifer.S.Foxton@tmr.qld.gov.au>; Katie L Unipan <Katie.L.Unipan@tmr.qld.gov.au>; Lauren A Tomkins <lauren.a.tomkins@tmr.qld.gov.au>; Leanne M Robertson <Leanne.M.Robertson@tmr.qld.gov.au>; Melanie A Coultas <Melanie.A.Coultas@tmr.qld.gov.au>; Raegen L Perkins <Raegen.L.Perkins@tmr.qld.gov.au>

Subject: MC105865 DocTrak: You have an action request assigned to you. Document Subject : - Development application for a service centre at Helidon Spa

Evon J Hagan has assigned an action to you regarding the record reference: MC105865.

Please action this request as the Tracking Officer requires the draft response by the due date of 6/02/2019.

To open this action request click here - [\[link\]](#).

The department is committed to protecting the privacy of personal information held in this database.

Any personal information collected from details provided in the attached correspondence must only be used for the preparation of a response to this request.

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The attached document(s) may also contain exempt information under the Right to Information Act 2009.

While in your possession, please ensure that the information contained in the attached document(s) is protected by such security safeguards to prevent loss, unauthorised use, access, modification or disclosure.

[This is a system generated email] .

Maxine Butler

From: Donald J Turner
Sent: Tuesday, 29 January 2019 2:34 PM
To: Bruce A Steele; Scott A McDonald; Sean M Hegarty; Dereck J Sanderson; Ian C Andersen; Kym E Murphy
Cc: Bruce A Ollason; Donald J Turner; Kylie E Wendell; Adam W Garvin; Paul R Weis
Subject: Helidon spa DA: Re outcomes and actions from meeting 20190125
Attachments: 20190124_Hot Issues Brief_Objection to DA-Twidales Road.docx; 20190123_Hot Issues Brief_Objection to DA-Twidales_Att 1 MC105865 incoming.pdf; 20190123_Hot Issues Brief_Objection to DA-Twidales Road_Att 2.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Afternoon all

Re outcomes and actions from our meeting 20190125:

Actions:

- **Action:** DT – share with group explanation of loop “design change” provided to (below)
- **Action:** DT – share with group RD approved HIB text re DA objection (attached)
- **Action:** KM - contact LVRC councillors
- **Action:** Scott – determine stage of the formal process
- **Action:** Scott – advise group of best contact name and contact details in response to request from re DA (- please confirm if this is Julian Selke on district number 4639 0777)
- **Action:** DT – advise I as she has requested
- **Action:** Region/District – draft MC105865 response (with TSRC input as required) to explain DA process and TMR role in it, with advice on what is required as part of this process to lodge formal objection

Timeline and correspondence with Bruce and Lynn Mclean:

20190129

Provided to regarding Twidales Loop design

I raised your queries with the Project Director , Bruce Ollason , and he has advised me of the following:

The original layout which connected to Twidales Road was only developed to a concept level to enable decisions to be made about whether to proceed with the twin loop concept or to pursue some other type of solution.

Once approval was given to proceed with the twin loop concept the detailed design process was undertaken.

During that process it became apparent that access could not continue to be provided safely to the two blocks at the eastern end of Twidales Road, using the concept layout.

As a result of this it was decided to bring the turn loop back on to the Warrego Highway to allow room to maintain the access to the blocks via Twidales Road and to leave the existing Twidales Road/Warrego Highway intersection in its current state.

The cul-de-sac is required to allow for garbage trucks to turn around.

The cost of works is always a factor that is considered in TMR's decision-making however that was not the determinant here and the change was driven by safety considerations.

Regards

20190111

From:

Sent: Friday, 11 January 2019 6:45 PM

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>

Subject: Re: TSRC helidon spa eastern u-turn facility plan

Thanks again Don, I understand that now. Just one further question - do you know why the original plan got changed ? We understood that it was virtually locked in and just awaiting ministerial approval - the new plan wouldn't seem any more cost effective to a lay person as you will be building a whole new section of road compared to sealing an existing one. We have spoken to a few of the neighbours who were under the same impression and believe that the change is significant enough that some form of re-advertising/ consultation would have been reasonably expected.

Regards,

20190111

On 11 Jan 2019, at 10:09 am, Donald J Turner <Donald.J.Turner@tmr.qld.gov.au> wrote:

Regarding your enquiry about the cul-de-sac: There was a small resumption from the property owner at this location, to accommodate the design. The cul-de-sac is approximately where the track ends now, and enables access into those blocks.

From:

Sent: Thursday, 10 January 2019 6:25 PM

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>

Cc: @optusnet.com.au

Subject: Re: TSRC helidon spa eastern u-turn facility plan

Thanks Don, I think I've got the gist of it. For what it's worth, we thought the original proposal was a much better option as Twidale's Rd was already in place and would have offered equitable frontage, passing traffic, and highway access to all properties in the immediate vicinity. As it stands now - if I'm reading it right & the service centre goes ahead - all exiting traffic will be virtually funnelled into the service centre and properties on the western side will have to backtrack to the roundabout in order to access the highway ??

Something I didn't understand on your plan (which is also shown on the developer's plan) is the cul-de-sac shaped structure on the south-eastern end of the u-turn loop + associated resumption notes - would it be possible to talk to someone further about this ?

Regards,

10 Jan 2019, at 11:17 am, Donald J Turner <Donald.J.Turner@tmr.qld.gov.au> wrote:

I've attached the latest drawings. Pls note that they are still subject to change.

Hope that was what you were after.

Give me a call if you need further info as these are a bit technical. Please do not share further.

Rgds

Don

From:

Sent: Thursday, 3 January 2019 4:45 PM

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>

Subject: Fwd: Nexus TSRC traffic update - 14 December 2018

Don, did you get a chance to forward me a copy of the new plan ? Haven't seen anything come through yet ?

Regards,

Begin forwarded message:

From:

Subject: Fwd: Nexus TSRC traffic update - 14 December 2018

Date: 14 December 2018 at 5:32:54 pm AEST

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>

Cc:

G'day Don, we met with you some time ago about the proposed eastern u-turn facility for the TSRC Helidon Spa interchange. Just wondering where this is at as I notice in this news update that Nexus have 'handed over the Kellys Road to Twidales Road section to Transport & Main Roads' ? Is the design still the same as was discussed back then ie. median closed at Twidale's-Postman's Ridge Rd and a u-turn facility at Kelly's Rd to a slip road onto Twidale's Rd. Would appreciate any information you can share at this stage re design and timing.

Thanks & regards.

Begin forwarded message:

From: Nexus (Toowoomba Second Range Crossing)

<info@nexustsrc.com.au>

Subject: Nexus TSRC traffic update - 14 December 2018

Date: 14 December 2018 at 3:52:00 pm AEST

To:

Reply-To: Nexus (Toowoomba Second Range Crossing)

<info@nexustsrc.com.au>



TSRC traffic update

The Toowoomba Second Range Crossing (TSRC) project covers a lot of ground across Toowoomba Lockyer Valley.

When we are working on the TSRC, we sometimes need to close lanes or make changes temporarily affect existing roads. We have to take these steps so there is a safe distance between passing traffic, heavy machinery workers.

Upcoming key traffic changes*

Key traffic changes:

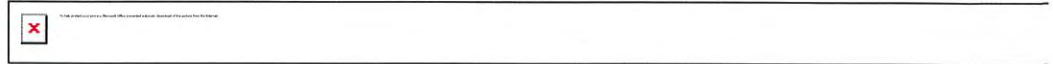
- Intermittent single lane closures, hold and release traffic control, and reduced speeds for maintenance the Warrego Highway at Helidon Spa, Warrego Highway at Charlton, Goombungee Road at Harla, England Highway at Harlaxton, and Toowoomba Cecil Plains Road at Wellcamp.
- Intermittent single lane closures, hold and release traffic control and reduced speeds for maintenance the Toowoomba Second Range Crossing from Mort Street at Cranley to the Gore Highway.
- The Warrego Highway eastern interchange at Helidon Spa from Kelly's Road up to and including the Gore Road intersection has been handed over to the Queensland Department of Transport and Main Roads. Currently completing construction works associated with upgrading the Twidales Road intersection through this section will remain reduced until works are completed.

Visit [QLDTraffic](#) for up-to-date traffic updates.

**We're working in a dynamic construction environment so dates and times do change. Be sure to visit our [very latest information](#).*

WEEKLY TRAFFIC TIP: Get on Santa's nice list by doing the right thing on the roads this Christmas 'round. #XmasSafety #streetsmartsQLD

Thanks for your patience while we work hard to complete the TSRC.



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24 January 2019

Neighbours object to Twidales Road development proposal

Media response

The Department of Transport and Main Roads (TMR) is a referral agency in cases where a Development Application (DA) affects state-controlled roads.

The DA for a service centre on Twidales Road, Helidon Spa was assessed by TMR in relation to the state-controlled Warrego Highway, where it intersects with Twidales Road.

TMR has limited powers to assess proposals that do not directly adjoin state-controlled roads or transport assets. These relate to the safety and efficiency of the State Road Network of Queensland.

I am advised the DA for Twidales Road was assessed and subsequently approved in principle, with conditions on the developer in relation to network safety and efficiency if the DA were to be approved.

Property and business owners on Twidales Road correctly addressed their objections to the service centre proposal to Lockyer Valley Regional Council, as the assessing agency. It is a matter for Council to consider the community impacts of the service centre development application.

The u-turn facility currently under construction east of the Twidales Road intersection is not related to the service centre proposal. It is the final phase of work for the Toowoomba Second Range Crossing (TSRC).

Construction of this u-turn facility retains left in-left out turning ability at the existing intersection location.

It was designed to ensure residents and businesses on Twidales Road have access to the highway when the TSRC is operating and right turns are removed at the intersection for safety reasons, as previously reported.

ENDS

Media contact: XXX

Prepared by:	Document author	Contact for further information:	Content expert
	Don Turner not relevant		Bruce Ollason not relevant

24 January 2019

Neighbours object to Twidales Road development proposal

BACKGROUND

TMR received an email from the landowners on 21 January 2019 in relation to this matter (**Attachment 1 - MC105865**) and a draft response is in progress.

Right turns have to be removed at the intersection of the Warrego Highway, Postmans Ridge Road and Twidales Road for safety reasons as a result of increased traffic movement and traffic merging to take the TSRC exit from the highway or rejoining the highway from the TSRC.

The centre median at the intersection will be closed permanently once the eastern u-turn facility is finished in April 2019. This will involve minimal extra travel for the local community and safety will be improved through the closure of the intersection.

In their letter of objection to Lockyer Valley Regional Council about the DA (**Attachment 2**), the property and business owners on Twidales Road make the distinction between the eastern u-turn facility being constructed by RoadTek for TMR and the traffic arrangement proposed by the developer.

The property owners note that TMR consulted widely in relation to the re-design of the intersection, and that, "The proposed solution comprising both westbound and eastbound turning loops was considered a workable compromise".

It ensures access for residents and businesses on Twidales Road, such as the Emu Gully Adventure Education Camp, Whylaway Boarding Kennels and Helidon Mineral Spa Resort, which all rely on access for customers from Toowoomba and the west.

The u-turn facility is 750m east of the existing intersection but retains left-turn access to the highway in its current location at the western end of Twidales Road.

The developer has proposed to relocate the intersection to the east, close to the u-turn facility, so the service centre proposed for its land at the eastern end of Twidales Road has more direct access to highway traffic.

Neighbouring property owners believe this change to the local road network, if approved, would have a major impact on neighbouring business and residential properties and limit future development opportunities in Twidales Road.

Prepared by:	Document author	Contact for further information:	Content expert
	Don Turner not relevant		Bruce Ollason not relevant

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DocTrak No: MC103 863

Date due to ES: 6/2/17

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23 JAN 2019
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23 JAN 2019

Ports

PDO
DOCTRINE. DD-G. IMP

From:
Sent: Monday, 21 January 2019 4:15 PM
To: Transport and Main Roads
Subject: URGENT- Warrego Highway Helidon
Attachments: 8. Response to Information Request copy.pdf

Hon Mark Bailey
Minister for Transport & Main Roads Qld

via email: transportandmainroads@ministerial.qld.gov.au

Dear Minister,

I am forwarding to you a copy of recent correspondence to Lockyer Valley Regional Council in relation to a development application for a service centre at Helidon Spa.

We would like to bring this matter to your attention as the design for an eastern u-turn facility (in connection with the second range crossing project) would necessitate median strip closure and was widely consulted upon by Main Roads in the planning stages for the project, with strong support for the proposed solution. At the time, it was understood that the concept design was virtually locked in and just awaiting ministerial approval. Over the past two years, we expect there has been ongoing correspondence and discussion with the developer that local businesses and residents have not been privy to. We have recently discovered (almost by accident) that the original concept has been changed and the development application amended to include a roundabout at the entry to the centre which will result in removal of highway access from its present (and proposed continuing) location which has been there for 100 years. All the residents in Twidales Road bought in the area in good faith that they had an entry onto the highway and good and easy access to Toowoomba.

In consultation with many of the affected properties in the vicinity, there is strong opposition to this amendment which is why we have all raised the matter with Council. It is noteworthy, within the publicly accessible limited documentation online associated with the application, that upon referral to Main Roads the developer was asked to provide a response regarding continuing access to a number of properties along Twidales Rd - refer copy of DTMR Information Request attached. The developer's response essentially asserts that this is a DTMR issue as the U-turn facility would connect with Twidales Rd and maintaining existing access to the highway ie. they would simply need two driveways onto the slip road to facilitate service road entry/ exit. The applicant's response in part states that:

p1. "According to the ministerial statement, the planned works are to address existing safety issues at Postmans Ridge Rd while ensuring accessibility for Twidales Rd which has a recorded 40,000 vehicles a year usage, many of which are buses." and

p2. "... the location and form of continuing access for the identified lots is assumed to be determined through consultation between DTMR, Council and the affected property owners."

However, the proposed amendment will significantly restrict accessibility to/ from other affected properties while providing virtually red-carpet access to the front door of the service centre, and there has been no further consultation with affected property owners to our knowledge. We feel strongly that the impact of this development has changed substantially without any further communication or discussion, and would ask that you review the impact on other property owners and adequacy of the consultation and referral processes which have been observed to date. We also feel that bad decisions should not be made on the basis of Developers offering to build round-a-bouts etc, these developers will very likely not even build the service centre, they will simply on sell the site with approval, take the profit and walk away.

Regards,

SEE BELOW

Copy of letter to Council:

Begin forwarded message:

From:

Subject: Development application amendment - Service Centre, Warrego Highway Helidon Spa;

Ref: CMB2017/0001, SDA-0417-038299

Date: 16 January 2019 at 10:10:48 am AEST

To: mailbox@lvrc.qld.gov.au

Cc: _____, Donald J Turner
<Donald.J.Turner@tmr.qld.gov.au>, Lockyer@parliament.qld.gov.au, statedevelopment@ministerial.qld.gov.au,
enquiries@whylaway.com.au, info@dsdmip.qld.gov.au,
d.gov.au, _____, msharp@lvrc.qld.gov.au

Chief Executive

Lockyer Valley Regional Council

via email: mailbox@lvrc.qld.gov.au

Attention: I

Dear

We are writing to register our objection to the proposed changes to Warrego Highway access from the western end of Twidales Road, in connection with the pending service centre development application.

It was our understanding that the eastern U-turn facility designed by Main Roads would retain left-turn access to the highway at the western end of Twidales Rd. This was widely consulted upon during planning for the second range crossing due to significant business and residential concerns about the impact on commute times & distances by closure of the median strip at this location. The proposed solution comprising both westbound & eastbound turning loops was considered a workable compromise and on this basis, we expect no major objections were made in connection with highway access impact of the service centre development application.

However, we now understand (by making application status enquiries and browsing related documents on council's website) that there is an amendment proposed which, if approved, will remove highway access at the western end of Twidales Rd upon construction of a roundabout at the service centre entry.

It is our view that this amendment has a major impact on neighbouring business and residential properties, and will limit any future development opportunity in Twidales Rd. We were therefore surprised that the change has not been re-advertised or discussed with affected parties though we understand there has been some private lobbying for support to the proposed amendment. It would be reasonable to expect that an impact-assessable approval process would communicate any significant change in the 'impact' of a development proposal and invite further discussion or objections to be made.

Removal of highway access at the western end will add approximately two kilometres to the trip for any Brisbane-bound traffic (needing to also access the westbound u-turn) and one kilometre for Toowoomba-bound traffic, on top of the already extended commutes due to median strip closure. This is onerous on residents needing to make a number of short trips each day eg. to Withcott or Helidon for school runs and local services or supplies, and we expect this would greatly impact businesses in the area in view of the high traffic volumes (est. 40,000+ trips per annum including a large number of buses) along Twidales Rd. Council has a reputation for being progressive and pro-development, but removal of highway access from the western end will effectively kill any new or complementary opportunity along Twidales Rd. While we understand that the developer would contribute a large proportion of the cost for the proposed roundabout, this should not in itself be a reason to move the highway access to their front door or to deny fair and equitable access to everyone else in the vicinity. Property owners on Twidales Rd could make a strong case that the change significantly devalues their property and/or business investment and make a claim for compensation accordingly.

We have spoken to many of the affected parties in the area and formed the impression that while there is general support for the service centre development, there are also strong concerns about losing the highway access as originally negotiated with Main Roads. This would suggest that further discussion and consideration of these factors needs to be made before any approval decision is taken.

Regards

cc: Local residents/ property owners, Cameron Dick MP - Minister State Development, Jim Macdonald MP, Dept Transport & Main Roads (Don Turner), Dept State Development (Rachel Hunter), Helidon Spa Resort (MassLand Property Development), D&D's Spa Cafe, Roy Brook & Co Pty Ltd, Emu Gully Adventure Education Group, Whyllaway Boarding Kennels

Attachment - DTMR Information Request re service centre development application



Virus-free. www.avq.com

Released under RTI - DTMR



Our ref TMR17-021014
Your ref
Enquiries Scott McDonald

Department of
Transport and Main Roads

13 July 2017

Reed Property Group Pty Ltd c/- RPS
PO Box 1559
Fortitude Valley QLD 4006

Attention: not relevant

Dear Sir/Madam

HELIDON SPA – PROPOSED SERVICE CENTRE – INFORMATION REQUEST

Proposed Development: Service Centre
Real Property Description: Lot 60CH31894
Street Address: Warrego Highway, Helidon QLD 4344
Assessment Manager ref.: CMB2017/0001
Local Government Area: Lockyer Valley Regional Council

Reference is made to the information request issued to the applicant of the proposed Helidon Spa Service Centre by Lockyer Valley Regional Council on 18 April 2017.

The following information relates to item 4 "Local Roads Network" and is intended to provide council with confirmation of the applicant's responses applicable to this item.

4(a) Provision of continuing access to Lot 20 & 21 SP184593; Lot 3 RP135249; Lot 1 CC1543; Lot 2 RP119943; Lot 3 RP96795; Lot 23 RP96795; Lot 23 RP901411; Lot 1 RP96795; Lot 1 RP188973 and Lot 22 RP901411.

Applicant's response:

The properties listed in item 4a are shown in the locality plan in Figure 2 and in the enclosed map. Also depicted in the figure is the DTMR concept alignment of Twidales Road and notations of the proposed future works on the highway. According to the ministerial statement, the planned works are to address existing safety issues at Postmans Ridge Road (which had three fatalities in 2015), while ensuring accessibility for Twidales Road.

Program Delivery and Operations
Darling Downs Region
Floor 2 1-5 Phillip Street Toowoomba Queensland 4350
Locked Bag 1 Warwick Queensland 4370

Telephone +61 7 (07) 4639 0737
Facsimile +61 7
Website www.tmr.qld.gov.au
Email Scott.A.McDonald@tmr.qld.gov.au
ABN: 39 407 690 291

The DTMR concept, as identified in the TIA, includes the following:

- As the development proposal does not include further modifications to the DTMR concept alignment of Twidales Road, the location and form of continuing access for the identified lots is assumed to be determined through consultation between DTMR, Council and the affected property owners.*

In consideration of this potential arrangement, the following are identified as possibilities for the provision of continuing access for the identified lots:

- *All movements via Nans Road, as per current access arrangement: Lot 20 and Lot 21 of SP184593*
- *Left in/left out via Twidales Road (between the Warrego Highway off-ramp to the eastern boundary of Lot 23 of RP901411):*
 - › *Lot 2 of RP119943*
 - › *Lot 1 and Lot 3 of RP96795*
- *Right in/right out via Twidales Road (between the Warrego Highway off-ramp to the eastern boundary of Lot 23 of RP901411):*
 - › *Lot 3 of RP135249*
 - › *Lot 1 of CC1543*
- *All movements via Twidales Road (west of the eastern boundary of Lot 23 of RP901411, assumed to be maintained as two-way):*
 - › *Lot 22 and Lot 23 of RP901411*
 - › *Lot 2 of RP119943 along its northern boundary*
 - › *Lot 1 of RP18873*

DTMR Comments:

The above response from the applicant is generally correct as at the date of this correspondence, subject to one amendment. The proposed westbound acceleration lane from Twidales Road is now proposed to be a form of T-intersection design as per Figure 4. The eventual standard of this intersection is presently in the design phase and may again be subject to change by Nexus as the design phase continues.

4(b) Provision of east bound access for residents of the affected locality including existing Twidales Road.

Applicant's response:

For the purposes of this response, the IR reference to 'affected locality' is assumed to be in relation to existing lots currently gaining access to Twidales Road, which may be affected by the works and one-way restriction proposed by DTMR as discussed in the above response to item 4(a).

From inspection of the DTMR concept, eastbound access to these lots would be provided as follows (refer to RMA Engineering annotations to the DTMR concept in Figure 3):

- *Egress to Warrego Highway eastbound:*
 - › *Merge via an acceleration lane to the Warrego Highway*
 - › *Traversal of a short segment of the Toowoomba Second Range Crossing (TSRC) via the TSRC/Warrego Highway east interchange*
 - › *Exit to the DTMR proposed loop link road to Warrego Highway eastbound.*
- *Ingress from the Warrego Highway eastbound: via the DTMR proposed 'U' turn facility to the east of Twidales Road, then direct access to Twidales Road.*

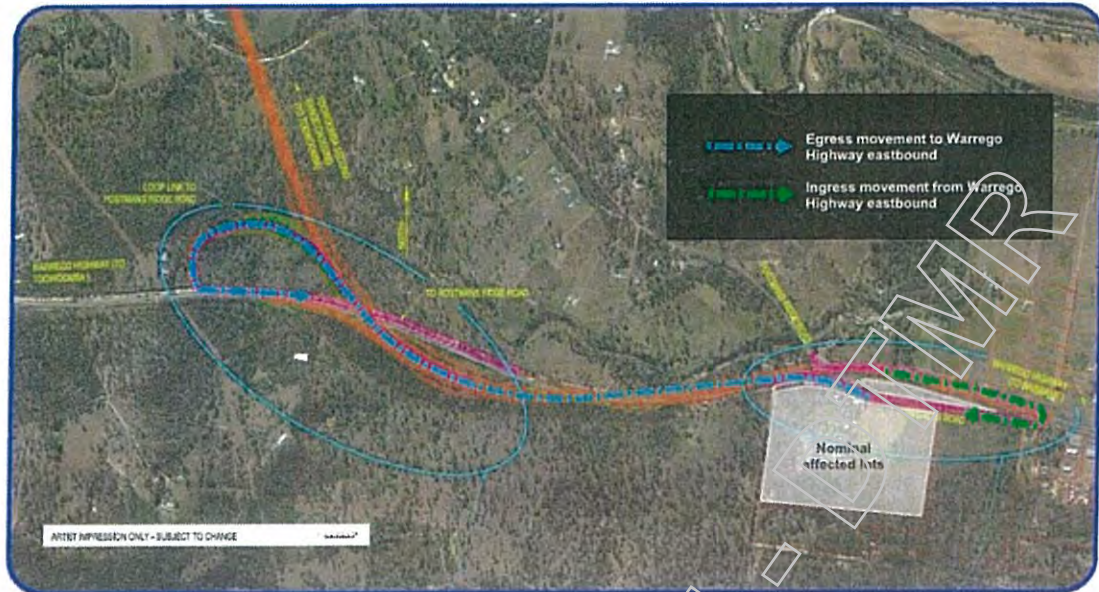


Figure 3: Indicative lot ingress and egress movements – Warrego Highway eastbound

DTMR Comments:

The applicant's comments are supported by DTMR.

4(c) How is it envisaged that Item 1 & 2, Figure 9, RPS Town Planning Report, (which shows a slip lane and access to the service centre from the west) will operate in conjunction with the existing intersection at Joseph Thomas Drive and Kellys Road?

Applicant's response:

Figure 9 from the RPS Town Planning Report was originally included as Figure 4-2 of the TIA, and is provided again in Figure 4. The figure is an interpretation of the DTMR concept plans, rather than a design proposal. It depicts Twidales Road along the development site frontage, the slip lane and DTMR proposed highway 'U' turn facility to the south, and the DTMR proposed on ramp arrangement to the north. From inspection, further treatments at the Warrego Highway intersections with Joseph Thomas Drive and Kellys Road falls outside the geographic scope of the current DTMR concept.

Council is recommended to discuss the wider road network modifications associated with, or resulting from the proposed concept with DTMR, as these considerations fall outside the scope of the development application. For the purposes of the application and the TIA, it was assumed that issues residual to the DTMR concept would be addressed through the appropriate Department processes.

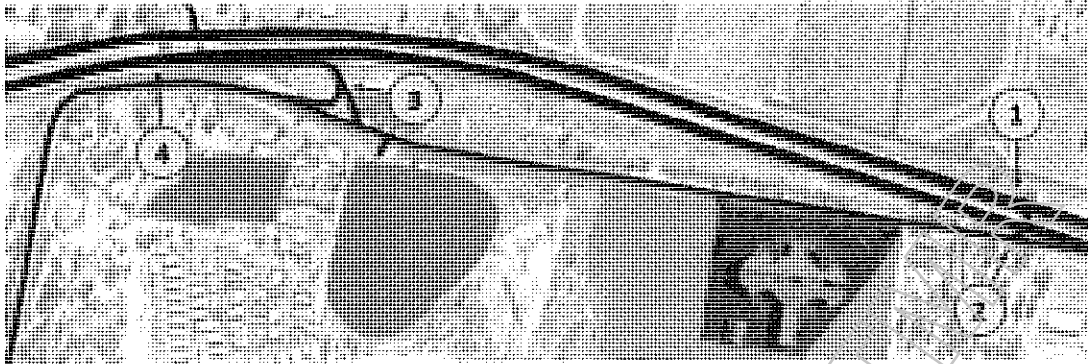


Figure 9 – Potential Concept Design

Figure 4: Extract from RPS town planning report

DTMR comments:

The applicant's comments are supported by DTMR.

4(d) What is the proposed ownership for the proposed local road access for the on and off ramps between DTMR and Council?

Applicant's response:

As noted in the response to Item 4(b), the depicted configuration of Twidales Road along the development site's frontage and the future connections to the Warrego Highway is based on the concepts provided by DTMR. It is recommended that Council confirm land tenure and access intent of the surrounding lots with DTMR, as these aspects are not impacted by development application.

DTMR comments:

Upon final construction of Twidales Road the road will be handed over to council's ownership. DTMR will maintain ownership of the intersection treatments as measured to the tangent point of each intersection.

If you have any queries or wish to discuss this matter further, please contact Scott McDonald, Planner on (07) 4639 0737.

Yours sincerely

Eric Brown
Senior Advisor

Our ref: MC105865



14 FEB 2019

Office of the
Director-General

Department of
Transport and Main Roads

Dear

I refer to your email of 21 January 2019 to the Honourable Mark Bailey MP, Minister for Transport and Main Roads, about a development application for a service centre at Helidon Spa. The Minister has asked that I respond on his behalf.

The Department of Transport and Main Roads (TMR) is a referral agency in cases where a development application (DA) affects state-controlled roads. TMR has limited powers to assess proposals that do not directly adjoin state-controlled roads or transport assets. These powers relate to the safety and efficiency of the state-controlled road network in Queensland. DA for a service centre on Twidales Road at Helidon Spa, was assessed by TMR in relation to the Warrego Highway, where it intersects with Twidales Road. DA for Twidales Road was assessed, with conditions placed on the developer in relation to network safety and efficiency if DA were to be approved by the Lockyer Valley Regional Council (LVRC).

Property and business owners on Twidales Road have correctly addressed their objections to the service centre proposal to LVRC as they are the assessing agency. I note you have also corresponded with LVRC and, as wider community impacts are its concern, I trust LVRC will respond to you directly.

The U-turn facility currently under construction east of the Twidales Road intersection is not related to the service centre proposal. It is the final phase of work for the Toowoomba Second Range Crossing project. Construction of this U-turn facility retains left in, left out turning ability at the existing Twidales Road intersection. It was designed to ensure residents and businesses on Twidales Road have access to the highway when TSRC is operating, and right turns are removed at the intersection for safety reasons.

If you require further information, I encourage you to contact Mr Dereck Sanderson, District Director (Darling Downs), TMR, by email at downsswr.office@tmr.qld.gov.au or telephone on 4639 0720.

I trust this information is of assistance.

Yours sincerely


Neil Scales
Director-General
Department of Transport and Main Roads

1 William Street Brisbane
GPO Box 1549 Brisbane
Queensland 4001 Australia

Telephone +61 7 3066 7316
Facsimile +61 7 3066 7122
Website www.tmr.qld.gov.au
ABN 39 407 690 291

mc106263

Date Received Minister's Office

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15 FEB 2019

MINISTERIAL OFFICE

Office of the Minister for Transport
and Main Roads

The Honourable Mark Bailey MP

Departmental Use Only

DocTrak No: mc106 263

Date due to ES: 4.3.19

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20 FEB 2019

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Copies of incoming to:
(MO admin to distribute)

- ☐ Minister
☐ CoS
☐ SPA
☐ Advisor
☐ Senior Media Advisor
☐ Caucus Liaison Officer
☐ Executive Assistant
☐ Other:.....

Timeframe:

- ☐ Priority – 5 days
☒ Standard – 10 days
☐ Complex – 15 days
☐ Otherdays
☐ Dept. for direct reply
☐ Dept. to call & resolve
☐ Dept. for appropriate action

Contact person: (for letter)

- ☐ Appropriate Dept. Officer
☐ Other:.....

Briefing note required:

- ☐ Decision
☐ Noting
☐ Meeting

☐ Complaint

☐ Registered Lobbyist

(if 'yes, Minister's office to record
on lobbyist register)

Signatory:

- ☐ Minister
☒ CoS
☐ SPA
☐ Director-General / CEO
☐ Deputy Director-General
☐ General Manager
☐ Other:.....

General Information/Action:

- ☐ Minister's constituent
☐ Respond to MP's constituent
☐ Cover letter to MP
☐ Advice/Action Taken Form
☐ Shareholding Ministerial
☐ No response required – file & note
☐ Acknowledgement – courtesy & final

☐ Letter for signature
☒ Email for signature
☐ Referral to other Minister:

Specific instructions from the
Minister's Office:

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.....

Prepared by: *jm*

Signed:

DATE DUE TO CLESU: 4.3.19

Cross-Ref:

MS 8258
MS 8034
MS 7231

Previous:

MC105865

CC to:

Restricted: ☐ YES ☐ NO

Additional Information: P D O

DOCTRAK-DD-G-IMD

From:
Sent: Thursday, 14 February 2019 10:43 AM
To: scott.buchholz.mp@aph.gov.au; Transport and Main Roads
Cc:
Subject: Safe turning solutions for Helidon Spa connections - Nexus
Attachments: Media Release - [Postmans Ridge Road](#).pdf; ATT00001.htm; 180629-104839-AbovePhoto-307026.jpeg; ATT00002.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ministers, just wanted to make sure that you are aware of a change to the eastern turning loop that contradicts previous media releases and to seek your comments on this development.

We understand that a development application for a service centre in Twidales Rd is pending approval with Lockyer Valley Regional Council, and that the developer has lobbied intensely over the past two years to have the Twidales Rd access moved to their front door. State Development have indicated in the referral process that they are ok with this as long as the existing left-out access from Twidales Rd is removed. This was NOT part of the original concept design and there has been NO consultation with affected businesses and residents about this change - we only came upon it by browsing development applications on Lockyer council's website. The change seriously impacts others in this community but there has been no consultation or opportunity for hearing of objections.

Minister Buchholz is quoted in this Nexus release as saying that the community would be kept informed and the left-in, left-out accesses maintained on both sides of the highway:

Federal Member for Wright Scott Buchholz said residents, business owners and the Lockyer Valley Regional Council were consulted to help achieve the best solution for the community.

"The community will be kept informed about the timing of the crossover closure, and we will maintain left in and left out turning ability on both sides of the Warrego Highway at the intersection," Mr Buchholz said.

The official 2017 media release about the turning solutions is attached - Minister Bailey indicated that a key part of the process was consultation with local residents and businesses to ensure the best solution for the community. Minister Buchholz also added that the design would help businesses on Twidales Rd with Emu Gully Adventure Camp, Whylaway Kennels, and Helidon Mineral Spa Resort all relying on this access for their customers from Toowoomba and elsewhere, yet there has been no further consultation with the community and removal of the left-out access from Twidales Rd will add approximately two kilometres to the already extended commutes for most businesses and residents in Twidales Rd.

The proposed change contradicts these statements and is highly advantageous to the developer if approved, but ignores the needs of residents & other current/ potential businesses in Twidales Rd.

Regards,

Released under RTI - DTMR



Media release

Minister for Main Roads, Road Safety and Ports and
Minister for Energy, Biofuels and Water Supply
The Honourable Mark Bailey

Toowoomba Second Range Crossing solution at Postmans Ridge

Designs are now being developed to build U-turn loops either side of the Postmans Ridge Road intersection with the Warrego Highway, to keep access open after the Toowoomba Second Range Crossing is built.

Federal Minister for Infrastructure and Transport Darren Chester said the merging of traffic at the Toowoomba Second Range Crossing interchange with the Warrego Highway meant that right turning traffic at the nearby Postmans Ridge Road posed a serious safety risk.

"The intersection between Postmans Ridge Road and the Warrego Highway already has a long crash history. Sadly, three lives were lost at the intersection in September 2015. The re-design of this intersection as part of the Toowoomba Second Range Crossing project will actually go a long way to improving safety," Mr Chester said.

"The intersection plan involves building a U-turn loop, allowing westbound traffic to exit the Warrego Highway at Helidon Spa and travel on the loop road to rejoin the Warrego Highway eastbound before turning left into Postmans Ridge Road or continuing on towards Brisbane."

Queensland Minister for Main Roads and Road Safety Mark Bailey said this would minimise inconvenience for local drivers by allowing access to and from Postmans Ridge Road.

"A key part of this process was consultation with local residents, businesses and the local council to ensure the best solution for the community after the completion of the Toowoomba Second Range Crossing in late-2018," Mr Bailey said.

"Another U-turn loop for Warrego Highway traffic travelling eastbound will also mean access remains open to Twidales Road.

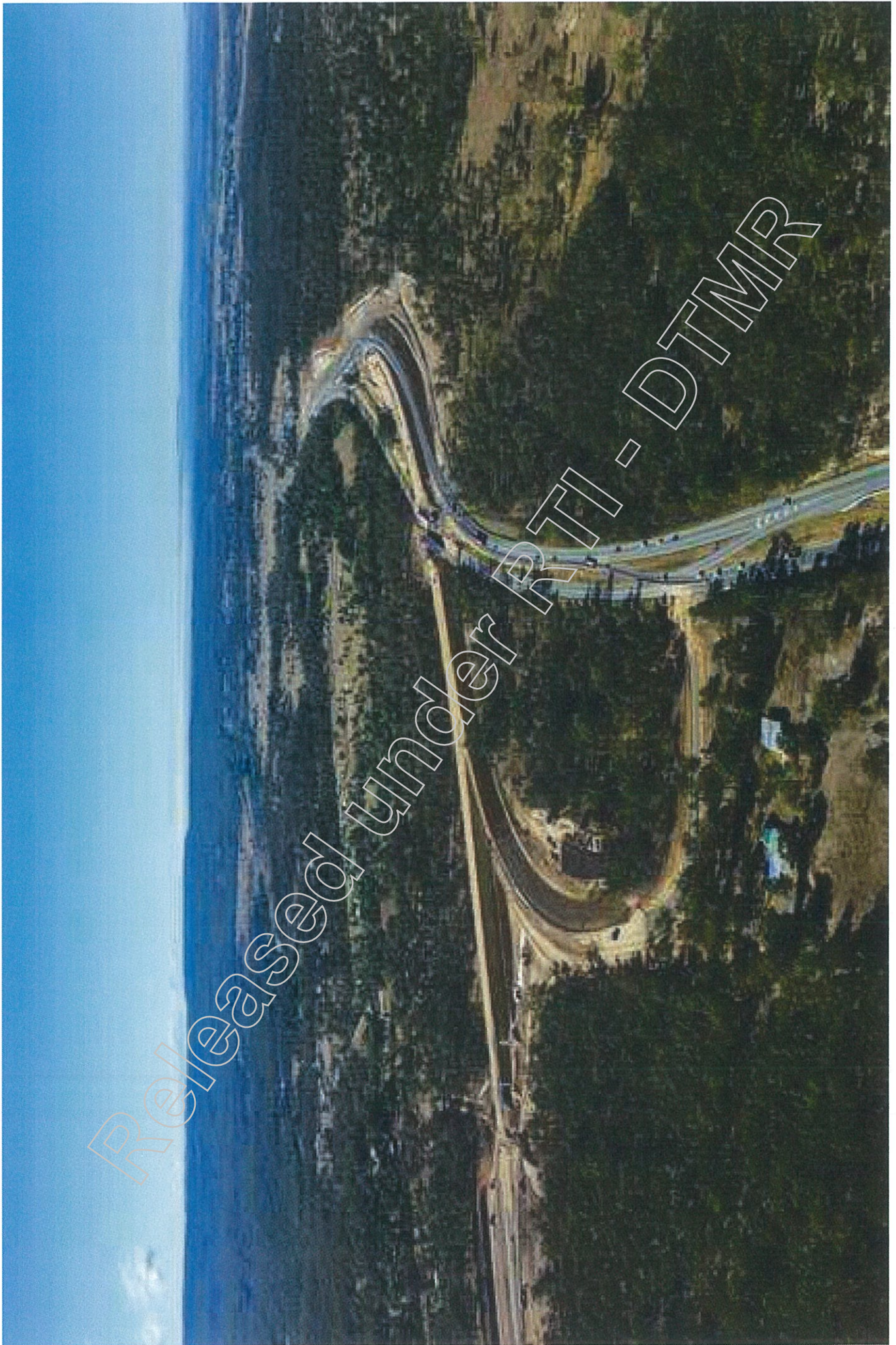
"This is a great outcome for the local community that will improve safety while also ensuring accessibility."

Federal Member for Wright Scott Buchholz said the design would also help businesses on Twidales Road.

"Businesses like Emu Gully Adventure Camp, Whylaway Kennels and Helidon Mineral Spa Resort all rely on this access for their customers from Toowoomba and elsewhere to the west," Mr Buchholz said.

The closure of the current turn arrangements for Postmans Ridge Road and Twidales Road through the central median will not occur until 2018, and only after the community has been given notice and advice.

The Toowoomba Second Range Crossing project is being funded on an 80:20 basis by the Australian and Queensland Governments.



No Further Action (NFA)

Subject: Postmans Ridge Road

Document ID:	MC106263
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- On 21 January 2019, [redacted] wrote to the Honourable Mark Bailey MP, Minister for Transport and Main Roads, about Postmans Ridge Road – MC105865 refers.
 - Mr Neil Scales, Director-General, Department of Transport and Main Roads, (TMR), responded to [redacted] on behalf of Minister Bailey on 14 February 2019. The letter was mailed to **(Attachment 1)**.
- On 14 February 2019, [redacted] gain wrote to Minister Bailey resulting in this profile.
- Based on this coincidence, Mr Don Turner, Communications Manager (Toowoomba Second Range Crossing), TMR, telephoned [redacted] to enquire whether he had received the letter from Mr Scales.
- [redacted] advised that because the letter was mailed to their block of land at Helidon Spa, which is not their place of residence, they had not received the letter.
- Mr Turner undertook to email a copy of the letter from Mr Scales to [redacted] which has now been done.
- During the conversation between Mr Turner and [redacted] it was agreed that as the two emails had crossed 'in-the-post', a further response was not required in response to the email of 14 February 2019 (the subject of this profile).
- On that basis, no further action is required, and this profile can be closed.

Contact officer details:

Name:	Ian Andersen
Position:	Senior Communications Advisor
Telephone:	4639 0885
Date:	6 March 2019

Approved by (If applicable):

Name:	Dereck Sanderson
Position:	District Director (Darling Downs)
Telephone:	4639 0720
Date:	6 March 2019

From: not relevant
To: Kieran Hanna
Cc: Bruce A Ollason; Bruce A Steele; Eric C Brown; Scott A McDonald; Nicholas Cooper; smckenzie@lvrq.qld.gov.au; not relevant; @rmaeng.com.au
Subject: Helidon - TMR Preliminary Functional Layout Plans
Date: Tuesday, 5 June 2018 11:43:18 AM
Attachments: 18-332 Road Functional Layout Technical Note.pdf

Hi Kieran,

We refer to recent meetings and discussions with respect to the proposed Service Centre at Helidon Spa, ref SDA-0417-038299.

In particular, we refer to the meeting held at TMR's Toowoomba office on 3 May in which concept plans were tabled relating to the integration of the service centre access and egress to TMR's current proposed upgrade works in the vicinity of the site. At that meeting, TMR provided positive 'in principle' feedback, subject to provision of more complete concept plans showing all road works relevant to TMR and a Technical Assessment of the compliance with relevant traffic standards.

Accordingly, we write now to submit a Technical Note prepared by PTT Traffic and Transport, dated 4 June, 2018. The review assesses the enclosed preliminary Functional Layout Plans of road works related to the integration of the Service Centre's access and egress to the Warrego Highway, in the context of proposed TMR works. The review found that each of the areas assessed is considered generally consistent with the requirements of the Austroads Guide to Road Design and Guide to Traffic Management.

We write now to seek confirmation from TMR that the functional road works plans are considered acceptable to TMR. We note that the Further Advice Notice issued by SARA, dated 17 August, 2017, also refers to the provision of a revised Concept Stormwater Management Report. Whilst works have commenced on the revised internal design layout and stormwater management, we are seeking further feedback prior to finalisation and submission of a complete response to the Further Advice Notice.

We note that access to TMR's current draft stormwater management design proposals, ideally as both PDF and CAD files, would aid the process of responding to both TMR and Council with respect to Stormwater Management.

We trust the above is sufficient for your current purposes, however please don't hesitate to contact the writer, should you require any further information or clarification.

Regards,

not relevant

RPS

not relevant

Principal - Planning
Australia Asia Pacific

18/455 Brunswick Street, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

D: +61 7 3124 9366

T: +61 7 3237 8899

F: +61 7 3237 8833

M: [redacted] not relevant

E: [redacted] not relevant [@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)

W: rpsgroup.com.au

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From: [redacted] not relevant [@ptt.com.au](mailto:[redacted]@ptt.com.au)>

Sent: Monday, 4 June 2018 3:06 PM

To: [redacted] not relevant [@rmaeng.com.au](mailto:[redacted]@rmaeng.com.au)>; [redacted] [@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)

C: [redacted] not relevant [@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

Subject: [EXT] RE: Helidon - TMR Functional Sketches

Hi team,

Please find attached our updated technical note.

Any queries, please let me know.

Kind regards

[redacted] not relevant

Principal Consultant



Level G | 67 St Pauls Terrace | Spring Hill QLD 4000

P: (07) 3839 6771

M: [redacted] not relevant

E: [\[redacted\]@ptt.com.au](mailto:[redacted]@ptt.com.au)

W: www.ptt.com.au

4 June 2018

RM Developments
c/- RPS Australia Asia Pacific
PO Box 1559, Fortitude Valley, QLD 4006

Attention:

Dear

**RE: PROPOSED SERVICE CENTRE, HELIDON SPA
REVIEW OF PRELIMINARY ROAD FUNCTIONAL LAYOUT PLAN**

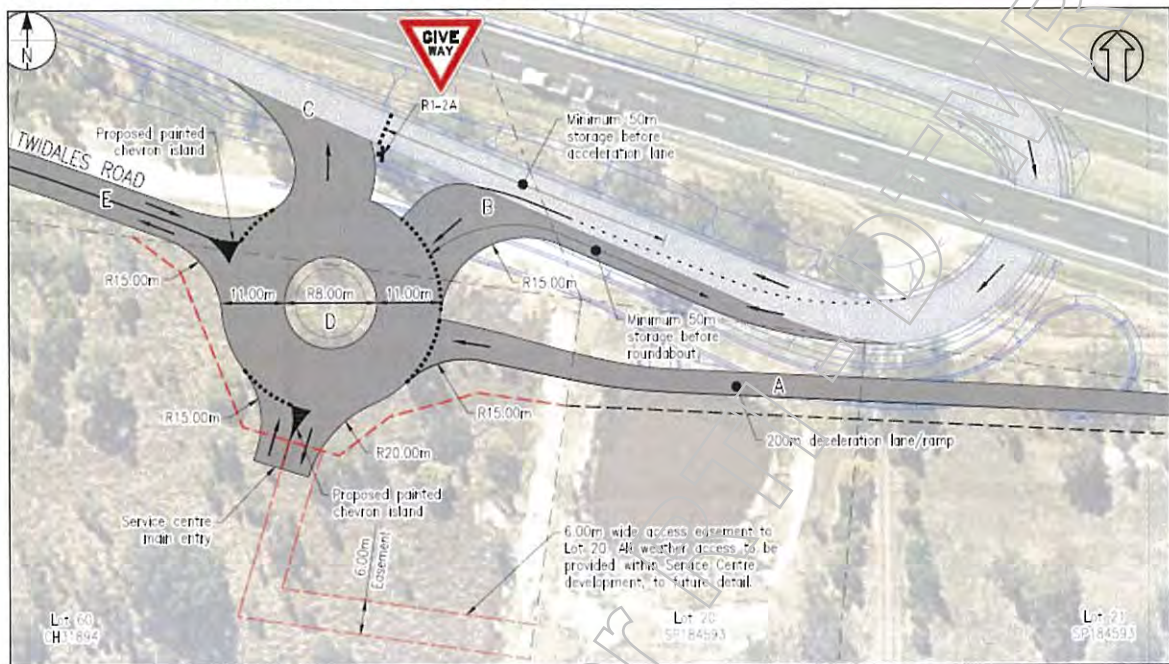
INTRODUCTION

PTT has been engaged to review the Functional Layout Plan (Drawing No. C-SK000-B and C-SK001-D) prepared by others and dated 4 June 2018. The Functional Layout Plan, shown in Figure 1 and attached, identifies the proposed access arrangements for the Helidon Spa service centre and the modified Twidales Road left-in/left-out intersection with the Warrego Highway. The proposed road layout seeks to integrate with the Department of Transport and Main Roads (TMR) design for proposed upgrades to the Warrego Highway in the vicinity of Twidales Road. The proposed Functional Layout Plan incorporates the following works:

- the closure of the existing Twidales Road (left-in / left-out) intersection
- the extension of Twidales Road to the east
- a new left-in / left-out intersection with the Warrego Highway (replacing Twidales Road), which comprises:
 - a westbound off-ramp directly from the Warrego Highway
 - westbound on and off-ramps to / from the acceleration lane for the U-turn jug handle facility
- a new five-arm roundabout located in the north-east corner of the service centre site (ie Lot 60 on CH31894), which caters for all the required movements to / from the Warrego Highway, Twidales Road and the proposed service centre
- an extension to the acceleration lane from the U-turn jug handle to provide a total length of 920m
- an easement from the service centre site to the adjacent Lot 20 on SP184593, which provides access to and from this property

The aim of this assessment is to review the proposed road works against the Austroads Guide to Road Design and Guide to Traffic Management. The findings of our review are detailed below.

Figure 1: FUNCTIONAL LAYOUT PLAN



WESTBOUND OFF-RAMP

The westbound off-ramp has been designed as a single lane exit for freeways and major divided roads, consistent with the Austroads Guide to Road Design Part 4C: Interchanges (Figure 11.1). The design incorporates the following:

- a 1:15 exit taper
- a deceleration lane length of approximately 200m

To obtain the required tapers and deceleration distance, the westbound off-ramp would diverge from the Warrego Highway adjacent to the (all-movements) intersection with Helendale Drive. This is not considered to result in any significant adverse operational or safety issues on the basis that:

- Helendale Drive serves low density rural residential use and is characterised by low traffic volumes
- traffic movements between Helendale Drive and the proposed off-ramp would be minimal
- the right turn out of Helendale Drive is a staged turn movement
- this intersection is likely to be limited to left-in / left-out operations in the future

The off-ramp would achieve approximately 110m separation from Kellys Road. This equates to approximately three seconds of travel time at the posted speed, consistent with the Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings for minimum spacing between adjacent ramp entry and exit points.

Therefore, in our view the westbound off-ramp design complies with the requirements of the relevant Austroads guides.

U-TURN OFF-RAMP

The proposed off-ramp would diverge from the acceleration lane for the jug-handle U-turn facility, approximately 40m from the give-way line at the U-turn facility. An auxiliary turn lane is proposed for the off-ramp to the roundabout, which is approximately 50m in length. This is consistent with Austroads requirements for deceleration lanes, with expected vehicle speeds less than 50km/h at this location (as vehicles accelerate from the give-way line at the U-turn facility).

The off-ramp provides a storage length of approximately 50m from the roundabout, which is sufficient to incorporate two b-doubles. This queuing provision is considered adequate on the basis that:

- the vehicle volumes accessing the service centre and the Twidales Road catchment from the west are expected to be low
- the vehicle volumes using the jug-handle U-turn facility are also expected to be low
- at the roundabout, the off-ramp movement would only give way to vehicles turning into the service centre from Twidales Road and vehicles egressing the service centre and performing a U-turn (both of which would be very low volume movements)

U-TURN ON-RAMP

The on-ramp would merge with the acceleration lane for the jug-handle U-turn facility approximately 120m from the give-way line at the U-turn facility. It is expected that the volumes of vehicles using the U-turn head would be significantly lower than the volumes using the proposed on-ramp (ie egressing the service centre and the Twidales Road catchment). Therefore, it is proposed that vehicles using the jug-handle turn head would give-way to vehicles egressing from the roundabout, as indicated in the signage and line-marking in the attached Drawing No. C-SK001-D.

We estimate the length of acceleration lane for the proposed U-turn facility to be in the order of 920m measured from the westbound on-ramp from the roundabout (to the extent of the acceleration lane for the existing Twidales Road intersection). This acceleration length would meet the minimum requirements from the Austroads Guide to Road Design Part 4A: Signalised and Unsignalised Intersections, which identifies that:

- it is preferable that a design heavy vehicle has sufficient length to accelerate to a speed no less than 20km/h below the mean free speed of the through road
- an acceleration lane length of 910m would be required for a semi-trailer to accelerate from rest to 80km/h in flat conditions

Therefore, the proposed acceleration lane length would be consistent with the Austroads normal design standard.

ROUNABOUT DESIGN

The proposed five-arm roundabout has been designed to be in accordance with the minimum requirements from the Austroads Guide to Road Design Part 4B: Roundabouts. The roundabout design comprises:

- a 8.0m central island radius
- a 11.0m wide circulating carriageway
- a 38.0m inscribed circle diameter

Swept paths for a 36.5m long Type 1 Road Train negotiating the new roundabout are shown in the attached Drawing No. C-SK002-C and C-SK003-C. As shown, a Type 1 Road Train can perform all of the required turn movements.

CONCLUSION

PTT have undertaken a review of the attached Functional Layout Plan (Drawing No. C-SK000-B and C-SK001-D). In our opinion the layout is generally consistent with the requirements of the Austroads Guide to Road Design and Guide to Traffic Management.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,

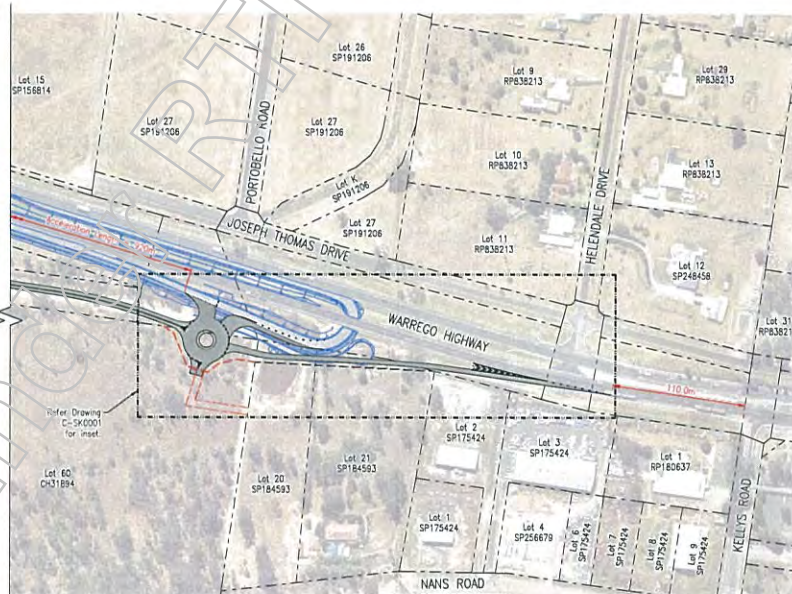
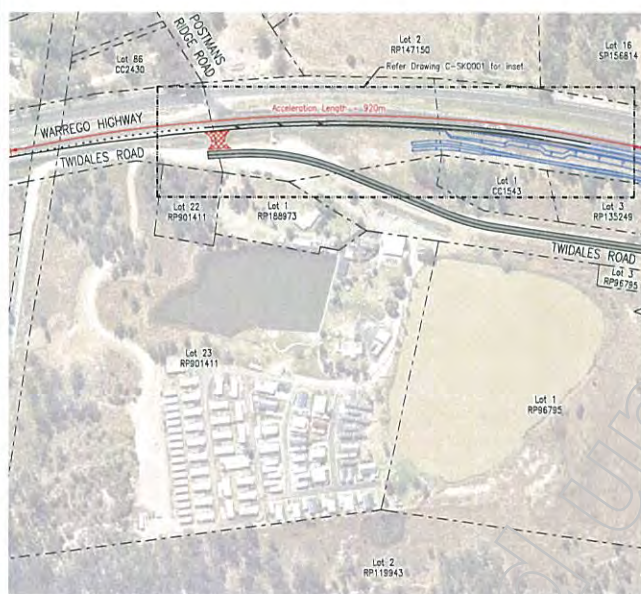

not relevant

not relevant

Director (RPEQ 5286)

FUNCTIONAL DESIGN SPECIFICATION NOTE:
Specifications used to develop external functional plans herein have been adopted from Peko Traffic & Transport Proposed Service Centre, Helidon Spa Preliminary Road Function Layout Plan technical note (dated 30/05/18), in support of development application number: CM82017/0001

- LEGEND:**
- Existing Property Boundary
 - - - Indicative resumption boundary to be confirmed by Cadastral Surveyor following detailed design approval.
 - - - Road resumption boundary indicated on DTMR Plans (265/18A/3).
 - - - Proposed Easement Boundary to be confirmed by Cadastral Surveyor
 - Proposed Twidales Road/Service Centre interchange
 - DTMR Design Road (Refer DTMR Plans 265/18A/3)



OVERALL ROAD FUNCTIONAL LAYOUT SKETCH PLAN (ULTIMATE)
Scale 1:1500(A1)

PRELIMINARY
4 June 2018

0 15 30 45 60m
1:1500(A1) 1:3000(A3)



Helidon Spa – Overall Road Functional Layout Sketch Plan (Ultimate)

C-SK0000-B

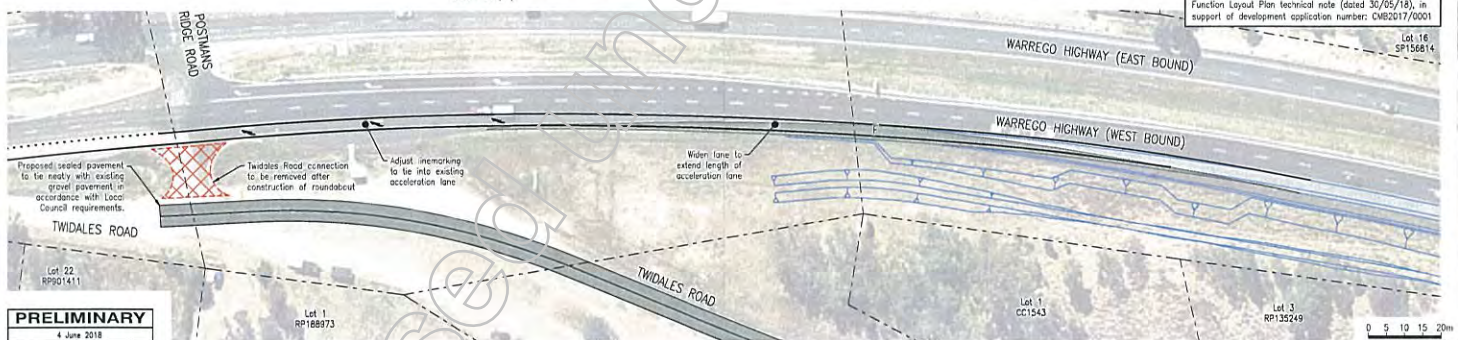
ITEM	DESCRIPTION	MINIMUM LENGTH	MINIMUM TURN RADIUS	MINIMUM WIDTH
A	Warrego Highway Deceleration Ramp	200m	15.0m	4.0m
B	Warrego Highway Turn to Round-about	50m	15.0m	3.5m
C	Warrego Highway Acceleration Lane Connect	—	15.0m	3.5m
D	Round-about	—	19.0m (ext): 8.0m (int)	11.0m
E	Twidales Road - Local Access	—	15.0m	6.0m
F	Warrego Highway Acceleration Lane	910m	—	3.5m



ROAD FUNCTIONAL LAYOUT SKETCH PLAN (ULTIMATE)

Scale 1:500(A1)

FUNCTIONAL DESIGN SPECIFICATION NOTE:
Specifications used to develop external functional plans herein have been adopted from Peak Traffic & Transport Proposed Service Centre, Helidon Spa Preliminary Road Function Layout Plan technical note (dated 30/05/18), in support of development application number: C602017/0001



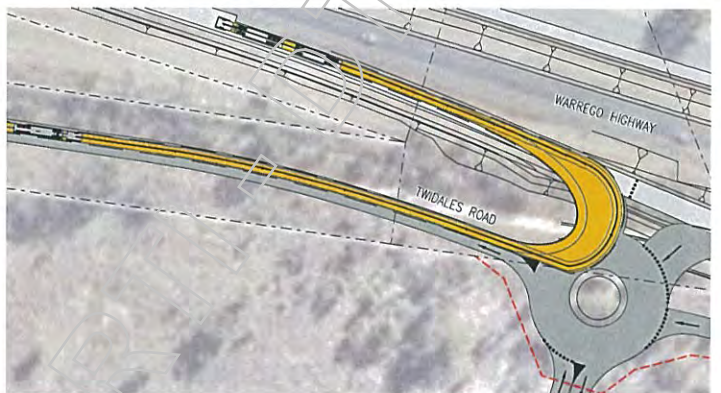
PRELIMINARY
4 June 2018

0 5 10 15 20m
1:500(A1) 1:1000(A3)



Helidon Spa - Road Functional Layout Sketch Plan (Ultimate)

C-SK0001-D



A-DIMENSIONS (TYPE 1 ROAD TRAIN)			
Trailer width	2.50	Trailer length	12.00
Trailer height	2.50	Trailer width	2.50
Trailer tracks	2.50	Trailer height	2.50
		Trailer width	2.50
		Trailer height	2.50
		Trailer width	2.50
		Trailer height	2.50

PRELIMINARY
4 June 2018

VEHICLE TURNING PATH ANALYSIS - 1

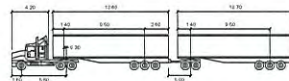
Scale 1:500(A1)

0 5 10 15 20m
1:500(A1) 1:1000(A2)



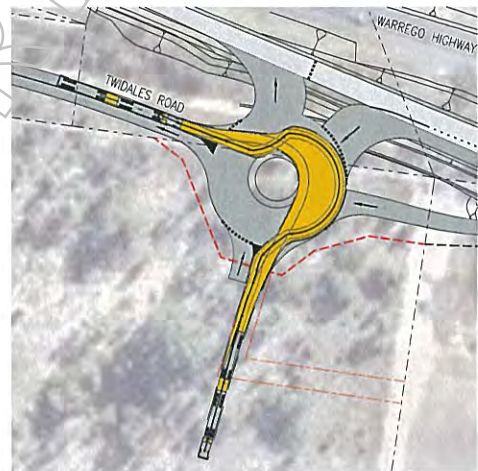
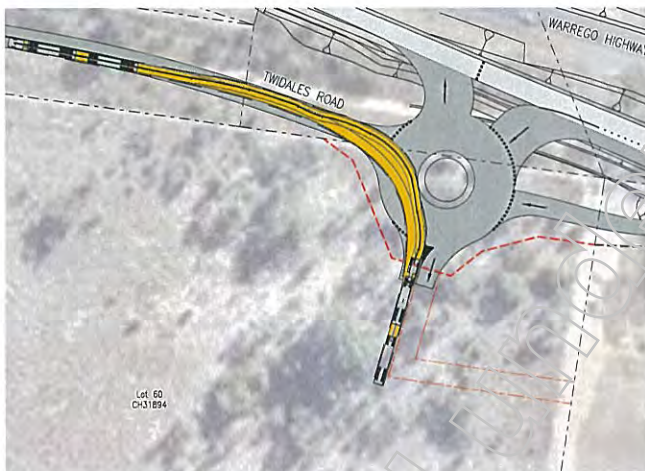
Helidon Spa - Vehicle Turning Path Analysis - 1

C-SK0002-C



A-DOMBLE (TYPE 1 ROAD TRAIL)

	Height	Width	Length
Trailer (H&L)	2.50	1.40	12.80
Trailer (H&L)	2.50	1.40	12.80
Trailer (H&L)	2.50	1.40	12.80
Trailer (H&L)	2.50	1.40	12.80



PRELIMINARY
4 June 2018

VEHICLE TURNING PATH ANALYSIS – 2

Scale 1:500(A1)

0 5 10 15 20m
1:500(A1) 1:1000(A3)



Helidon Spa – Vehicle Turning Path Analysis – 2

C-SK0003-C

From: [Scott A McDonald](#)
To: [Adam W Garvin](#)
Cc: [Paul R Weis](#); [Eric C Brown](#)
Subject: FW: Helidon - TMR Preliminary Functional Layout Plans
Date: Friday, 8 June 2018 9:17:10 AM
Attachments: [18-332 Road Functional Layout Technical Note.pdf](#)

Hi Adam,

I understand that you are relieving for Bruce O [not relevant] As you'd be aware, the TSRC team has been assisting our team with a DA for a proposed service centre in vicinity to the Twidales Road U-turn facility.

Following a meeting in early May where the applicant provided a design concept that seeks to integrate into the proposed TSRC works and adjoining private property, TMR provided feedback and requested a more detailed design to be submitted for our consideration.

The applicant is now seeking confirmation from TMR that the functional road works plans are considered acceptable to TMR. Can your team please have a look at the written advice prepared by PTT and the attached plans and provide any comments back to us? If possible, could we receive your feedback by Monday 18 June?

If you have any questions please contact either myself or Eric Brown. Eric and I would also be happy to have a meeting to discuss if this is required.

Regards,

Scott McDonald

Planner | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 46390737 | F: (07) 46390750

E: Scott.A.McDonald@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: [not relevant]@rpsgroup.com.au]

Sent: Tuesday, 5 June 2018 11:43 AM

To: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>

Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Nicholas Cooper <NCooper@lvrc.qld.gov.au>; smckenzie@lvrc.qld.gov.au; [not relevant]@rmdevelopments.com.au; [not relevant]

[not relevant]@ptt.com.au; [not relevant]@rmaeng.com.au)

[not relevant]@rmaeng.com.au>

Subject: Helidon - TMR Preliminary Functional Layout Plans

Hi Kieran,

We refer to recent meetings and discussions with respect to the proposed Service Centre at

Helidon Spa, ref SDA-0417-038299.

In particular, we refer to the meeting held at TMR's Toowoomba office on 3 May in which concept plans were tabled relating to the integration of the service centre access and egress to TMR's current proposed upgrade works in the vicinity of the site. At that meeting, TMR provided positive 'in principle' feedback, subject to provision of more complete concept plans showing all road works relevant to TMR and a Technical Assessment of the compliance with relevant traffic standards.

Accordingly, we write now to submit a Technical Note prepared by PTT Traffic and Transport, dated 4 June, 2018. The review assesses the enclosed preliminary Functional Layout Plans of road works related to the integration of the Service Centre's access and egress to the Warrego Highway, in the context of proposed TMR works. The review found that each of the areas assessed is considered generally consistent with the requirements of the Austroads Guide to Road Design and Guide to Traffic Management.

We write now to seek confirmation from TMR that the functional road works plans are considered acceptable to TMR. We note that the Further Advice Notice issued by SARA, dated 17 August, 2017, also refers to the provision of a revised Concept Stormwater Management Report. Whilst works have commenced on the revised internal design layout and stormwater management, we are seeking further feedback prior to finalisation and submission of a complete response to the Further Advice Notice.

We note that access to TMR's current draft stormwater management design proposals, ideally as both PDF and CAD files, would aid the process of responding to both TMR and Council with respect to Stormwater Management.

We trust the above is sufficient for your current purposes, however please don't hesitate to contact the writer, should you require any further information or clarification.

Regards,

not relevant

RPS

not relevant

Principal - Planning

Australia Asia Pacific

18/455 Brunswick Street, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

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M: not relevant

E: [\[redacted\]@rpsgroup.com.au](mailto: [redacted]@rpsgroup.com.au)

W: rpsgroup.com.au

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From: [not relevant] <[redacted]@ptt.com.au>
Sent: Monday, 4 June 2018 3:06 PM
To: [not relevant] <[redacted]@rmaeng.com.au>, [redacted] <[redacted]@rmdevelopments.com.au>
Cc: [not relevant] <[redacted]@rpsgroup.com.au>
Subject: [EXT] RE: Helidon - TMR Functional Sketches

Hi team,

Please find attached our updated technical note.

Any queries, please let me know.

Kind regards

[not relevant]
Principal Consultant



Level G | 67 St Pauls Terrace | Spring Hill QLD 4000

P: (07) 3839 6771

M: [not relevant]

E: [redacted]@ptt.com.au

W: www.ptt.com.au

From: [Seren McKenzie](mailto:Seren.McKenzie@lvrcc.qld.gov.au)
To: [Eric Brown](mailto:Eric.C.Brown@tmr.qld.gov.au)
Subject: RE: Service centre - Twidale Road
Date: Wednesday, 13 June 2018 11:33:32 AM
Attachments: [image001.png](#)

Hi Eric

Just in a council meeting. I will try to give you a call this afternoon, but yes, the underpass on McNamara Road and the formed lower order road are returned works to Council. I will try to touch base with our planning section to discuss this application - did you get anything directly from a LVRC officer and if so, which officer?

Regards

Seren McKenzie
Acting Executive Manager Infrastructure Works and Services
P 07 54664 956
E seren.mckenzie@lvrcc.qld.gov.au

Lookyer Valley Regional Council
28 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5672 (LVRC)
www.lookyer valley.qld.gov.au

From: Eric C Brown [mailto:Eric.C.Brown@tmr.qld.gov.au]
Sent: Wednesday, 13 June 2018 10:13 AM
To: Seren McKenzie
Subject: RE: Service centre - Twidale Road

Thanks Seren.

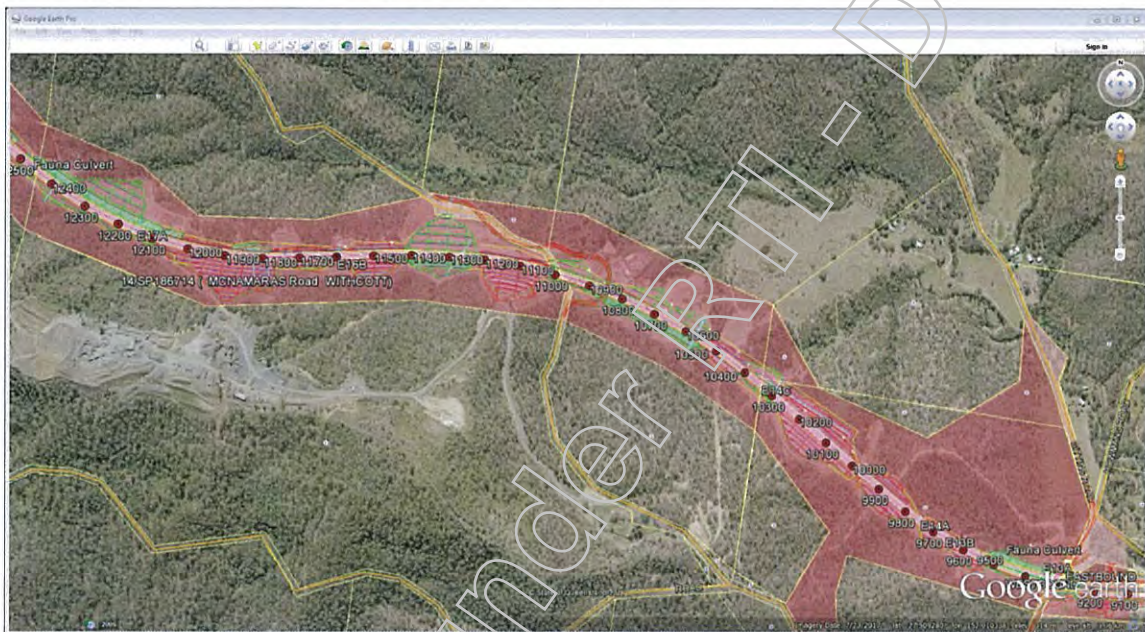
When you have a spare minute - could you please give me a call?

Just in relation to a proposed subdivision off the TSRC (the Withcott Quarry blocks of land)

Nexus are building a new underpass (shown below CH 10900) for what was a very rough 4wd track

Was this a LVRC requirement? Is there an agreement in place for the returned works?

The question I have is LVRC have asked the developer to gain permission from TMR to use the underpass. I believe it will be LVRC's underpass (once opened) - so permission should be obtained from LVRC



Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Seren McKenzie [mailto:Seren.McKenzie@lvrcc.qld.gov.au]
Sent: Wednesday, 13 June 2018 8:47 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Subject: RE: Service centre - Twidale Road

Hi Eric

That all sounds fine, agree with your approach. The only response I have given to date is the one in the email I have attached, along the same lines of needing both TMR and Council approval for the proposal.

Regards

Seren McKenzie
Acting Executive Manager Infrastructure Works and Services
P 07 54664 956
E seren.mckenzie@lvrcc.qld.gov.au

Lookyer Valley Regional Council
28 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5672 (LVRC)
www.lookyer valley.qld.gov.au

From: Eric C Brown [mailto:Eric.C.Brown@tmr.qld.gov.au]
Sent: Tuesday, 12 June 2018 12:48 PM
To: Seren McKenzie
Subject: RE: Service centre - Twidale Road

Seren,

Tried to call, no luck

☐ chasing TMR approval for the latest plans

I will be asking to see two extra things

- A signed letter from the property owners next door on her future access OR a set of plans showing that access can be achieved / maintained to the two properties
- A signed letter from LVRC that they (you) have agreed to the future closure of the existing Twidale Rd and the agreed to the new proposed location

I just wish to confirm that this is something you would also like to see occur or may have already spoken to Cameron about?

Thanks

Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Program Delivery & Operations | Department of Transport & Main Roads
Floor 1 | Toowoomba | 1-6 Phillip St (Opp Clifton St) | Toowoomba QLD 4350

Locked Bag 1 | Warrack QLD 4370
P: (07) 46300887 | F: (07) 46300750
E: eric.brown@tmr.qld.gov.au

WARNING: This email (including any attachments) may contain legally

From: [Seren McKenzie](#)
To: [Eric C Brown](#)
Subject: FW: Service centre - Twidales Road
Date: Wednesday, 13 June 2018 4:47:58 PM
Attachments: [map001.jpg](#)

Hi Eric

I had a chat to Tanya, apparently the issue is that due to the realignment of McNamaras Road, which isn't showing on registers as gazetted road yet, the access is appearing to go through TMR land, therefore they need your consent as the land owner.

So despite this realignment being part of the requirements of TSRC, due to it not yet being gazetted and the developer putting in their application prior to the completion of TSRC and the alignment being recognised as road reserve, the need to get approval stands - this has apparently been validated as the way forward by SARA as well.

Please give Tanya a call to discuss, her number is 5462 0360.

Regards

Seren McKenzie
Acting Executive Manager Infrastructure Works and Services

P 07 54964 956
E seren.mckenzie@lvrvc.qld.gov.au

Lookyer Valley Regional Council
26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRVC)
www.lookyer-valley.qld.gov.au

From: Eric C Brown [mailto:Eric.C.Brown@lvrvc.qld.gov.au]
Sent: Wednesday, 13 June 2018 10:13 AM
To: Seren McKenzie
Subject: RE: Service centre - Twidales Road

Thanks Seren.

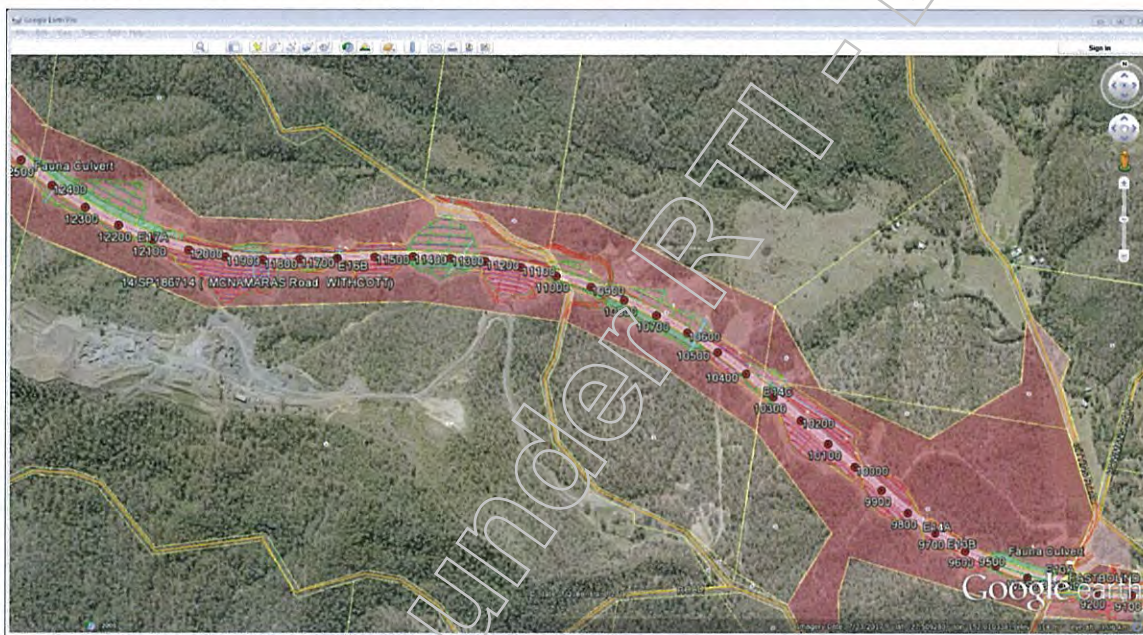
When you have a spare minute - could you please give me a call?

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Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Seren McKenzie [mailto:Seren.McKenzie@lvrvc.qld.gov.au]
Sent: Wednesday, 13 June 2018 8:47 AM
To: Eric C Brown <Eric.C.Brown@lvrvc.qld.gov.au>
Subject: RE: Service centre - Twidales Road

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Regards

Seren McKenzie
Acting Executive Manager Infrastructure Works and Services

P 07 54964 956
E seren.mckenzie@lvrvc.qld.gov.au

Lookyer Valley Regional Council
26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRVC)
www.lookyer-valley.qld.gov.au

From: Eric C Brown [mailto:Eric.C.Brown@lvrvc.qld.gov.au]
Sent: Tuesday, 12 June 2018 12:46 PM
To: Seren McKenzie
Subject: RE: Service centre - Twidales Road

Seren,

Tried to call, no luck

chasing TMR approval for the latest plans

I will be asking for two extra items

- A signed letter from the property owners next door on her future access OR a set of plans showing that access can be achieved / maintained to the two properties
- A signed letter from LVRC that they (you) have agreed to the future closure of the existing Twidale Rd and the agreed to the new proposed location

I just wish to check that this is something you would also like to see occur or may have already spoken to [redacted] about?

Thanks

Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Program Delivery & Operations | Department of Transport & Main Roads

Floor 1 | Toowoomba | 1-5 Phillip St (Cnr Clifton St) | Toowoomba QLD 4300

Locked Bag 1 | Warwick QLD 4370
P: (07) 46300887 | F: (07) 46300750
M: [redacted]
E: eric.brown@transport.qld.gov.au

From: [Eric C Brown](#)
To: [Scott A McDonald](#)
Subject: FW: Service centre - Twidales Road
Date: Wednesday, 13 June 2018 8:51:00 AM
Attachments: [RE Helidon Spa - Proposed Service Centre Development.msg](#)

FYI

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Seren McKenzie [mailto:SMcKenzie@lvrc.qld.gov.au]
Sent: Wednesday, 13 June 2018 8:47 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Subject: RE: Service centre - Twidales Road

Hi Eric

That all sounds fine, agree with your approach. The only response I have given to date is the one in the email I have attached, along the same lines of needing both TMR and Council approval for the proposal.

Regards

Seren McKenzie

Acting Executive Manager Infrastructure Works and Services

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

Lockyer Valley Regional Council
26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC)
www.lockyervalley.qld.gov.au

From: Eric C Brown [mailto:Eric.C.Brown@tmr.qld.gov.au]
Sent: Tuesday, 12 June 2018 12:48 PM
To: Seren McKenzie
Subject: RE: Service centre - Twidales Road

Seren,

Tried to call, no luck

not relevant

is chasing TMR approval for the latest plans

I will be asking to see two extra items

- a) A signed letter from the property owners next door on her future access OR a set of plans showing that access can be achieved / maintained to the two properties
- b) A signed letter from LVRC that they (you) have agreed to the future closure of the existing Twidale Rd and the agreed to the new proposed location

I just wish to check that this is something you would also like to see occur or may have already spoken to [REDACTED] about ?

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Program Delivery & Operations | Department of Transport & Main Roads

Floor 1 | Toowoomba | 1-5 Phillip St (Cnr Clopton St) | Toowoomba QLD 4350

Locked Bag 1 | Warwick QLD 4370

P: (07) 46390887 | F: (07) 46390750

M: [REDACTED] not relevant

E: eric.c.brown@tmr.qld.gov.au

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From: Seren McKenzie
To: [REDACTED]
Cc: Nicholas Cooper; [REDACTED]@rmdevelopments.com.au; [REDACTED]@rmaeng.com.au
Subject: RE: Helidon Spa - Proposed Service Centre Development
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.png](#)
[image006.jpg](#)

Hi [REDACTED] not relevant

Apologies for the delay in responding to you.

Council agrees in principle with the layout, noting it is very high level concept, and provided it meets all road design and flooding requirements. We would require further detail around the phasing of the works as I have concerns with standards being met in phase 2 as well as Twidales exit still being open onto the Warrego (safety concerns). We would also need to see the detail around the new section of Twidales Road including flood immunity. Obviously this proposal would require acceptance from both TMR and Council.

Regards

Seren McKenzie

Acting Executive Manager Infrastructure Works and Services

P 07 54684 958

E smckenzie@lvrc.qld.gov.au

Lockyer Valley Regional Council

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From: [REDACTED] not relevant [mailto:cameron.hoffmann@rpsgroup.com.au]

Sent: Friday, 4 May 2018 2:04 PM

To: Seren McKenzie

Cc: Nicholas Cooper; [REDACTED]@rmdevelopments.com.au; [REDACTED] not relevant [REDACTED]@rmaeng.com.au

Subject: RE: Helidon Spa - Proposed Service Centre Development

Hi Seren,

We refer to correspondence below with respect to potential access arrangements for the proposed Helidon Travel Centre. TMR have advised that they are currently tendering their current plans associated with the TSRC upgrades in this vicinity, and that our proposal therefore must integrate with TMR's proposed works.

At the meeting held with TMR on 28 March, TMR indicated that the most likely traffic approach that would provide a safe outcome for all parties was via the closure of the Twidales Rd intersection, with those movements redirected to the ramps and intersection works associated with the proposed Service Centre.

Following preparation of the initial sketch option forwarded to TMR and Council via the emails below, the proponent team have further progressed indicative plans and presented these to TMR yesterday. Please see attached updated plans showing:

- The preferred intersection treatment seeking to integrate an access from TMR's proposed works
- An indicative staging plan

The feedback from TMR at yesterday's meeting was generally positive, where they asked that we continue to progress further detail. Accordingly, we are forwarding these plans to Council to seek in principle feedback regarding this potential arrangement. If positive feedback is attained from both Council and TMR, we would also seek to progress revised architectural designs and more detailed analysis of road and stormwater / flooding design.

Please don't hesitate to contact me should you require any further information or clarification.

Regards,



not relevant

Principal - Planning

Australia Asia Pacific

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M: not relevant

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From: Nicholas Cooper <NCooper@lvrc.qld.gov.au>

Sent: Tuesday, 24 April 2018 10:55 AM

To: [redacted] not relevant [redacted]@rpsgroup.com.au>

Cc: Seren McKenzie <SMcKenzie@lvrc.qld.gov.au>

Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi [redacted]

Please see a question from Seren McKenzie (cc'd) below. I apologise I missed forwarding this email to you earlier. Can you please liaise directly with Seren for this matter moving forward and CC me.

Thanks

Nicholas Cooper

A/ Manager Planning & Development

P 54620 346

E ncooper@lvrc.qld.gov.au

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From: Seren McKenzie

Sent: Tuesday, 24 April 2018 8:49 AM

To: Nicholas Cooper

Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick

Were you able to get any more info from my questions below so I can give you a response?

Regards

Seren McKenzie

Manager Infrastructure Planning and Design

P 07 54684 958

E smckenzie@lvrc.qld.gov.au

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From: Seren McKenzie
Sent: Thursday, 19 April 2018 11:23 AM
To: Nicholas Cooper
Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development
Hi Nick

We would be interested to understand what is happening to the existing Twidales intersection, which is not shown on this plan. Are you able to get the concept for this so Council is able to appreciate the full design and why Twidales is suggested to be changed?

Regards

Seren McKenzie
Manager Infrastructure Planning and Design

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

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cid:image001.png@01D3AA63.F89895F0



From: Nicholas Cooper
Sent: Thursday, 19 April 2018 10:13 AM
To: Seren McKenzie
Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development
Hi Seren,

Do you have any feedback for [not relevant] his email. Can you please provide by Tuesday 24th [redacted]
[not relevant] of next week.

Nicholas Cooper
A/ Manager Planning & Development

P 54620 346
E ncooper@lvrc.qld.gov.au

Lockyer Valley Regional Council
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From: [not relevant] [\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)

Sent: Tuesday, 17 April 2018 4:26 PM

To: Nicholas Cooper

Cc: 'Kym E Murphy'; 'Eric C Brown'; 'Bruce A Ollason'; 'Kieran Hanna'; 'Adam W Garvin';
jmyers@rmdevelopments.com.au

Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development
Hi Nick,

As discussed, please see attached a high level sketch and email trail below regarding a potential integration concept sent to TMR for comment late last week, based on TMR's suggestion of potential closure of the existing intersection adjacent the Helidon Spa.

This proposal, if supported and viable, would involve Council's support regarding changes to the local

road network, particularly with respect to the diversion of local traffic to a new intersection integrated with the ramps and u turn facility, and realignment of the road reserve at the eastern end of the site.

We are currently seeking In Principle feedback from TMR regarding this concept, and would appreciate Council's In Principle comments in parallel. We understand that the most likely considerations will be non worsening of existing flood immunities, and community perspectives regarding the intersection relocation.

Regards,

not relevant



not relevant

Principal - Planning

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From: [redacted]@rmdevelopments.com.au [redacted]@rmdevelopments.com.au>

Sent: Friday, 13 April 2018 2:37 PM

To: 'Bruce A Steele' <bruce.a.steele@tmr.qld.gov.au>

Cc: [redacted] not relevant [redacted]@rpsgroup.com.au>; 'Kym E Murphy' <Kym.E.Murphy@tmr.qld.gov.au>; 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; 'Adam W Garvin' <adam.w.garvin@tmr.qld.gov.au>; 'Dereck J Sanderson' <Dereck.J.Sanderson@tmr.qld.gov.au>

Subject: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Thanks Bruce – we look forward to TMRs timely feedback. We are more than happy to meet in person to discuss further. I will follow up with Eric in your absence.

Cam – can you please issue this concept to the relevant LVRC reps and invite their feedback.

Thanks,

JM3 - JPEG



From: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Sent: Friday, 13 April 2018 11:57 AM

To: [redacted]@rmdevelopments.com.au

Cc: [redacted] not relevant [redacted]@rpsgroup.com.au>; Kym E Murphy

<Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre Development

Hello [REDACTED]

Thank you for this information – we will review this concept from a road operating/functional perspective and also any integration possibilities with the imminent TSRC/Nexus u-turn works. Noting that these u-turn works are on an extremely tight timeframe and will need very prompt decision making to take opportunity from the imminent TSRC/Nexus delivery.

To this end, I will ensure that our team reviews and responds to your concept as soon as practicable. I notice that you did not include any Lockyer Valley Regional Council (LVRC) officers in this email – and that some of your proposal would involve LVRC input. Are you looking at taking feedback from TMR and then discussing with LVRC? ... or, perhaps taking feedback from both TMR and LVRC in parallel at this conceptual stage of your proposal??

Please also note that I will be going on [REDACTED] Part Refuse Sch.4 Part 4 s.6 Personal information

[REDACTED] not relevant - Eric Brown will be relieving in my position during this time.

Cheers

Bruce Steele

Manager (Project Planning & Corridor Management) | Darling Downs District

Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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M: [REDACTED] not relevant

E: bruce.a.steele@tmr.qld.gov.au

W: www.tmr.qld.gov.au

WWW



ways we work

encouraging customer-centric ways of working across DTMR

From: [REDACTED]@rmdevelopments.com.au [mailto:[REDACTED]@rmdevelopments.com.au]

Sent: Friday, 13 April 2018 4:44 AM

To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: [REDACTED] not relevant [REDACTED]@rpsgroup.com.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa – Proposed Service Centre Development

Hi Bruce,

Following the receipt of the current TMR modelling data for the U-Turn bay at Helidon Spa, we have developed the attached interface concept for further discussion.

We consider the benefit of this concept being;

- Enhanced safety outcomes. The HS intersection will be deleted in full which addresses the fundamental safety issue. This in turn allows a full acceleration ramp length off the U-turn bay and also eliminates the significant concern about the weaving proximity between the U-turn on-ramp and current HS intersection de-acceleration lane as currently planned.
- Provides a clean access solution for the neighbouring lots. We acknowledge that a beneficial access easement of some sorts would need to be created to allow ongoing access to the neighbours through the service centre site.
- Allows for efficient construction staging which should not delay the current TMR/Nexus

timeline for delivery of the U-turn bay/closing of median strip (ie start in June and open by Dec 18).

- Will deal with the flood issues currently posed by the U-turn design.

Hopefully, you also believe this concept has suitable merit. We would welcome the opportunity to meet with you again in Toowoomba to discuss further. Our aim is to reach a 'In Principal' agreement with TMR over the coming weeks which would allow the current DA application to progress.

Thanks,

JM3 - JPEG



From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Sent: Monday, 9 April 2018 10:40 AM

To: [redacted] <[\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)>

Cc: [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

[redacted] not relevant

Please also find attached TMR's current 12D design for the u-turn facility at Twidales Rd, Helidon Spa
Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: [redacted] <[\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)> [mailto:[redacted]@rmdevelopments.com.au]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] not relevant

[redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

Subject: Helidon Spa - Proposed Service Centre Development

Hi Kym and Bruce,

Thank you for your time last week. As a follow up, I understand that;

- TMR has now approved the Twidales Rd, Postman Ridge intersection designs inclusive of design exemptions
- TMR are currently seeking pricing from the market.
- TMR timelines include completion by Dec 18 for opening in line with the TSRC works. A likely construction commencement date for the works is June/July 18

It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,

JM - JPEG



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Released under RTI - DTMR

From: [Eric C Brown](#)
To: [Janelle N Haughey](#)
Cc: [Scott A McDonald](#)
Subject: RE: Helidon - TMR Preliminary Functional Layout Plans
Date: Tuesday, 12 June 2018 2:45:00 PM

Thanks Janelle,

I think we may pop across to have a chat not relevant ? when will this occur

(we have advised the developer that TMR is in the process of possibly allowing type 1's use the TSRC, we advised they may wish to take this advice on board or ignore – current as-of-right B-double must be the minimum)

Thanks

Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Janelle N Haughey
Sent: Tuesday, 12 June 2018 1:53 PM
To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Subject: RE: Helidon - TMR Preliminary Functional Layout Plans

Hi Scott,

For your reference, I have attached the last email with the comments on the previous layout. A lot of these comments are still relevant.

Westbound off-ramp

- A 1:15 taper is suitable for <10% through traffic using the off ramp. >10% would require a parallel lane. What are their predicted traffic volumes?
- There is a vertical crest in the vicinity of the start of this off-ramp. Is adequate visibility achieved?
- They have provided 200m deceleration to the roundabout. The deceleration from 110km/h – 0km/hr is 185m. This doesn't allow for even one design vehicle to give way at the roundabout.
- The distance between Kellys Rd and the off ramp – I have been unable to find confirmation in the RPDM that 3 seconds is acceptable.

Has and consideration been given to a left turn lane onto the u-turn facility instead of an off ramp?

U-turn off-ramp

- They are proposing to make the left into the service station the main movement – is this what we would want from a TMR viewpoint?
- They are suggesting that 2 b-doubles would be able to store – I would say that even one b-double would be likely to block the u-turn movement.

U-turn On-ramp

- Positioning the giveaway sign for the u-turn movement to giveaway to service station customers – is this what we would want from a TMR viewpoint? As well, this shortens the available acceleration length – they would be accelerating from a stop, rather than continuous movement from the u-turn.
- They have allowed 920m of acceleration, which is for a semi. The design vehicle for the u-turn facility is a B-double and the design vehicle for the service station is a road train. The length of acceleration lane should be to suit the design vehicle.

Does extending the acceleration lane compromise the spacing to the TSRC Warrego Highway off-ramp?

Roundabout Design

- The 11m width of the circulating carriageway, while complying with the RPDM for an 8m internal radius, is very wide and it will need to be demonstrated that appropriate checks and treatments will be made to make this suitable for use by light vehicles as well as heavy vehicles.
- The vpaths shown are using full and reverse lock. The RPDM (supplement to part 4) requires all vehicle paths to use tangential turns.

I hope this is the types of comments you were looking for. If you would like to discuss further, please give me a call.

Kind Regards,

Janelle Haughey

Principal Designer | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 46390745 | M: not relevant

E: janelle.n.haughey@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Scott A McDonald

Sent: Monday, 11 June 2018 1:24 PM

To: Janelle N Haughey <janelle.n.haughey@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Subject: FW: Helidon - TMR Preliminary Functional Layout Plans

Hi Janelle,

You may recall seeing an earlier design concept relating to a DA for a proposed service centre in vicinity to the Twidales Road U-turn facility on the Warrego Hwy (Helidon Spa).

Following a meeting in early May where the applicant provided a design concept that seeks to integrate into the proposed TSRC works and adjoining private property, TMR provided feedback and requested a more detailed design to be submitted for our consideration.

The applicant is now seeking confirmation from TMR that the functional road works plans are

considered acceptable to TMR. Can you please have a look at the written advice prepared by PTT and the attached plans and provide any comments back to us? If possible, could we receive your feedback by Monday 18 June?

If you have any questions please contact either myself or Eric Brown. Eric and I would also be happy to have a meeting to discuss if this is required.

The plans have also been sent to the TSRC team for their input.

Regards,

Scott McDonald

Planner | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

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E: Scott.A.McDonald@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: [redacted] not relevant [redacted]@rpsgroup.com.au]

Sent: Tuesday, 5 June 2018 11:43 AM

To: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>

Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Bruce A Steele

<bruce.a.steele@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Scott A

McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Nicholas Cooper <NCooper@lvrc.qld.gov.au>;

smckenzie@lvrc.qld.gov.au; [redacted] not relevant: [redacted]@rmddevelopments.com.au; [redacted] not relevant

[redacted]@ptt.com.au; [redacted] not relevant [redacted]@rmaeng.com.au)

[redacted] not relevant [redacted]@rmaeng.com.au>

Subject: Helidon - TMR Preliminary Functional Layout Plans

Hi Kieran,

We refer to recent meetings and discussions with respect to the proposed Service Centre at Helidon Spa, ref SDA-0417-038299.

In particular, we refer to the meeting held at TMR's Toowoomba office on 3 May in which concept plans were tabled relating to the integration of the service centre access and egress to TMR's current proposed upgrade works in the vicinity of the site. At that meeting, TMR provided positive 'in principle' feedback, subject to provision of more complete concept plans showing all road works relevant to TMR and a Technical Assessment of the compliance with relevant traffic standards.

Accordingly, we write now to submit a Technical Note prepared by PTT Traffic and Transport, dated 4 June, 2018. The review assesses the enclosed preliminary Functional Layout Plans of road works related to the integration of the Service Centre's access and egress to the Warrego Highway, in the context of proposed TMR works. The review found that each of the areas assessed is considered generally consistent with the requirements of the Austroads Guide to Road Design and Guide to Traffic Management.

We write now to seek confirmation from TMR that the functional road works plans are considered acceptable to TMR. We note that the Further Advice Notice issued by SARA, dated 17 August, 2017, also refers to the provision of a revised Concept Stormwater Management Report. Whilst works have commenced on the revised internal design layout and stormwater management, we are seeking further feedback prior to finalisation and submission of a complete response to the Further Advice Notice.

We note that access to TMR's current draft stormwater management design proposals, ideally as both PDF and CAD files, would aid the process of responding to both TMR and Council with respect to Stormwater Management.

We trust the above is sufficient for your current purposes, however please don't hesitate to contact the writer, should you require any further information or clarification.

Regards,

not relevant

RPS

not relevant

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From: not relevant [<@ptt.com.au>](mailto:@ptt.com.au)

Sent: Monday, 4 June 2018 3:06 PM

To: not relevant [<@rmaeng.com.au>](mailto:@rmaeng.com.au) NR [<@rmdevelopments.com.au>](mailto:@rmdevelopments.com.au)

Cc: [<@rpsgroup.com.au>](mailto:@rpsgroup.com.au)

Subject: [EXT] RE: Helidon - TMR Functional Sketches

Hi team,

Please find attached our updated technical note.

Any queries, please let me know.

Kind regards

not relevant

Principal Consultant



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W: www.ptt.com.au

Released under RTI - DTMR

From: not relevant
To: [Kieran Hanna](#)
Cc: [Eric C Brown](#); [Nicholas Cooper \(NCooper@lvrc.qld.gov.au\)](#); [smckenzie@lvrc.qld.gov.au](#); [@rmdevelopments.com.au](#); not relevant; [@maeng.com.au](#); [Chris Bull](#)
Subject: Helidon Spa Service Centre --- Feedback on Design Concept
Date: Wednesday, 4 July 2018 11:21:51 AM

Hi Kieran,

Thanks for the update below. We are pleased to receive confirmation that TMR are generally supportive of the proposed design concept layout. We agree that most of the detailed matters raised can be addressed at the Section 33 stage, following approval.

We have reviewed the detailed points raised with the consultant team, and noted a number of matters that we thought warranted initial responses for clarity. These are:

TRAFFIC RESPONSES – PTT

Design of Westbound Off-Ramp

PTT has previously undertaken surveys of traffic generation for three highway service centres located on the Pacific Highway at Coomera and Staplyton, and on the Bruce Highway at Caboolture. At all three service centres, the surveys identified that that, during the typical morning and evening peak hours, the volume of vehicles entering from the highway did not exceed 9% of the passing traffic. Based on this data, it is expected that the traffic using the westbound off-ramp would be less than 10% of the passing Warrego Highway traffic. Therefore, the deceleration lane comprising a 1:15 taper is considered to be appropriate.

The Road Functional Layout Plan (Drawing No. C-SK0001D) identifies that the westbound off-ramp has a deceleration lane length of 200m. However, the actual deceleration length is approximately 290m, measured along the centre line of the off-ramp from the Warrego Highway to the give-way line at the roundabout. Therefore, the westbound off-ramp provides the required distance for a vehicle to decelerate from 110km/h to a stop condition (ie 185m based on a comfortable deceleration rate of 2.5m/s²) and allows queuing for up to four b-double vehicles at the roundabout.

U-turn On-Ramp

From the give-way line for the U-turn movement, there is approximately 940m acceleration lane length. This acceleration lane length:

- exceeds the required acceleration distance for a car to achieve 110 km/h from a stopped condition, based on a gradient less than 1% (ie 600m)
- exceeds the required acceleration distance for a 19m semi-trailer to accelerate from rest to an 80km/h speed (ie 910m), based on a flat grade
- provides an additional 390m over the current approved design, for which design exemptions were granted by TMR, noting that the 550m distance enabled a loaded b-double to reach approximately 68km/h at the merge

Neither the Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, nor the Road Planning and Design Manual Supplement to Austroads Guide to Road Design identify a requirement to provide additional acceleration length for b-doubles or road trains.

Furthermore, it is noted that this section of the Warrego Highway is not a gazetted for road train route use and b-doubles comprise less than 4% of the passing traffic on the highway. Therefore, it is not considered reasonable or necessary to extend the acceleration lane.

STORMWATER RESPONSE - RMA

TMR has requested that nor worsening will occur to the existing culverts post construction of the proposed access arrangements for the service centre.

2d (TUFLOW) stormwater flood modelling has been undertaken by the Applicant to identify flood behaviour of the development site following construction of the U-turn facility. This was completed for the local major and regional flood events.

The results of this assessment have indicated that changes to topography and flood volume storage within the Warrego Highway reserve (as a consequence of U-turn and acceleration lane infrastructure) have modified the capacity of the culvert network during the design flood events.

Initial 2d modelling of the TMR U-turn facility and the proposed service centre site grading has identified opportunity to improve highway drainage capacity and downstream flood extents over residential land during the local major storm events. This has been primarily achieved through redirection (increasing and decreasing) flows through the separate culvert system.

Subsequently, TMR's request for non-worsening to existing culverts is considered unreasonable on the basis that 2d flood modelling has identified that beneficial outcomes to both parties may be achieved through redirection of stormwater volumes within the TMR culvert system. As such, we request that TMR/SARA's primary focus for the applicant should be to address actionable nuisance to the highway infrastructure, not specifically 'non-worsening' to each and every culvert.

General Advice

We are currently liaising with both LVRC and the adjoining property owner with respect to their respective acknowledgements.

As noted above, we agree that the detail can be addressed following approval. We ask that SARA /TMR respond if there are any issues with the responses above. This is particularly so with respect to the Stormwater approach, as this is integral to the modelling required to address both Council's and TMR's acceptance of Stormwater management.

Regards,

not relevant



not relevant

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Australia Asia Pacific

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From: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>

Sent: Wednesday, 27 June 2018 4:42 PM

To: [REDACTED] <[\[REDACTED\]@rpsgroup.com.au](mailto:[REDACTED]@rpsgroup.com.au)>

Subject: [EXT] FW: Helidon Spa Service Centre --- Feedback on Design Concept

Hi [REDACTED]

As requested, please find below a response on the design concept work that has been submitted for the Helidon Spa service centre.

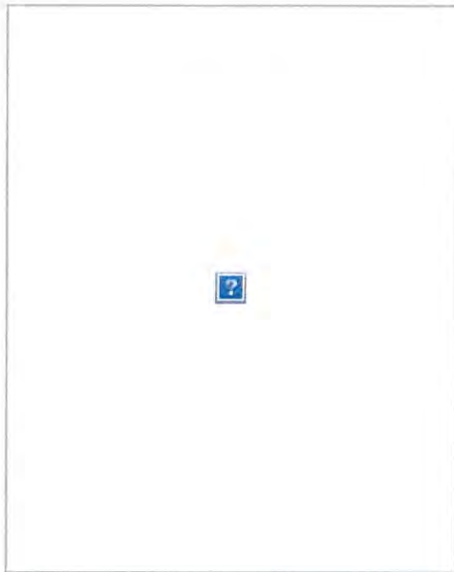
A number of comments on the concept functional layout plans are included but as noted by TMR these are detailed design comments that can be worked through post-approval. The vehicle type comment is based on the PTT advice, which uses different vehicle types in different parts. The scale of the roundabout also appears quite large. These can be addressed in detailed design and don't need to be looked at now.

No further concept design information is required at this point and, as discussed in the last meeting in Toowoomba, it's reconfirmed that the overall works concept is accepted. The only further information being sought on this aspect is confirmation from council and the adjoining owner they consent to the proposed works.

The other item that is sought is a response on stormwater management that the proposal won't result in a worsening of drainage on the highway.

If these three points can be provided then both TMR and ourselves are ready to progress as quickly as possible to finalising a decision on the referral and issuing a response.

Regards



Kieran Hanna
Principal Planning Officer
SEQ West, Planning & Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning

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PO Box 129, Ipswich QLD 4305
www.dsdmip.qld.gov.au

From: Eric C Brown [<mailto:Eric.C.Brown@tmr.qld.gov.au>]
Sent: Wednesday, 27 June 2018 1:29 PM
To: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>
Cc: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Subject: Helidon Spa Service Centre --- Feedback on Design Concept

Hi Kieran,

In response to the applicant's request for feedback on the proposed design concept for the proposed access arrangements to the Helidon Spa Service Centre and their request for information regarding stormwater matters, TMR can provide the following advice. The responses below address the matters raised in Pekol Traffic & Transport's correspondence dated 4 June 2018.

Design Concept

As per our last feedback regarding the proposed access arrangements, TMR is generally supportive of the proposed design concept layout. However, the following matters have been identified by the department's design team and will require further consideration. It should be noted that the matters raised below are generally issues that can / need to be addressed at the

section 33 application stage for road works (that is, post approval for the development permit and prior to construction of any works) with the supply of detailed design plans.

Westbound off-ramp

- A 1:15 taper is suitable for <10% through traffic using the off ramp. >10% would require a parallel lane. This needs to be considered in relation to the predicted traffic volumes.
- There is a vertical crest in the vicinity of the start of this off-ramp. Ensure adequate visibility can be achieved.
- The design provides 200m deceleration to the roundabout. The deceleration from 110km/h – 0km/hr is 185m. This doesn't allow for even one design vehicle to give way at the roundabout.

U-turn off-ramp

- The design proposes to make the left into the service station the main movement which is not TMR's preferred option.
- The design suggests that 2 b-doubles would be able to store. It is likely that only one b-double would be capable of blocking the U-turn movement.

U-turn On-ramp

- The positioning of the give way sign for the U-turn movement shortens the available acceleration length for vehicles using the U-turn only as they would be accelerating from a stop rather than a continuous movement from the U-turn. Check there is enough available acceleration length from this new stop point.
- The design allows for 920m of acceleration, which is the standard for a semi-trailer. The design vehicle for the U-turn facility is a B-double and the design vehicle for the service station is a road train. The length of acceleration lane should be to suit the largest design vehicle or nominate vehicle restrictions for the service station.
- Extending the acceleration lane must not compromise the spacing to the TSRC Warrego Highway off-ramp.

Roundabout Design

- The 11m width of the circulating carriageway, while complying with the RPDM for an 8m internal radius, is very wide and it will need to be demonstrated that appropriate checks and treatments will be made to make this suitable for use by light vehicles as well as heavy vehicles.
- The vehicle turning paths shown are using full and reverse lock. The TMR RPDM (supplement to part 4) requires all vehicle paths to use tangential turns when creating vehicle turning paths.

Stormwater

There is currently no stormwater modelling information that TMR can provide the applicant at this stage. TMR is happy to share any information it has once the design for the U-turn facility has been certified. It has been determined that the existing culverts in proximity to the proposed works are capable of handling changes to the quantity and flow of stormwater associated with the U-turn facility. The applicant's primary concern should be to ensure that no worsening will occur to the existing culverts post construction of the proposed access arrangements for the service centre.

General Advice

The design concept is generally supported by TMR but the department will not be able to approve the design if appropriate consent is not received from:

1. Lockyer Valley Regional Council for the closure of the existing intersection at the western end of Twidales Road; and
2. Written permission from the adjoining property owner agreeing to the proposed access/es through the service centre site to both properties.

Regards,

Eric Brown

A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

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From: [Seren McKenzie](#)
To: [Eric C Brown](#)
Subject: FW: Helidon - TMR Preliminary Functional Layout Plans
Date: Tuesday, 10 July 2018 11:31:24 AM
Attachments: [Attachments.html](#)

Hi Eric

I know we keep missing each other on this one. Before I respond to them, I wanted to confirm the message in the email below around the TMR requirements. Essentially, LVRC probably won't have any concerns, based on the email from [not relevant]. Please let me know your thoughts - I am in meetings all afternoon again, and Council meeting again tomorrow.

ShareFile Attachments

Expires January 6, 2019

18-332 Road Functional Layout Technical Note.pdf 9.7 MB

Download Attachments

Seren McKenzie uses ShareFile to share documents securely. [Learn More.](#)

Regards

Seren McKenzie

Acting Executive Manager Infrastructure Works and Services

P 07 54684 958

E smckenzie@lvrc.qld.gov.au

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1300 00 5872 (LVRC)
www.lockyervalley.qld.gov.au

From: [not relevant]@rpsgroup.com.au]
Sent: Wednesday, 4 July 2018 11:18 AM
To: Seren McKenzie
Cc: Nicholas Cooper; [not relevant]@rmdevelopments.com.au; [not relevant]@rmaeng.com.au); [not relevant]
Subject: FW: Helidon - TMR Preliminary Functional Layout Plans

Hi Seren,

We refer to the email below sent to SARA / TMR with respect to the updated functional layout plans proposed to facilitate integration of the proposed Service Centre with TMR's highway infrastructure associated with the TSRC turnoff and local intersection modifications.

TMR have reviewed these plans and confirmed that they are generally supportive of the proposed design concept layout. As you are aware, the proposal involves lengthening the current on ramp from the U- Turn and roundabout to achieve TMR's design standards, and closure of the current substandard intersection at Twidales Rd. As per previous correspondence, TMR have sought confirmation that LVRC have no objection to the imposition of conditions of the approval requiring construction of roadworks generally in accordance with the concept layout, including closure of the Twidales Rd intersection. We write now to request this confirmation.

We note that TMR have only sought confirmation regarding the intersection. We acknowledge LVRC's requirements that the Twidales Rd upgrade maintain existing flood immunity levels and that stormwater management outcomes will be acceptable. This will be demonstrated in the final submission with respect to outstanding stormwater / flooding assessment associated with the Information Request.

We trust the above is sufficient for your needs. Please contact me should you require any further information or clarification.

Regards,

not relevant

RPS

not relevant

Principal - Planning

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From: not relevant

Sent: Tuesday, 5 June 2018 11:43 AM

To: 'Kieran Hanna' <Kieran.Hanna@dsdmip.qld.gov.au>

Cc: 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; 'Scott A McDonald' <Scott.A.McDonald@tmr.qld.gov.au>; 'Nicholas Cooper' <NCooper@lvrc.qld.gov.au>; 'Seren McKenzie' <SMcKenzie@lvrc.qld.gov.au>; [not relevant] [redacted]@rmdevelopments.com.au; [not relevant] [redacted]@ptt.com.au; [redacted]k@rmaeng.com.au; [not relevant] [redacted]@rmaeng.com.au>

Subject: Helidon - TMR Preliminary Functional Layout Plans

Hi Kieran,

We refer to recent meetings and discussions with respect to the proposed Service Centre at Helidon Spa, ref SDA-0417-038299.

In particular, we refer to the meeting held at TMR's Toowoomba office on 3 May in which concept plans were tabled relating to the integration of the service centre access and egress to TMR's current proposed upgrade works in the vicinity of the site. At that meeting, TMR provided positive 'in principle' feedback, subject to provision of more complete concept plans showing all road works relevant to TMR and a Technical Assessment of the compliance with relevant traffic standards.

Accordingly, we write now to submit a Technical Note prepared by PTT Traffic and Transport, dated 4 June, 2018. The review assesses the enclosed preliminary Functional Layout Plans of road works related to the integration of the Service Centre's access and egress to the Warrego Highway, in the context of proposed TMR works. The review found that each of the areas assessed is considered generally consistent with the requirements of the Austroads Guide to Road Design and Guide to Traffic Management.

We write now to seek confirmation from TMR that the functional road works plans are considered acceptable to TMR. We note that the Further Advice Notice issued by SARA, dated 17 August, 2017, also refers to the provision of a revised Concept Stormwater Management Report. Whilst works have commenced on the revised internal design layout and stormwater management, we are seeking further feedback prior to finalisation and submission of a complete response to the Further Advice Notice.

We note that access to TMR's current draft stormwater management design proposals, ideally as both PDF and CAD files, would aid the process of responding to both TMR and Council with respect to Stormwater Management.

We trust the above is sufficient for your current purposes, however please don't hesitate to contact the writer, should you require any further information or clarification.

Regards,

[not relevant]

RPS

not relevant

Principal - Planning

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From: [redacted]@ptt.com.au>

Sent: Monday, 4 June 2018 3:06 PM

To: [redacted]@rmaeng.com.au> [redacted]rmdevelopments.com.au

Cc: [redacted] not relevant [redacted]@rpsgroup.com.au>

Subject: [EXT] RE: Helidon - TMR Functional Sketches

Hi team,

Please find attached our updated technical note.

Any queries, please let me know.

Kind regards

not relevant

Principal Consultant



Level G | 67 St Pauls Terrace | Spring Hill QLD 4000

P: (07) 3839 6771

M: not relevant

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W: www.ptt.com.au

Please update all correspondence and references to:
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Released under RTI - DTMR

From: [Bruce A Ollason](#)
To: [Eric C Brown](#)
Cc: [Paul R Weis](#); [Adam W Garvin](#)
Subject: RE: Helidon Spa - Proposed Service Centre
Date: Tuesday, 10 July 2018 7:46:08 AM

Eric,

I note [NR] comment below re [NR]

Our position was also that there could not be a direct access off the slip lane – it was for that reason that some of the options got ruled out.

Keep Paul in the loop as he has been involved in all of those discussions going back over time.

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street , Toowoomba

Locked Bag 1, Warwick , Qld , 4370

Mob: [not relevant] (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From [NR]@rmdevelopments.com.au [mailto:[NR]@rmdevelopments.com.au]

Sent: Monday, 9 July 2018 5:01 PM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Cc: Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>;

Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre

Thanks Eric – Will do,

Regarding [NR] she wants direct access of the new slip lane that would be provided under our scheme. Our traffic engineer has advised that we couldn't do this without a TMR exemption. I am meeting with [NR] in the morning to discuss other options so we can discuss this as well.

See you at 1:30pm.

Cheers,



[not relevant]
PROJECT MANAGER

[not relevant]
[redacted]@rmdevelopments.com.au

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From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Sent: Monday, 9 July 2018 3:24 PM

To: [redacted]@rmdevelopments.com.au

Cc: Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>;

Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre

Thanks [redacted] NR

Happy to have a meeting at our TMR office at 1:30pm

Please give me a quick call when you get here and I'll come and grab you

We'll have a chat about your development and in relation to [redacted] NR and I'll keep Bruce's team involved/updated

Thanks

Eric Brown

**A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads**

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From: [redacted] NR [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]

Sent: Monday, 9 July 2018 3:18 PM

To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>;

Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>

Subject: Re: Helidon Spa - Proposed Service Centre

Thanks Bruce.

Gents - would 1:30pm suit? It will just be myself.

Cheers,

[redacted] not relevant

RM Developments

[redacted] not relevant

On 9 Jul 2018, at 1:47 pm, Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au> wrote:

[redacted]
Sorry I have not gotten back to you yet but

[redacted] not relevant

morning.

Whether the department makes a contribution or not is not a matter for me and the TSRC project.

That decision will be managed through the Regional Director and District Director who have carriage over the road program and the DA process.

I passed your email on to the Regional team this morning and Eric Brown has indicated he could meet with you when you are here tomorrow.

In regard to [NR] my team has been dealing with her so we may have a role in that part of the discussions.

I have commitments in Brisbane tomorrow and so will not be able to attend but one of my team could attend if that would help.

I have copied the key people into this response.

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street ,Toowoomba

Locked Bag 1, Warwick , Qld , 4370

Mob: [NR] (not relevant) [NR] (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: [NR] [\[NR\]@rmdevelopments.com.au](mailto:[NR]@rmdevelopments.com.au) [NR] [\[NR\]@rmdevelopments.com.au](mailto:[NR]@rmdevelopments.com.au)]

Sent: Monday, 9 July 2018 1:29 PM

To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre

Hi Bruce – were you available tomorrow to catch up on this? I could anytime in the afternoon.

Cheers,

<image001.jpg>

From: [NR] [\[NR\]@rmdevelopments.com.au](mailto:[NR]@rmdevelopments.com.au) [NR] [\[NR\]@rmdevelopments.com.au](mailto:[NR]@rmdevelopments.com.au)]

Sent: Tuesday, 3 July 2018 1:27 PM

To: 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>

Subject: Helidon Spa - Proposed Service Centre

Hi Bruce,

I write on behalf of the Helidon Spa Travel Centre Applicant (RPG Developments). We recently met at one of the TMR planning meetings with the district office.

Since designing a functional layout for the travel centre to fit in with the TMR HS intersection upgrade works, the amount of additional works the developer is now responsible for is considerably larger. I have recently had Shadforth's contractors provide a pricing estimate of the roadworks package external to the site and the estimate was in the order of \$4m. I have a second estimate being put together now from the Joe Wagner group. This estimate will be available next week for discussion.

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I am in Toowoomba next Tuesday (10th) and was hoping to catch you for a very informal conversation around this. It would just be myself and I'm happy to shout the coffee if you were available for 20 mins. We have also commenced further conversations with NR around access to her site (noting that we need her written consent for our scheme) which I would like to discuss some impacts around.

Appreciate your confirmation of availability to catch up and your preferred time.

Cheers,

<image001.jpg>

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From: Eric C Brown
To: Paul R Weis
Subject: RE: Helidon Spa - Proposed Service Centre
Date: Monday, 9 July 2018 1:43:00 PM
Attachments: image001.png

Thanks Paul – that helps a lot (and makes sense)

Eric Brown
A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
P: (07) 4630 0887 | F: (07) 4630 0750
M: **not relevant**
E: eric.c.brown@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Paul R Weis

Sent: Monday, 9 July 2018 1:39 PM

To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>

Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Jason B McGuire <Jason.B.McGuire@tmr.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre

Hi Eric

We are about to issue a request to Nexus to price modifying their design to include additional pavement width for the possible future inclusion of the acceleration lane as shown below. Our original design for the UTM facility is what would be linemarked in the interim.



The decision was based on impact to the Warrego Hwy. If this section were to be constructed after the TSRC it would likely require lane closures and there is a VMS structure and camera in this section that are impacted by the widening so makes sense to shift them clear now.

The access to the roundabout at the other end looks like it would require a significant redesign around drainage for us to build stubbs. The work can be done in the future without impacting the Warrego so would be best to do following detailed design of the developer works.

Give me a yell if you need further.

Paul Weis
Principal Engineer | Toowoomba Second Range Crossing
Program Delivery And Operations | Department of Transport and Main Roads

From: Bruce A Ollason

Sent: Monday, 9 July 2018 12:18 PM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>

Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Jason B McGuire <Jason.B.McGuire@tmr.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre

Brownie,

I will chase up the outcomes shortly and distribute to all on this email.

I will let ☐ know that he should chase you up if he wants a chat tomorrow.

Regards

Bruce Ollason
Project Director | Toowoomba Second Range Crossing
Program Delivery and Operations Branch | Department of Transport and Main Roads

Floor 6, 10 Russell Street, Toowoomba

Locked Bag 1, Warwick, Qld, 4370

Mob ☐ (private)

E: bruce.a.ollason@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Eric C Brown

Sent: Monday, 9 July 2018 11:57 AM

To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>

Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Jason B McGuire <Jason.B.McGuire@tmr.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre

Thanks Bruce,

I agree it is more a matter with the Region / District and as part of the DA Process

It would be nice to know if the extra works (I assume stubs and lane widening) were approved – which would then be considered to be a TMR 'contribution'

Happy to chat to ☐ (even tomorrow) and keep all in the loop

Thanks

Eric Brown
A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

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P: (07) 4630 0887 | F: (07) 4630 0750
M: [REDACTED]
E: eric.brown@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Bruce A Ollason

Sent: Monday, 9 July 2018 11:41 AM

To: Eric C Brown <eric.c.brown@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>; John R Reeve <john.r.reeve@tmr.qld.gov.au>
Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre

Guys,

I have just [REDACTED] and found the below from Josh in my email.

I did have an "out of office" so hopefully [REDACTED] realised I was away.

I assume with all the acting at the moment that you 3 are the appropriate people to be looking at this.

The matter he raises is not unexpected – I think RPG were setting the scene during the meeting we had with them back in May (I think).

You might not be aware but I got our State board to agree to doing the extra bits near the highway as part of TSRC works to save impacts later.

It went to the federal board while I was on leave so I need to check the outcome there.

The issue of whether TMR contributes to the works is not a matter for the TSRC project – it is a Region/District one and part of the DA process.

On this basis I will advise [REDACTED] to contact Eric in the first instance unless you suggest an alternative.

My team can be involved in the background as we have to date but the lead needs to come from your end.

I will clarify where we are at with the works adjacent to the highway and let you know.

Regards

Bruce Ollason
Project Director | Toowoomba Second Range Crossing
Program Delivery and Operations Branch | Department of Transport and Main Roads

Floor 6, 10 Russell Street, Toowoomba

Locked Bag 1, Warwick, Qld, 4370

Mob: [REDACTED] (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: [REDACTED] <[\[REDACTED\]@rmdevelopments.com.au](mailto:[REDACTED]@rmdevelopments.com.au)> [mailto:[REDACTED]@rmdevelopments.com.au]

Sent: Tuesday, 3 July 2018 1:27 PM

To: Bruce A Ollason <Bruce.A.Ollason@tmr.qld.gov.au>

Subject: Helidon Spa - Proposed Service Centre

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Since designing a functional layout for the travel centre to fit in with the TMR HS intersection upgrade works, the amount of additional works the developer is now responsible for is considerably larger. I have recently had Shadforth's contractors provide a pricing estimate of the roadworks package external to the site and the estimate was in the order of \$4m. I have a second estimate being put together now from the Joe Wagner group. This estimate will be available next week for discussion.

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Appreciate your confirmation of availability to catch up and your preferred time.

Cheers,



PROJECT MANAGER

[REDACTED]@rmdevelopments.com.au

ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

From: [Eric C Brown](#)
To: [Sean M Hegarty](#)
Subject: FW: Helidon Spa - Proposed Service Centre
Date: Monday, 9 July 2018 12:06:00 PM

From: Eric C Brown
Sent: Monday, 9 July 2018 11:57 AM
To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>
Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Jason B McGuire <Jason.B.McGuire@tmr.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre

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Happy to chat to NR (even tomorrow) and keep all in the loop

Thanks

Eric Brown
A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350
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P: (07) 4639 0887 | F: (07) 4639 0750
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E: eric.c.brown@tmr.qld.gov.au
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From: Bruce A Ollason
Sent: Monday, 9 July 2018 11:41 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>; John R Reeve <John.R.Reeve@tmr.qld.gov.au>
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Subject: FW: Helidon Spa - Proposed Service Centre

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Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street ,Toowoomba

Locked Bag 1, Warwick , Qld , 4370

Mob: [not relevant] (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]

Sent: Tuesday, 3 July 2018 1:27 PM

To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>

Subject: Helidon Spa – Proposed Service Centre

Hi Bruce,

I write on behalf of the Helidon Spa Travel Centre Applicant (RPG Developments). We recently met at one of the TMR planning meetings with the district office.

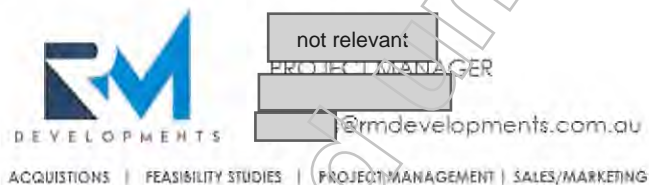
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Appreciate your confirmation of availability to catch up and your preferred time.

Cheers,



From: [Eric C Brown](#)
To: [Kym E Murphy](#); [John R Reeve](#)
Cc: [Bruce A Ollason](#)
Subject: Meeting with [redacted] Helidon Spa Service Centre
Date: Thursday, 12 July 2018 9:03:00 AM

Kym/John,

I had a meeting with [redacted] on Tuesday afternoon, in relation the Helidon Spa Development, off Twidales Road

The developers have a final design and have been told the cost of public infrastructure required for the development is in the order of \$4M

The developers are asking TMR and LVRC for assistance with this amount of infrastructure construction

[redacted] was primarily chasing who to send their request for 'financial support' to – either Bruce O or Kym

I advised [redacted] it would need to be submitted to our Regional Director – Kym Murphy
Please expect a letter or submission from [redacted] (RM Development's)

We also spoke about [redacted] off the slip lane, which TMR would not permit
He showed a plan with a service road, off the roundabout parallel to the slip lane, back to [redacted] properties – but we did not discuss this much

I spoke to [redacted] about TMR obtaining a price from Nexus, to construct some works that would have been the developers works

(some widening of the existing highway between the end of the acceleration lane from the u-turn to the deceleration lane for the existing Twidales Rd)

This was conditional on the price Nexus give TMR for the extra works as to whether TMR take up this option

If TMR took this option, these works would be considered to be a contribution to the developers works

[redacted] did not seem overly excited for this – I suspect they have bigger costs to find money for

Thanks

Eric Brown

A/Manager | Project Planning & Corridor Management

Program Delivery & Operations Branch | Infrastructure Management and Delivery Division

Department of Transport and Main Roads

Floor 1 | 1-5 Phillip St | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

(07) 4639 0887 | M: [redacted]

eric.c.brown@tmr.qld.gov.au

www.tmr.qld.gov.au

From: [Eric C Brown](#)
To: [Seren McKenzie](#)
Cc: [Scott A McDonald](#)
Subject: RE: Helidon - TMR Preliminary Functional Layout Plans
Date: Tuesday, 10 July 2018 11:55:00 AM

Seren,

Please see below a copy of the email sent to DSDMIP in regard to TMR's review of their latest design

We have asked them to supply a letter from LVRC agreeing to the proposed existing Twidales Rd intersection being closed and relocated to the roundabout

I'll catch you some time when your free - hopefully

Thanks

Hi Kieran,

In response to the applicant's request for feedback on the proposed design concept for the proposed access arrangements to the Helidon Spa Service Centre and their request for information regarding stormwater matters, TMR can provide the following advice. The responses below address the matters raised in Pekol Traffic & Transport's correspondence dated 4 June 2018.

Design Concept

As per our last feedback regarding the proposed access arrangements, TMR is generally supportive of the proposed design concept layout. However, the following matters have been identified by the department's design team and will require further consideration. It should be noted that the matters raised below are generally issues that can / need to be addressed at the section 33 application stage for road works (that is, post approval for the development permit and prior to construction of any works).

Westbound off-ramp

- A 1:15 taper is suitable for <10% through traffic using the off ramp. >10% would require a parallel lane. This needs to be considered in relation to the predicted traffic volumes.
- There is a vertical crest in the vicinity of the start of this off-ramp. Ensure adequate visibility can be achieved.
- The design provides 200m deceleration to the roundabout. The deceleration from 110km/h – 0km/hr is 185m. This doesn't allow for even one design vehicle to give way at the roundabout.

U-turn off-ramp

- The design proposes to make the left into the service station the main movement which is not TMR's preferred option.
- The design suggests that 2 b-doubles would be able to store. It is likely that only one b-

double would be capable of blocking the U-turn movement.

U-turn On-ramp

- The positioning of the give way sign for the U-turn movement requires vehicles using the U-turn to give way to service station customers, which is not considered appropriate from TMR's viewpoint. This shortens the available acceleration length for vehicles using the U-turn only as they would be accelerating from a stop rather than a continuous movement from the U-turn.
- The design allows for 920m of acceleration, which is the standard for a semi-trailer. The design vehicle for the U-turn facility is a B-double and the design vehicle for the service station is a road train. The length of acceleration lane should be to suit the largest design vehicle.
- Extending the acceleration lane must not compromise the spacing to the TSRC Warrego Highway off-ramp.

Roundabout Design

- The 11m width of the circulating carriageway, while complying with the RPDM for an 8m internal radius, is very wide and it will need to be demonstrated that appropriate checks and treatments will be made to make this suitable for use by light vehicles as well as heavy vehicles.
- The vehicle turning paths shown are using full and reverse lock. The RPDM (supplement to part 4) requires all vehicle paths to use tangential turns.

Stormwater

There is currently no stormwater modelling information that TMR can provide the applicant at this stage. TMR is happy to share any information it has once the design for the U-turn facility has been certified. It has been determined that the existing culverts in proximity to the proposed works are capable of handling changes to the quantity and flow of stormwater associated with the U-turn facility. The applicant's primary concern should be to ensure that no worsening will occur to the existing culverts post construction of the proposed access arrangements for the service centre.

General Advice

The design concept is generally supported by TMR but the department will not be able to approve the design if appropriate consent is not received from:

1. Lockyer Valley Regional Council for the closure of the existing intersection at the western end of Twidales Road; and
2. Written permission from the adjoining property owner agreeing to the proposed easement through the service centre site to the western boundary of Lot 20 SP184593.

Regards,

Thanks

Eric Brown

A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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P: (07) 4639 0887 | F: (07) 4639 0750

M: not relevant

E: eric.c.brown@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Seren McKenzie [mailto:SMcKenzie@lvrc.qld.gov.au]

Sent: Tuesday, 10 July 2018 11:31 AM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Subject: FW: Helidon - TMR Preliminary Functional Layout Plans

Hi Eric

I know we keep missing each other on this one. Before I respond to them, I wanted to confirm the message in the email below around the TMR requirements. Essentially, LVRC probably won't have any concerns, based on the email from Cameron. Please let me know your thoughts – I am in meetings all afternoon again, and Council meeting again tomorrow.

ShareFile Attachments

Expires January 6, 2019

18-332 Road Functional Layout Technical Note.pdf	9.7 MB
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Download Attachments

Seren McKenzie uses ShareFile to share documents securely. [Learn More.](#)

Regards

Seren McKenzie

Acting Executive Manager Infrastructure Works and Services

P 07 54684 958

E smckenzie@lvrc.qld.gov.au

Lockyer Valley Regional Council
26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC)
www.lockyervalley.qld.gov.au

From: [not relevant] [redacted]@rpsgroup.com.au]
Sent: Wednesday, 4 July 2018 11:18 AM
To: Seren McKenzie
Cc: Nicholas Cooper [not relevant]@rmdevelopments.com.au; [not relevant]
[not relevant]@rmaeng.com.au); Chris Bull
Subject: FW: Helidon - TMR Preliminary Functional Layout Plans

Hi Seren,

We refer to the email below sent to SARA / TMR with respect to the updated functional layout plans proposed to facilitate integration of the proposed Service Centre with TMR's highway infrastructure associated with the TSRC turnoff and local intersection modifications.

TMR have reviewed these plans and confirmed that they are generally supportive of the proposed design concept layout. As you are aware, the proposal involves lengthening the current on ramp from the U- Turn and roundabout to achieve TMR's design standards, and closure of the current substandard intersection at Twidales Rd. As per previous correspondence, TMR have sought confirmation that LVRC have no objection to the imposition of conditions of the approval requiring construction of roadworks generally in accordance with the concept layout, including closure of the Twidales Rd intersection. We write now to request this confirmation.

We note that TMR have only sought confirmation regarding the intersection. We acknowledge LVRC's requirements that the Twidales Rd upgrade maintain existing flood immunity levels and that stormwater management outcomes will be acceptable. This will be demonstrated in the final submission with respect to outstanding stormwater / flooding assessment associated with the Information Request.

We trust the above is sufficient for your needs. Please contact me should you require any further information or clarification.

Regards,

[not relevant]

RPS

[not relevant]

Principal - Planning
Australia Asia Pacific

18/455 Brunswick Street, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

D: +61 7 3124 9366

T: +61 7 3237 8899

F: +61 7 3237 8833

M: [redacted] not relevant
E: [redacted]@rpsgroup.com.au
W: rpsgroup.com.au

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From: [redacted] not relevant
Sent: Tuesday, 5 June 2018 11:43 AM
To: 'Kieran Hanna' <Kieran.Hanna@dsdmip.qld.gov.au>
Cc: 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; 'Scott A McDonald' <Scott.A.McDonald@tmr.qld.gov.au>; 'Nicholas Cooper' <NCooper@lvrc.qld.gov.au>; 'Seren McKenzie' <SMcKenzie@lvrc.qld.gov.au>; [redacted] <[redacted]@rmdevelopments.com.au>; [redacted] <[redacted]@ptt.com.au>; [redacted] not relevant <[redacted]@maeng.com.au>; [redacted] <[redacted]@maeng.com.au>
Subject: Helidon - TMR Preliminary Functional Layout Plans

Hi Kieran,

We refer to recent meetings and discussions with respect to the proposed Service Centre at Helidon Spa, ref SDA-0417-038299.

In particular, we refer to the meeting held at TMR's Toowoomba office on 3 May in which concept plans were tabled relating to the integration of the service centre access and egress to TMR's current proposed upgrade works in the vicinity of the site. At that meeting, TMR provided positive 'in principle' feedback, subject to provision of more complete concept plans showing all road works relevant to TMR and a Technical Assessment of the compliance with relevant traffic standards.

Accordingly, we write now to submit a Technical Note prepared by PTT Traffic and Transport, dated 4 June, 2018. The review assesses the enclosed preliminary Functional Layout Plans of road works related to the integration of the Service Centre's access and egress to the Warrego Highway, in the context of proposed TMR works. The review found that each of the areas assessed is considered generally consistent with the requirements of the Austroads Guide to Road Design and Guide to Traffic Management.

We write now to seek confirmation from TMR that the functional road works plans are considered acceptable to TMR. We note that the Further Advice Notice issued by SARA, dated 17 August, 2017, also refers to the provision of a revised Concept Stormwater Management Report. Whilst works have commenced on the revised internal design layout and stormwater management, we are seeking further feedback prior to finalisation and submission of a complete response to the Further Advice Notice.

We note that access to TMR's current draft stormwater management design proposals, ideally as both PDF and CAD files, would aid the process of responding to both TMR and Council with respect to Stormwater Management.

We trust the above is sufficient for your current purposes, however please don't hesitate to contact the writer, should you require any further information or clarification.

Regards,

not relevant

RPS

**Principal - Planning
Australia Asia Pacific**

18/455 Brunswick Street, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

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M: not relevant

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From: not relevant <[redacted]@ptt.com.au>

Sent: Monday, 4 June 2018 3:06 PM

To: not relevant <[redacted]@rmaeng.com.au> [redacted]@rmdevelopments.com.au

Cc: not relevant <[redacted]@rpsgroup.com.au>

Subject: [EXT] RE: Helidon - TMR Functional Sketches

Hi team,

Please find attached our updated technical note.

Any queries, please let me know.

Kind regards

not relevant

Principal Consultant



Level G | 67 St Pauls Terrace | Spring Hill QLD 4000

P: (07) 3839 6771

M: not relevant

E: [\[redacted\]@ptt.com.au](mailto:[redacted]@ptt.com.au)

W: www.ptt.com.au

Please update all correspondence and references to:
LVRC
PO Box 82
GATTON QLD 4343

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From: [Downs.South.West.IDAS](#)
To: [Eric C Brown](#)
Subject: FW: ATTN: Catherine RE: SDA-0417-038299 decision with conditions
Date: Monday, 25 March 2019 3:08:07 PM
Attachments: [image001.png](#)
[SDA-0417-038299 final referral response corrected.pdf](#)
[image011.png](#)

I'm going to upload this onto the application

From: Tyler Josephson <Tyler.Josephson@dsdmip.qld.gov.au>
Sent: Monday, 25 March 2019 3:04 PM
To: Downs.South.West.IDAS <Downs.South.West.IDAS@tmr.qld.gov.au>
Subject: ATTN: Catherine RE: SDA-0417-038299 decision with conditions

Hello Catherine,

As discussed on the phone, please see attached the referral decision response for Helidon Spa.

Kind regards,

Tyler Josephson

Planning Officer

SEQ West, Planning and Development Services

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3432 2423

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Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: SDA-0417-038299
Council reference: CMB2017/0001

20 SEP 2018

The Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343
mailbox@lvrc.qld.gov.au

Attention: Mr Nick Cooper

Dear Mr Cooper

Referral agency response—with conditions

(Given under section 285 of the *Sustainable Planning Act 2009*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 12 April 2017.

Applicant details

Applicant name:	Reed Property Group Pty Ltd
Applicant contact details:	C/- RPS Australia East Pty Ltd PO Box 1559, Fortitude Valley QLD 4006

Location details

Street address:	Warrego Highway, Helidon Spa
Real property description:	Lot 60 on CH31894
Local government area:	Lockyer Valley Regional Council

Application details

Development permit	Material change of use for Service station, Catering shop and Advertising devices
--------------------	---

Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

- Schedule 7, table 3, item 1 State-controlled road
- Schedule 7, table 3, item 12 Regional plans

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009* the department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

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

Drawing/report title	Prepared by	Date	Reference no.	Version /issue
Helidon Spa Road Functional Layout Sketch Plan (Ultimate)	Reed Property Group	Amended in red by DSDMIP on 7 September 2018	C-SK0001	D
Master Site Plan	Aspect Architects and Project Managers	Amended in red by DSDMIP on 7 September 2018	16-0810 A.000	F
Proposed Ground Floor Plan	Aspect Architects and Project Managers	Amended in red by DSDMIP on 7 September 2018	16-0810 A.100	D

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

For further information please contact Kieran Hanna, Principal Planning Officer, on 3432 2404 or via email at lpwrichSARA@dsgmip.qld.gov.au, who will be pleased to assist.

Yours sincerely



Rachel Hunter
Director-General

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the applicant
Approved plans and specifications

cc Reed Property Group c/- RPS Australia East, cameron.hoffmann@rpsgroup.com.au

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development permit for material change of use for Service station, Catering shop and Advertising devices		
Sustainable Planning Regulation 2009, Schedule 7, Table 3, Item 1 State-controlled road—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>(a) Road works comprising the following must be provided generally in accordance with the Helidon Spa Road Functional Layout Sketch Plan (Ultimate), reference C-SK0001-D, prepared by Reed Property Group as amended in red by DSDMIP dated 7 September 2018.</p> <ul style="list-style-type: none"> • closure of the existing Twidales Road (left-in/left-out) intersection with the Warrego Highway; • construction of a new left-in / left-out intersection with the Warrego Highway comprising a westbound off-ramp directly from the Warrego Highway; • westbound on and off-ramps to / from the acceleration lane for the U-turn jug handle facility; • a new five-arm roundabout for all the required movements to/from the Warrego Highway, Twidales Road and the proposed development; and • an extension to the Warrego Highway westbound acceleration lane from the U-turn jug handle. <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads Road Planning and Design Manual and any material referenced therein.</p>	(a) and (b) At all times
2.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> create any new discharge points for stormwater runoff onto the state-controlled road; interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; surcharge any existing culvert or drain on the state-controlled road; reduce the quality of stormwater discharge onto the state-controlled road. <p>(c) RPEQ certification with supporting documentation must be provided to the Darling Downs District within the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au, confirming that the development has been constructed in accordance with part/s (a) and (b) of this condition.</p>	<p>(a) and (b) At all times</p> <p>(c) Prior to the commencement of use</p>

No.	Conditions	Condition timing
3.	<p>(a) Any excavation, filling/backfilling/compaction, retaining structures and stormwater management measures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or cause similar adverse impacts.</p> <p>(b) RPEQ certification must be provided to the Darling Downs District within the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p>
4.	<p>(a) The applicant must register an access easement on the title of existing Lot 60 on CH31894 between the road frontage and Lots 20-21 on SP184593 for vehicular access.</p> <p>(b) The applicant must provide to the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au a copy of the Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.</p>	<p>(a) At the time of survey plan registration</p> <p>(b) Within 20 business days of registration of the easements</p>
<p>Sustainable Planning Regulation 2009, Schedule 7, Table 3, Item 12 Regional Plans—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of the Department of State Development, Manufacturing, Infrastructure and Planning to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
5.	<p>The total gross floor area of the development must be generally in accordance with the total gross floor area shown on Master Site Plan, reference 16-0810 A.000 revision F, prepared by Aspect Architects and Project Managers as amended in red by DSDMIP dated 7 September 2018.</p>	<p>Prior to the commencement of use and to be maintained at all times</p>
6.	<p>The development must include a minimum of:</p> <ul style="list-style-type: none"> (i) 117 parking spaces for non-articulated vehicles; (ii) six parking spaces for articulated vehicles; and (iii) six refuelling bays and diesel bowsers for trucks and heavy vehicles. 	<p>Prior to the commencement of use and to be maintained at all times</p>
7.	<p>The heavy vehicle driver rest and shower area must be provided generally in accordance with Proposed Ground Floor Plan, reference 16-0810 A.100 revision D, prepared by Aspect Architects and Project Managers as amended in red by DSDMIP dated 7 September 2018.</p>	<p>Prior to the commencement of use and to be maintained at all times</p>

Attachment 2—Reasons for decision to impose conditions

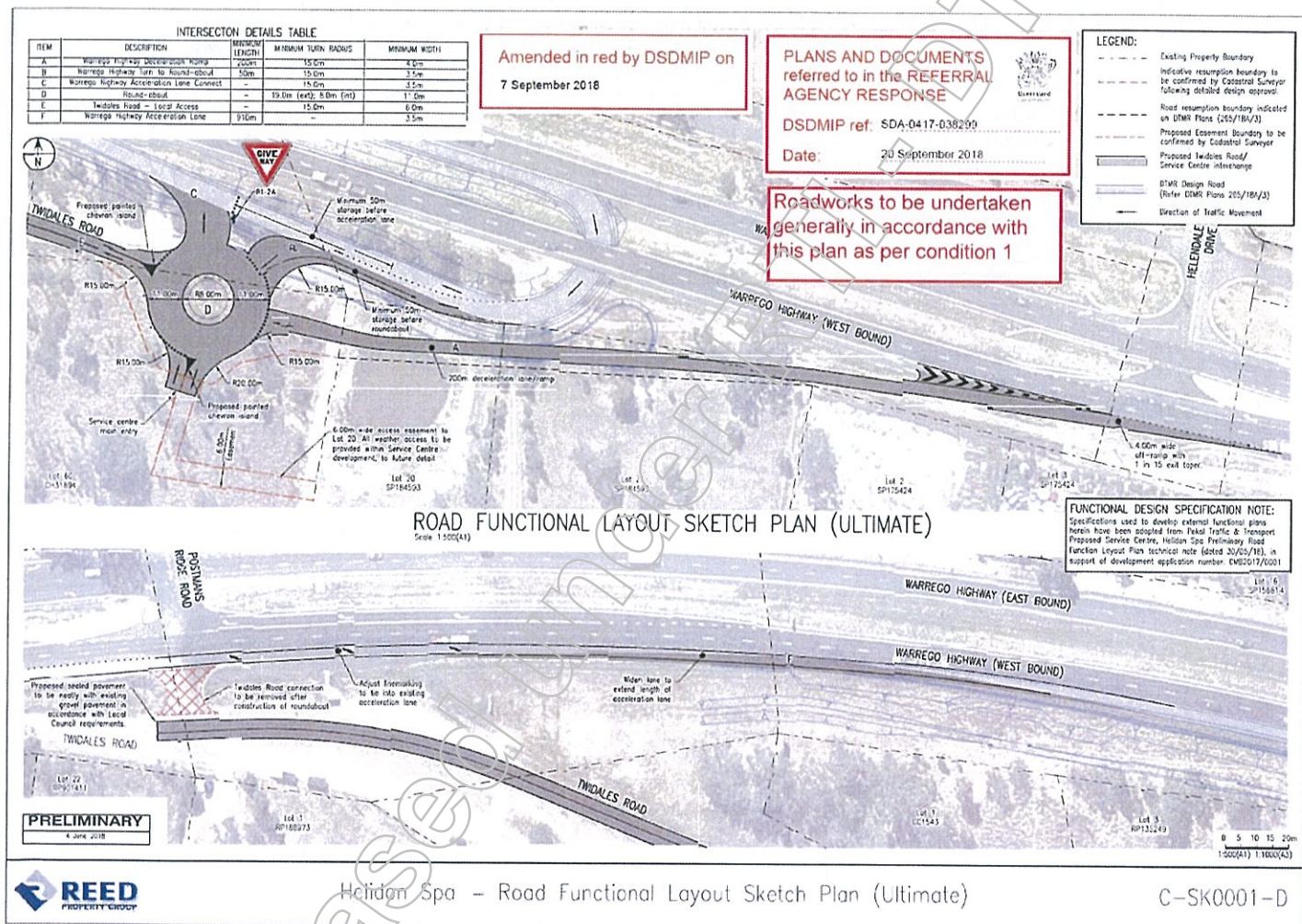
The reasons for this decision are:

- To offset the impacts of development on the safety and efficiency of the state-controlled road.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
- To ensure the development and its construction does not cause adverse structural impacts on state-transport infrastructure.
- To ensure the development includes those facilities and services that significantly contribute to satisfying the requirements of the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions.

Attachment 3—Advice to the applicant

General advice	
Ref.	State-controlled roads
1.	<p>The extension of the Warrego Highway westbound acceleration lane from the U-turn requires the closure of the existing Twidales Road intersection. The applicant is advised to consult with the Lockyer Valley Regional Council regarding the closure.</p> <p>The design plans showing the interaction of the U-turn treatment with the proposed roundabout indicates that the line marking directs traffic from the U-turn treatment into the roundabout. The Department of Transport and Main Roads prefers that the flow of traffic from the U-turn treatment continues along the acceleration lane running parallel to the Warrego Highway. This matter must be addressed at the roadworks approval stage and the road works approval process under section 33 of the <i>Transport Infrastructure Act 1994</i>.</p>
2.	<p>Road works approval: Under sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works and road works on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads Darling Downs District on (07) 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
3.	<p>Any advertising devices visible from a state-controlled road are to be located and designed in accordance with the <i>Roadside Advertising Guide, 2nd Edition</i>, Department of Transport and Main Roads, 2017.</p>

Released under the TMR



From: [Eric C Brown](#)
To: [Seren McKenzie](#)
Subject: Helidon Spa Development
Date: Tuesday, 28 August 2018 1:55:00 PM

Seren,

not relevant

Could you please tell where the council is at with the developments requirement to have LVRC's permission to close Twidale Road, before TMR can grant any plan approvals?

Thanks

Eric Brown

Senior Advisor | Corridor Management & Development Facilitation | Darling Downs District | Downs Southwest Region

Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 1 | Toowoomba Main Roads Building | 1-5 Phillip St | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

(07) 4639 0887 | M: not relevant

eric.c.brown@tmr.qld.gov.au

www.tmr.qld.gov.au

From: [Kieran Hanna](#)
To: [Scott A McDonald](#)
Cc: [Eric C Brown](#); [Jason B McGuire](#)
Subject: RE: [EXT] Warrego Highway, Helidon Spa - draft conditions
Date: Tuesday, 28 August 2018 10:39:32 AM
Attachments: [image001.png](#)
[image006.png](#)
[image002.png](#)
[image003.png](#)

Hi Scott,

At this stage I'm free all day this Friday but unavailable on Thursday. Late morning would be preferable if possible.

Regards

Kieran Hanna
Principal Planning Officer
SEQ West, Planning & Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning

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PO Box 129, Ipswich QLD 4305
www.dsdmip.qld.gov.au

From: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Sent: Tuesday, 28 August 2018 10:14 AM
To: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>
Cc: Eric Brown <eric.c.brown@tmr.qld.gov.au>; Jason B McGuire <Jason.B.McGuire@tmr.qld.gov.au>
Subject: RE: [EXT] Warrego Highway, Helidon Spa - draft conditions

Hi Kieran,

Thanks for the update and the draft conditions. We would like to discuss the conditions and the best way to move forward from this point with you.

Are you available for a meeting with Eric Brown, Jason McGuire and myself sometime on Thursday or Friday (AM) this week in Toowoomba?

If you are, can you please give me some indicative times.

Regards

Scott McDonald
Planner | Darling Downs District
Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
P: (07) 46390737 | F: (07) 46390750
E: Scott.A.McDonald@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Kieran Hanna [<mailto:Kieran.Hanna@dsmip.qld.gov.au>]
Sent: Monday, 27 August 2018 2:17 PM
To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Subject: FW: [EXT] Warrego Highway, Helidon Spa - draft conditions

Hi Scott,

Please see below the comments from the applicant regarding the draft conditions. Also attached is the version that we sent to them as an indication of the likely direction for the conditions, noting that they are only draft. They've only raised two queries. The possible dot points in the draft condition 1 for road works was drawn from the PTT letter 4 June 2018 that outlined the scope of works that would occur, as we need to identify what works are occurring.

In terms of moving forward, I've again had a discussion with them about their progress with obtaining support from the council and the adjoining land owner on the proposal. While these are still occurring, it's becoming more likely than not they won't be able to obtain that, particularly in the form of a consent type letter. Council still isn't in the position to formally issue anything because their assessment is held up due to a lack of staff resourcing and negotiations with the adjoining owner are dragging on. I've again stated that in lieu of that Reed Property Group must provide sufficient evidence of what discussions and consultation has occurred, that the latest plans have been tabled, and all parties are aware of what works are proposed and what that means for both council (change to Twidales Rd) and the adjoining owner (access).

Thus I'm expecting that later this week they will push DSDMIP and DTMR to finalise a decision based on the information to date, including information from Reed on their discussions.

I've also identified to [not relevant] a further extension to the referral assessment period will be needed to finalise a decision. [not relevant] is open to this but believes this will be the final extension from Reed because they want to progress a decision based on what they have done so far.

Regards

Kieran Hanna
Principal Planning Officer
SEQ West, Planning & Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3432 2404
Level 4, 117 Brisbane Street, Ipswich QLD 4305
PO Box 129, Ipswich QLD 4305
www.dsdmip.qld.gov.au

From: [not relevant] <[not relevant]@rpsgroup.com.au>
Sent: Thursday, 23 August 2018 4:08 PM
To: Kieran Hanna <Kieran.Hanna@dsmip.qld.gov.au>
Cc: [not relevant] <[not relevant]@rmdevelopments.com.au>; [not relevant] <[not relevant]@rmaeng.com.au>; [not relevant] <[not relevant]@ptt.com.au>
Subject: RE: [EXT] Warrego Highway, Helidon Spa - draft conditions

Hi Kieran,

Thanks for forwarding the draft SARA conditions. On behalf of Reed Property Group we advise that we are generally satisfied with the conditions. We do however have two requests:

- Condition 1(a) Point 5 identifies a 920m acceleration lane. Whilst there may well be 920m available, this is based on approximate distances on concept plans. As the AUSTROAD requirements are 910m, we would prefer that this condition is changed to refer to the AUSTROADs requirement of 910m in case there are inaccuracies in the concept plans.
- Condition 2(b)(iii) refers to avoidance of surcharging of existing culverts or drains. We understand that the existing culverts under the highway are already under surcharge behaviour in their current state. Accordingly, we request that Condition 2(b)(iii) be deleted to avoid potential confusion.

We note that Condition 2(a) requires that Stormwater management of the development ensures no worsening or actionable nuisance to the state-controlled road. This condition is considered sufficient to address the proponent responsibility of no worsening.

We trust the above makes sense. Please contact me should you wish to discuss.

Regards,

not relevant

RPS

not relevant

Principal - Planning
Australia Asia Pacific

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M:

E: not relevant @rpsgroup.com.au

W: rpsgroup.com.au

**WE'VE
MOVED**

**FIND US AT OUR
NEW BRISBANE HOME:**

**LEVEL 4 HQ SOUTH
520 WICKHAM STREET
FORTITUDE VALLEY QLD**

Maxine Butler

From: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>
Sent: Friday, 31 August 2018 2:57 PM
To: Scott A McDonald
Cc: Eric C Brown
Subject: FW: Warrego Highway, Helidon Spa - draft conditions
Attachments: [EXT] RE: Helidon Spa - Proposed Service Centre Development; 12303-C-SK0005-A.pdf; 12303-C-SK0002-A.pdf; 180720 - Driveway Sketch Proposal.pdf

Importance: High

Hi Scott,

Further to our meeting this morning, please find attached and below the email from RPS and Reed.

They've provided an email from council and a summary of their discussions with council on the proposal. They have attached a sketch of an access arrangement to [not relevant] which matches what Eric talked about this morning. Can you please advise if this is sufficient to TMR to move forward with finalising assessment.

As we discussed, they have also agreed to extend the referral assessment period to 14 September. My take from their email is that they are now putting the pressure for us to finalise the referral response.

Regards



**Queensland
Government**

Kieran Hanna
Principal Planning Officer
SEQ West, Planning & Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning
P 07 3432 2404
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www.dsdmip.qld.gov.au

From: [not relevant] <[not relevant]@rpsgroup.com.au>
Sent: Friday, 31 August 2018 12:33 PM
To: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>
Cc: [not relevant] <[not relevant]@rmdevelopments.com.au>
Subject: Warrego Highway, Helidon Spa - draft conditions
Importance: High

Hi Kieran,

We write on behalf of Reed Property Group (RPG) to provide an extension of referral response period by 10BD to Friday 14 September.

Neighbouring Property Access

With respect to the neighbour to the east, [not relevant] we advise the following:

not relevant is well aware of both the current TMR proposed roadworks and the RPG proposal. RPG have met with not relevant a number of times and have tabled the current Functional Design plans referred to in the draft conditions.

not relevant main objective is to maintain the ability to access her property from the north, currently achieved from an informal access track directly from the Warrego Highway. Under the proposal, a deceleration lane will occupy the existing resumption to the frontage of the property, with direct access unlikely to be formally available.

As reflected on the attached sketch, RPG have offered to:

- Create an access easement through the Service Centre site to the western boundary not relevant eastern property
- Provide either a concrete or asphalt surface to the easement
- Provide driveway cross over points off the easement for both properties
- Fence along both the easement and the western side of the property adjacent to the service centre
- Cover all surveying and legal costs required to register the beneficial access easement

The package of works facilitates a safe, sealed access to the neighbouring property. Combined with the interchange proposed to the frontage of the Service Centre, the proposed access arrangements:

- are much safer than the current informal unsealed access from the Highway
- provide convenient access and egress from the Highway
- avoids the need to access and egress the property via the substandard Twidales Rd intersection, some 800m west of the property

The Service Centre will provide convenient access to a range of goods and facilities not locally available, and NR has repeatedly expressed support for the Service Centre in general. NR

The combined outcome is considered reasonable, and RPG remain committed to the proposal above.

Lockyer Valley Regional Council

LVRC are currently assessing the current submission addressing the outstanding matters associated with the proposal, primarily with respect to stormwater management and flooding.

LVRC have been aware of TMR's proposed works for many months and confirmed agreement in principle regarding the proposed works via email dated 25 May, 2018, attached. Please also see attached copies of the concept plans submitted with the preceding email in the email trail, dated 4 May, 2018, being the ones referred to in the 25 May response.

Current plans were also tabled with the LVRC Mayor and CEO. We received confirmation of ongoing support for the project, and understanding regarding the need for the roadworks. Council would like to ensure that other main users of the road are aware of the proposal before the application is decided, but provided no objection to the proposed works. As Council will formally enter Decision Stage following issue of the SARA response, Council are in a position to decide the application on its merits in light of the proposed SARA conditions.

Accordingly, we believe that SARA are in a position to issue the Referral Response, and ask that this occur as soon as practicable.

Please contact me should you require any further information or clarification.

Regards,

not relevant

not relevant

**Principal - Planning
Australia Asia Pacific**

Level 4 HQ South 520 Wickham St, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

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M: not relevant

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WE'VE MOVED

FIND US AT OUR NEW BRISBANE HOME:

LEVEL 4 HQ SOUTH
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From: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>

Sent: Wednesday, 29 August 2018 3:33 PM

To: (not relevant) <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

Subject: RE: [EXT] Warrego Highway, Helidon Spa - draft conditions

Importance: High

Hi (not relevant)

Can you please advise where you are at with sending through the referral assessment extension.

Regards



Kieran Hanna

Principal Planning Officer

SEQ West, Planning & Development Services

Department of State Development,
Manufacturing, Infrastructure and Planning

**Queensland
Government**

P 07 3432 2404

Level 4, 117 Brisbane Street, Ipswich QLD 4305

PO Box 129, Ipswich QLD 4305

www.dsdmip.qld.gov.au

From: Kieran Hanna
Sent: Monday, 27 August 2018 3:37 PM
To: [redacted] not relevant <[redacted]@rpsgroup.com.au>
Cc: [redacted] <[redacted]@rmdevelopments.com.au>
Subject: RE: [EXT] Warrego Highway, Helidon Spa - draft conditions

Hi [redacted] not relevant

Thanks for providing your comments. I've passed them onto TMR to consider.

In moving forward, as we discussed the assessment period has to be extended to enable a decision to be finalised. As indicated, this will require a period of 2-3 weeks to occur.

If you also expect that you'll be unable to provide the council and adjoining owner agreements on the proposed works that TMR is seeking, as discussed you'll need to provide a response from Reed on the efforts that have occurred to date that we've also discussed. This is required to enable the period for finalising the referral response to commence.

Regards



**Queensland
Government**

Kieran Hanna
Principal Planning Officer
SEQ West, Planning & Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning
P 07 3432 2404
Level 4, 117 Brisbane Street, Ipswich QLD 4305
PO Box 129, Ipswich QLD 4305
www.dsdmip.qld.gov.au

From: [redacted] not relevant <[redacted]@rpsgroup.com.au>
Sent: Thursday, 23 August 2018 4:08 PM
To: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>
Cc: [redacted] not relevant <[redacted]@rmaeng.com.au> [redacted]
[redacted] <[redacted]@ptt.com.au>
Subject: RE: [EXT] Warrego Highway, Helidon Spa - draft conditions

Hi Kieran,

Thanks for forwarding the draft SARA conditions. On behalf of Reed Property Group we advise that we are generally satisfied with the conditions. We do however have two requests:

- Condition 1(a) Point 5 identifies a 920m acceleration lane. Whilst there may well be 920m available, this is based on approximate distances on concept plans. As the AUSTROAD requirements are 910m, we would prefer that this condition is changed to refer to the AUSTROADs requirement of 910m in case there are inaccuracies in the concept plans.
- Condition 2(b)(iii) refers to avoidance of surcharging of existing culverts or drains. We understand that the existing culverts under the highway are already under surcharge behaviour in their current state. Accordingly, we request that Condition 2(b)(iii) be deleted to avoid potential confusion.

We note that Condition 2(a) requires that Stormwater management of the development ensures no worsening or actionable nuisance to the state-controlled road. This condition is considered sufficient to address the proponent responsibility of no worsening.

We trust the above makes sense. Please contact me should you wish to discuss.

Regards,

NOT RELEVANT

RPS

not relevant

**Principal - Planning
Australia Asia Pacific**

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From: Kieran Hanna <Kieran.Hanna@dsdmip.qld.gov.au>

Sent: Tuesday, 21 August 2018 11:55 AM

To: not relevant @rpsgroup.com.au

Subject: [EXT] Warrego Highway, Helidon Spa - draft conditions

Hi not relevant

Please find attached the draft referral response conditions for Helidon Spa. These conditions reflect the intended approach based upon the application material submitted to date.

Note that DTMR has advised the state-controlled road conditions are still progressing and may be amended with the final response. I envisage the wording of condition 1 may alter slightly, but the intent of approving the works as shown on the PPT drawings will be maintained.

Regards



**Queensland
Government**

Kieran Hanna
Principal Planning Officer
SEQ West, Planning & Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning
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Level 4, 117 Brisbane Street, Ipswich QLD 4305
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Maxine Butler

From: Seren McKenzie <SMcKenzie@lvrc.qld.gov.au>
Sent: Friday, 25 May 2018 12:28 PM
To: [redacted] not relevant
Cc: Nicholas Cooper; [redacted]@rmdevelopments.com.au; [redacted]
 [redacted]@rmaeng.com.au)
Subject: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi [redacted] not relevant

Apologies for the delay in responding to you.

Council agrees in principle with the layout, noting it is very high level concept, and provided it meets all road design and flooding requirements. We would require further detail around the phasing of the works as I have concerns with standards being met in phase 2 as well as Twidales exit still being open onto the Warrego (safety concerns). We would also need to see the detail around the new section of Twidales Road including flood immunity. Obviously this proposal would require acceptance from both TMR and Council.

Regards

Seren McKenzie

Acting Executive Manager Infrastructure Works and Services

P 07 54684 958
 E smckenzie@lvrc.qld.gov.au

Lockyer Valley Regional Council
 26 Railway Street (PO Box 82) Gatton Qld 4343
 1300 00 5872 (LVRC)
www.lockyervalley.qld.gov.au

From: [redacted] not relevant [redacted]@rpsgroup.com.au]
Sent: Friday, 4 May 2018 2:04 PM
To: Seren McKenzie
Cc: Nicholas Coope; [redacted]@rmdevelopments.com.au; [redacted] not relevant [redacted]@rmaeng.com.au)
Subject: RE: Helidon Spa - Proposed Service Centre Development

Hi Seren,

We refer to correspondence below with respect to potential access arrangements for the proposed Helidon Travel Centre. TMR have advised that they are currently tendering their current plans associated with the TSRC upgrades in this vicinity, and that our proposal therefore must integrate with TMR's proposed works.

At the meeting held with TMR on 28 March, TMR indicated that the most likely traffic approach that would provide a safe outcome for all parties was via the closure of the Twidales Rd intersection, with those movements redirected to the ramps and intersection works associated with the proposed Service Centre.

Following preparation of the initial sketch option forwarded to TMR and Council via the emails below, the proponent team have further progressed indicative plans and presented these to TMR yesterday. Please see attached updated plans showing:

- The preferred intersection treatment seeking to integrate an access from TMR's proposed works
- An indicative staging plan

The feedback from TMR at yesterday's meeting was generally positive, where they asked that we continue to progress further detail. Accordingly, we are forwarding these plans to Council to seek in principle feedback regarding

this potential arrangement. If positive feedback is attained from both Council and TMR, we would also seek to progress revised architectural designs and more detailed analysis of road and stormwater / flooding design.

Please don't hesitate to contact me should you require any further information or clarification.

Regards,

not relevant

RPS

not relevant

**Principal - Planning
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From: Nicholas Cooper <NCooper@lvrc.qld.gov.au>

Sent: Tuesday, 24 April 2018 10:55 AM

To: not relevant @rpsgroup.com.au>

Cc: Seren McKenzie <SMcKenzie@lvrc.qld.gov.au>

Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi not relevant

Please see a question from Seren McKenzie (cc-d) below. I apologise I missed forwarding this email to you earlier. Can you please liaise directly with Seren for this matter moving forward and CC me.

Thanks

Nicholas Cooper

A/ Manager Planning & Development

P 54620 346

E ncooper@lvrc.qld.gov.au

Lockyer Valley Regional Council
26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC)
www.lockyervalley.qld.gov.au

From: Seren McKenzie

Sent: Tuesday, 24 April 2018 8:49 AM

To: Nicholas Cooper
Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick

Were you able to get any more info from my questions below so I can give you a response?

Regards

Seren McKenzie
Manager Infrastructure Planning and Design

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

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Connected  Council

From: Seren McKenzie
Sent: Thursday, 19 April 2018 11:23 AM
To: Nicholas Cooper
Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick

We would be interested to understand what is happening to the existing Twidales intersection, which is not shown on this plan. Are you able to get the concept for this so Council is able to appreciate the full design and why Twidales is suggested to be changed?

Regards

Seren McKenzie
Manager Infrastructure Planning and Design

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

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Connected  Council

From: Nicholas Cooper
Sent: Thursday, 19 April 2018 10:13 AM
To: Seren McKenzie
Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Seren,

Do you have any feedback for Cameron re his email. Can you please provide by Tuesday 24th as im out of office for the remainder of next week.

Nicholas Cooper

A/ Manager Planning & Development

P 54620 346

E ncooper@lvrc.qld.gov.au

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From: [redacted] not relevant [redacted]@rpsgroup.com.au]
Sent: Tuesday, 17 April 2018 4:26 PM
To: Nicholas Cooper
Cc: 'Kym E Murphy'; 'Eric C Brown'; 'Bruce A Ollason'; 'Kieran Hanna'; 'Adam W Garvin';
 [redacted]@rmdevelopments.com.au
Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick,

As discussed, please see attached a high level sketch and email trail below regarding a potential integration concept sent to TMR for comment late last week, based on TMR's suggestion of potential closure of the existing intersection adjacent the Helidon Spa.

This proposal, if supported and viable, would involve Council's support regarding changes to the local road network, particularly with respect to the diversion of local traffic to a new intersection integrated with the ramps and u turn facility, and realignment of the road reserve at the eastern end of the site.

We are currently seeking In Principle feedback from TMR regarding this concept, and would appreciate Council's In Principle comments in parallel. We understand that the most likely considerations will be non worsening of existing flood immunities, and community perspectives regarding the intersection relocation.

Regards,

[redacted] not relevant

RPS

[redacted] not relevant

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From: [redacted]@rmdevelopments.com.au [redacted]@rmdevelopments.com.au>
Sent: Friday, 13 April 2018 2:37 PM
To: 'Bruce A Steele' <bruce.a.steele@tmr.qld.gov.au>
Cc: [redacted] not relevant [redacted]@rpsgroup.com.au>; 'Kym E Murphy' <Kym.E.Murphy@tmr.qld.gov.au>; 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; 'Adam W Garvin' <adam.w.garvin@tmr.qld.gov.au>; 'Dereck J Sanderson' <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Thanks Bruce – we look forward to TMRs timely feedback. We are more than happy to meet in person to discuss further. I will follow up with Eric in your absence.

Cam – can you please issue this concept to the relevant LVRC reps and invite their feedback.

Thanks,


 PROJECT MANAGER
 [redacted] not relevant [redacted]@rmdevelopments.com.au
 ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

From: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Sent: Friday, 13 April 2018 11:57 AM
To: [redacted]@rmdevelopments.com.au
Cc: [redacted] not relevant [redacted]@rpsgroup.com.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: FW: Helidon Spa - Proposed Service Centre Development

Hello [redacted] NR

Thank you for this information – we will review this concept from a road operating/functional perspective and also any integration possibilities with the imminent TSRC/Nexus u-turn works. Noting that these u-turn works are on an extremely tight timeframe and will need very prompt decision making to take opportunity from the imminent TSRC/Nexus delivery.

To this end, I will ensure that our team reviews and responds to your concept as soon as practicable.

I notice that you did not include any Lockyer Valley Regional Council (LVRC) officers in this email –and that some of your proposal would involve LVRC input. Are you looking at taking feedback from TMR and then discussing with LVRC? ... or, perhaps taking feedback from both TMR and LVRC in parallel at this conceptual stage of your proposal??

Please also note that I will be going on [redacted] not relevant [redacted] – Eric Brown will be relieving in my position during this time.

Cheers

Bruce Steele
 Manager (Project Planning & Corridor Management) | Darling Downs District
 Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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M: [redacted] not relevant

E: bruce.a.steele@tmr.qld.gov.au
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From: [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]
 Sent: Friday, 13 April 2018 4:44 AM
 To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
 Cc: [redacted] not relevant <[redacted]@rpsgroup.com.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>
 Subject: RE: Helidon Spa - Proposed Service Centre Development

Hi Bruce,


Following the receipt of the current TMR modelling data for the U-Turn bay at Helidon Spa, we have developed the attached interface concept for further discussion.

We consider the benefit of this concept being;

- Enhanced safety outcomes. The HS intersection will be deleted in full which addresses the fundamental safety issue. This in turn allows a full acceleration ramp length off the U-turn bay and also eliminates the significant concern about the weaving proximity between the U-turn on-ramp and current HS intersection de-acceleration lane as currently planned.
- Provides a clean access solution for the neighbouring lots. We acknowledge that a beneficial access easement of some sorts would need to be created to allow ongoing access to the neighbours through the service centre site.
- Allows for efficient construction staging which should not delay the current TMR/Nexus timeline for delivery of the U-turn bay/closing of median strip (ie start in June and open by Dec 18).
- Will deal with the flood issues currently posed by the U-turn design.

Hopefully, you also believe this concept has suitable merit. We would welcome the opportunity to meet with you again in Toowoomba to discuss further. Our aim is to reach a 'In Principal' agreement with TMR over the coming weeks which would allow the current DA application to progress.

Thanks,

 [redacted]
 PROJECT MANAGER
 not relevant
 [redacted]@rmdevelopments.com.au
 ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
 Sent: Monday, 9 April 2018 10:40 AM
 To: [redacted]@rmdevelopments.com.au
 Cc: [redacted] not relevant <[redacted]@rpsgroup.com.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason

<Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

not relevant

Please also find attached TMR's current 12D design for the u-turn facility at Twidales Rd, Helidon Spa

Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: NR @rmdevelopments.com.au [mailto: @rmdevelopments.com.au]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; not relevant @rpsgroup.com.au>

Subject: Helidon Spa - Proposed Service Centre Development

Hi Kym and Bruce,

Thank you for your time last week. As a follow up, I understand that;

- TMR has now approved the Twidales Rd, Postman Ridge intersection designs inclusive of design exemptions
- TMR are currently seeking pricing from the market.
- TMR timelines include completion by Dec 18 for opening in line with the TSRC works. A likely construction commencement date for the works is June/July 18

It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,

not relevant

PROJECT MANAGER

not relevant

@rmdevelopments.com.au



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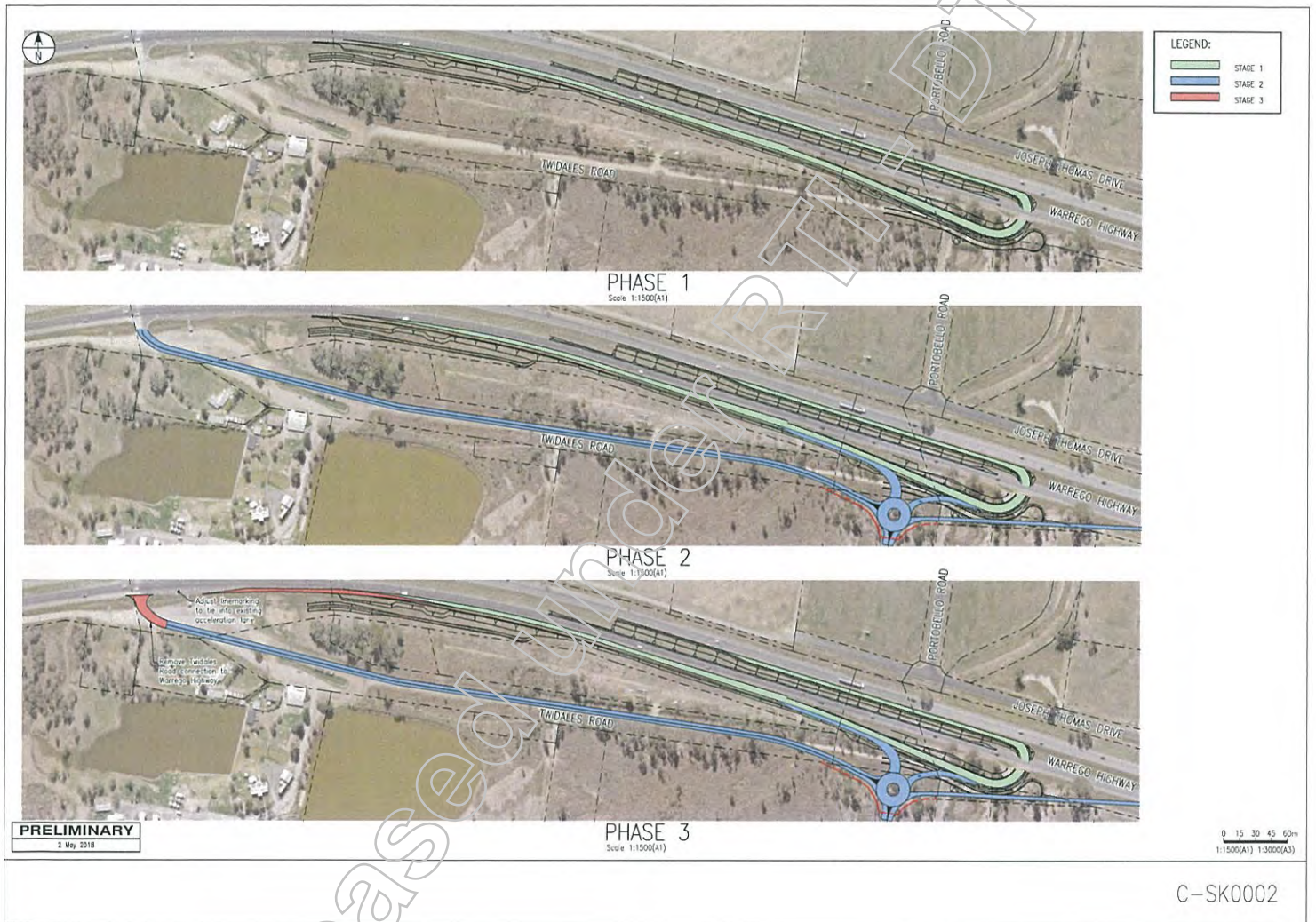
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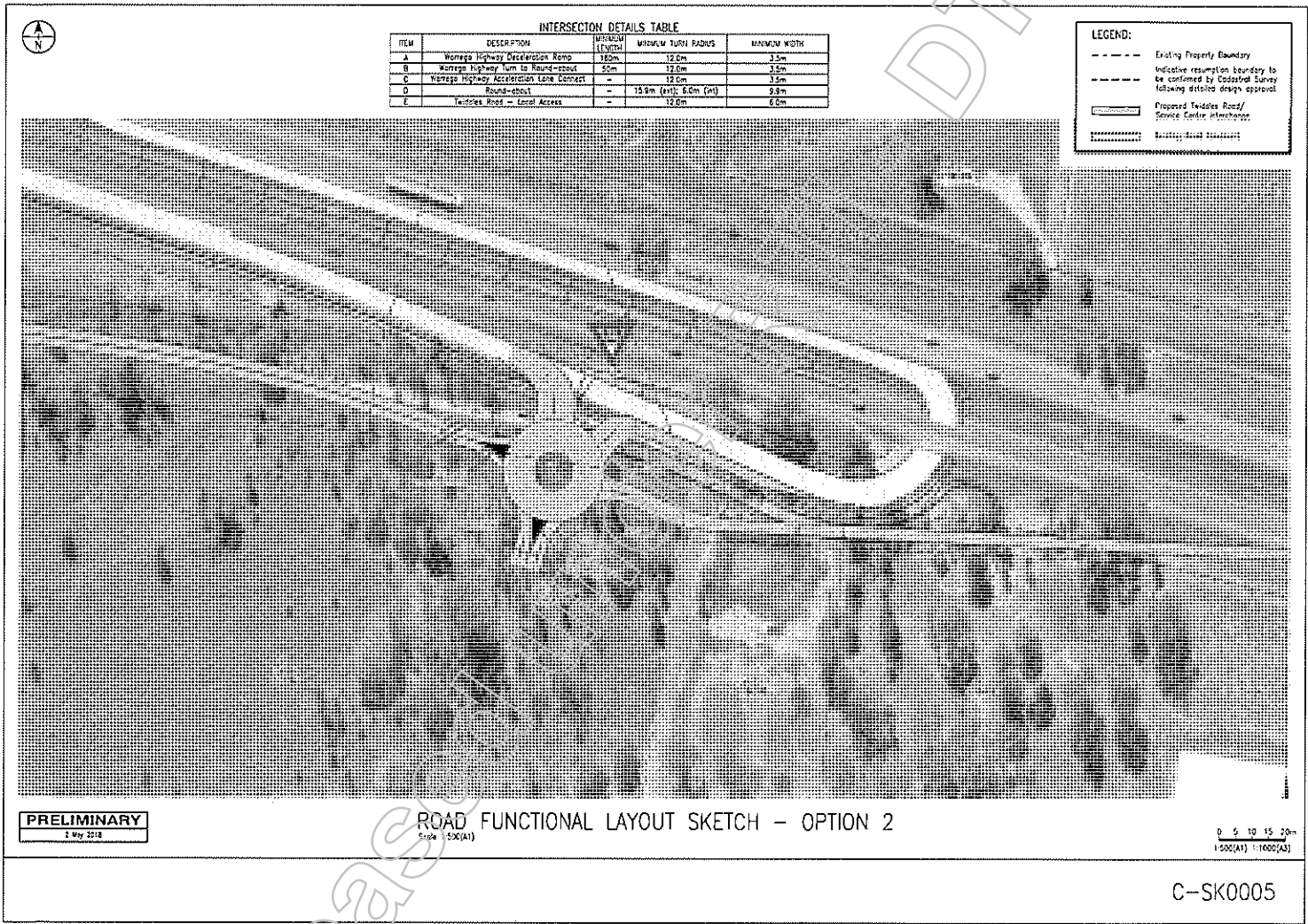
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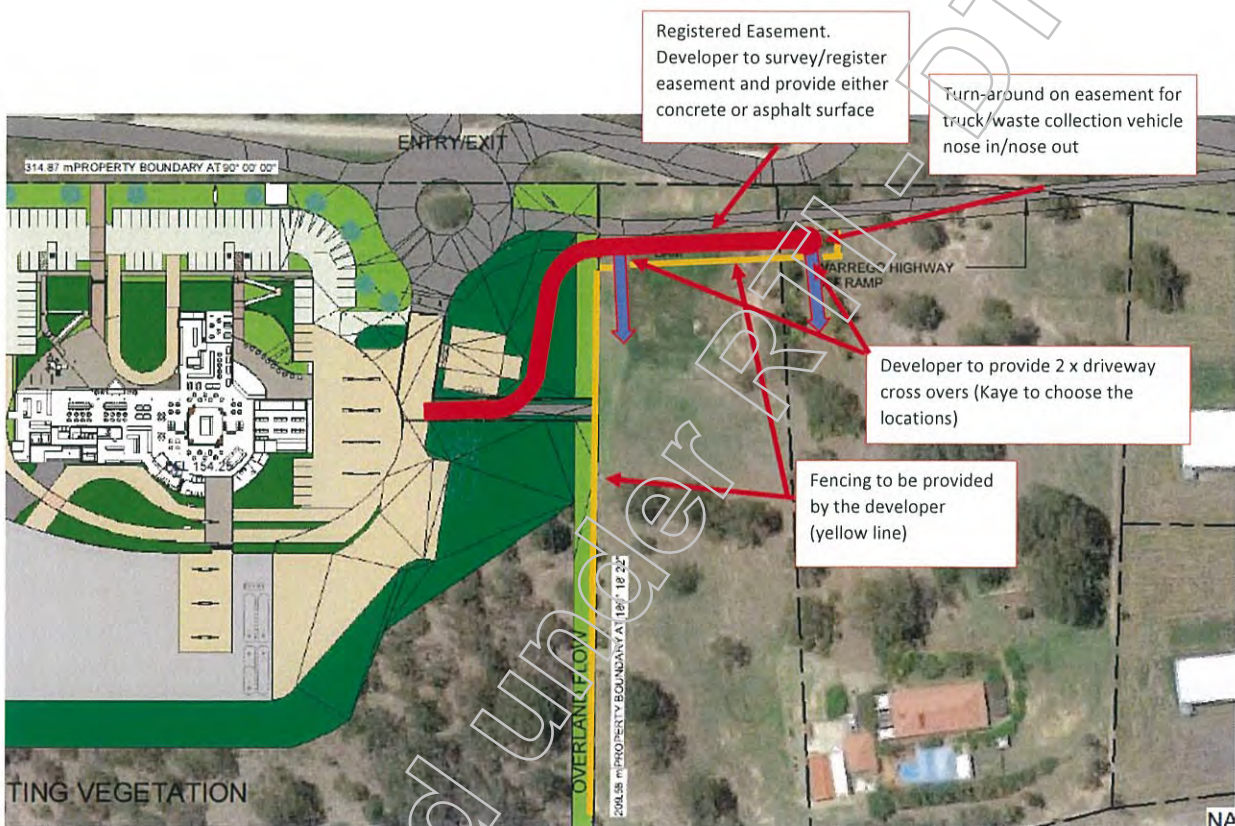
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From: [Eric C Brown](#)
To: [Donald J Turner](#)
Cc: [Kylie E Wendell](#); [Paul R Weis](#); [Adam W Garvin](#); [Scott A McDonald](#); [Jason B McGuire](#)
Subject: RE: Observations from Warrego East drive
Date: Wednesday, 19 September 2018 1:11:00 PM

Thanks Don,

When is a good time for a meeting? Probably not at all – doesn't sound nice through

The proposal by the developer to close the existing Twidales Rd intersection – is purely their proposal to fix their issue of the minimum required acceleration road length required from their proposed development

It is not a TMR proposal

TMR asked for the developer to provide LVRC approval to close the existing Twidales Road (as it is a council owned intersection & road) – before TMR could approve their concept plans for the DA

The developer was not able to obtain LVRC approval – but only “generally supportive of the idea” I think the approval would have required a resolution at a Council Meeting – LVRC were not prepared to go that far for a developers proposal

TMR have no control or influence on the DA at this time

TMR have no control on the proposed new solution for Twidales Road exiting through the developers roundabout

- requiring a possible extra length of around the 1.5km dist to the highway at the existing location of the intersection for a left-out movement
- The left-in movement has virtually no change in dist, so would not add to the effective total length of a “round trip”

TMR cannot show any copies of the developers plans (we have) or discuss how far they may have to drive

Your call ? – always happy to meet and talk with members of the public, but we cannot show them anything or discuss what the developer may or may not do

Thanks

Eric Brown
Senior Advisor | Corridor Management & Development Facilitation

(07) 4639 0887 | M: not relevant

From: Donald J Turner
Sent: Wednesday, 19 September 2018 12:40 PM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>
Subject: RE: Observations from Warrego East drive

Thanks Eric.

For info [NR] of Emu Gully Edu/Adv Camp has reported that [not relevant] "project manager" for RPG, met [NR] and Whylaway Kennels owner [not relevant] approx late Aug-early Sept and told them he "needed their support to get the DA up", to quote [NR]

- [NR] said [NR] had hoped to return and meet them again approx. 17-20 September to gauge their response. I will call [NR] today about signage and see if this happened.
- [not relevant] were perplexed as to why the proponent would seek their support for the RPG design in relation to Twidales Road access, when it proposes "removal of left in / left out turn ability at Twidales Road intersection". [NR] said he supported the TMR solutions for the removal of right turn access at the intersection, also involving Postmans Ridge Road, which will involve 4km approx. additional travel distance.
- [NR] said [NR] proposal would add approx. 2.2km travel for round trip total 7km. He said he did not support this proposal.
- [NR] asked to meet TMR in regards to DA, which I think would be still advisable, as there appears to have been some miscommunication about the travel distance. Preferable to clarify now and not have to clarify for next round of approvers.

If you agree, when is a good day/time to head down and meet [not relevant]

From: Eric C Brown

Sent: Friday, 7 September 2018 3:34 PM

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>

Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>

Subject: RE: Observations from Warrego East drive

Thanks Don

That one – we have issued DSMIP / SARA our conditions today

I imagine in the next week or so, DSDMIP will give their approval to LVRC

Then it will be up to them

No holdups from TMR's end

Thanks

Eric Brown

A/Manager (Project Planning & Corridor Management) (Darling Downs) | Downs South West Region
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 1 | 1 - 5 Phillip St | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
(07) 4639 0887 | M: not relevant
eric.c.brown@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Donald J Turner
Sent: Friday, 7 September 2018 3:19 PM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Subject: RE: Observations from Warrego East drive

Eric,
I'm pretty sure he's talking about the RPG proposed service centre. Not sure why the solution is not workable for him. I'll double check in the meantime by phone and send you a follow up email.

From: Eric C Brown
Sent: Friday, 7 September 2018 2:42 PM
To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>
Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Subject: RE: Observations from Warrego East drive

Thanks Don,

No worries as a contact – what service centre ?? (no attachments)

Thanks

Eric Brown

A/Manager (Project Planning & Corridor Management) (Darling Downs) | Downs South West Region
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 1 | 1 - 5 Phillip St | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
(07) 4639 0887 | M: not relevant
eric.c.brown@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Donald J Turner
Sent: Friday, 7 September 2018 9:09 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Subject: FW: Observations from Warrego East drive

Gday Eric,
Just a heads up re the below. I will go back to NR and let him know you re the key contact on

this one. Will you be able to give him a ring or do you want him to ring you?

From: Bruce A Ollason

Sent: Thursday, 6 September 2018 5:38 PM

To: Donald J Turner <Donald.J.Turner@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>

Cc: Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>

Subject: RE: Observations from Warrego East drive

Don,

Can you let [NR] know that Eric Brown deals with the developer regarding the service centre.

If they have a meeting with Eric we will get Paul to attend on behalf of TSRC.

Regards

Bruce Ollason

Project Director| Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street ,Toowoomba

Locked Bag 1, Warwick Qld 4370

M: [not relevant]

bruce.a.ollason@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Donald J Turner

Sent: Thursday, 6 September 2018 2:57 PM

To: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>

Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kylie E Wendell <kylie.e.wendell@tmr.qld.gov.au>

Subject: FW: Observations from Warrego East drive

Bruce, [not relevant] email attached about the service centre and proposed solution. If you're happy, I'll acknowledge receipt of the email and tell him I/we will come back to him. PS: Picking

[not relevant]

. Back soon.:

Adam, Our observations follow as "tourists" yesterday on a drive through and around the PRR /Twidales works. Pix and a bit more more detail to follow:

WARREGO HIGHWAY

Eastbound at the intersection

1. The VMS LHS eastbound approx. 100m east of PRR was directing HV traffic to Gatton IC, not Helidon IC
2. Direction to u-turn for access to Twidales ahead is followed by no u-turn sign at Helendale

Drive, followed by Detour signs directing traffic into Kellys Road.

Westbound at the intersection

3. VMS saying "for Postmans Ridge Road, uturn ahead". When you get to the uturn, it is not signed, Has "U turn ahead" sign about 200 from the uturn (which is not signed/clear it IS the PRR uturn). Road markings indicate uturn.
4. No additional signage indicating to Brisbane. Two signs in each direction indicating PRR (right and left)

BROOKSIDE PLACE

Looks ok, sign stating "road closed" and "no through road".
Brisbane /Toowoomba sign directs to west (right turn)

MURPHYS CREEK TURNOFF (intersection of PRR and MCR)

No sign to Brisbane

Follow up:

1. I spoke to NI/ND about lack of additional signage as agreed and requested by Region and were advised should be arriving there tomorrow.
2. I spoke to NI/ND about additional signage requested by Brett Hammond.
3. not relevant If Emu Gully emailed this afternoon as follows;

Kylie Wendell

Communications Officer | Toowoomba Second Range Crossing

Program Delivery And Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 6 | 10 Russell Street | Toowoomba Qld 4530

Locked Bag 1 | Warwick Qld 4370

(07) 4617 7416

kylie.e.wendell@tmr.qld.gov.au

www.tmr.qld.gov.au

From: [Kym E Murphy](#)
To: [Randall L Fletcher](#); [Bruce A Steele](#); [Eric C Brown](#); [Bruce A Ollason](#); [Adam W Garvin](#)
Cc: [Alice C Prince](#); [Philip A Burns](#); [Daniel W Johnson](#); [Tom K Orr](#)
Subject: FW: Helidon Service Centre
Date: Wednesday, 10 October 2018 3:05:56 PM
Attachments: [L10102018.pdf](#)

Good afternoon,
Please see attached my letter of reply to the Reed Property Group proposal.

Many thanks for all the advice and input I received.

Kind regards,

Kym

Kym Murphy

Regional Director | Downs South West Region

Program Delivery And Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 2 | Toowoomba Office | 1-5 Phillip Street (Corner Clopton St) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
(07) 4639 0890 | M: not relevant
kym.e.murphy@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Tertia R Disley **On Behalf Of** Kym E Murphy
Sent: Wednesday, 10 October 2018 3:01 PM
To: not relevant <[REDACTED]@rpsgroup.com.au>
Cc: [REDACTED] <[REDACTED]@rmdevelopments.com.au>; stephen.smith@aph.gov.au
Subject: Helidon Service Centre

Good afternoon not relevant

Please find attached my response to your letter of 27 September 2018. I will also send this letter via Australia Post.

Thank you.

Kind regards,

Kym

Kym Murphy

Regional Director | Downs South West Region

Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 2 | Toowoomba Office | 1-5 Phillip Street (Corner Clopton St) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
(07) 4639 0777
kym.e.murphy@tmr.qld.gov.au

From: [not relevant]@rpsgroup.com.au]
Sent: Thursday, 27 September 2018 2:42 PM
To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>
Cc: [not relevant]@aph.gov.au
Subject: E147095 - Helidon Service Centre

Hi Kym,

We refer to our previous discussions and meeting re the TMR works associated with the Twidales Rd median closure required for the TSRC and the integration works required with the proposed service centre at Helidon.

Noting your comments and our discussion regarding seeking wider support we advise that we have subsequently:

- met with LVRC Mayor, Cr Milligan and CEO, Ian Church
- met with State MP, Jim McDonald
- met with main owners of properties accessed via Twidales Rd
- scheduled a meeting with Federal MP Scott Buchholz's Chief of Staff, [not relevant] for 9 October, cc'd here.

The meetings to date have been supportive of the project, held in the spirit of seeking reasonable balance of works between stakeholders. The Council discussion canvassed the potential to direct the project's infrastructure charges to the works and sought Council's consideration of other potential works contributions.

We write now to submit an updated version of the draft letter forwarded previously, formally seeking DTMR's consideration of works assistance.

Please also see attached:

- letters of support from Jim McDonald MP, and Massland Group, owners of the Helidon Spa Resort.
- SARA's Referral Agency Response, providing works conditions that we are seeking to offset

We respectfully ask for DTMR's favourable consideration of the request, supporting important local safety and access improvements, whilst facilitating essential highway infrastructure supporting the significant public investment in the TSRC.

Please do not hesitate to contact me should you require any further information or clarification.

Regards,

[not relevant]

not relevant

Principal - Planning**Australia Asia Pacific**

Level 4 HQ South 520 Wickham St, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

D: +61 7 3539 9553**T:** +61 7 3539 9500**F:** +61 7 3539 9501**M:** not relevant**E:** [\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)**W:** rpsgroup.com.au**SAVE PAPER. Good for your planet. Good for your Business**

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Our ref 450/01457
Your ref 133329
Enquiries Kym Murphy

Department of
Transport and Main Roads

10 October 2018

Mr not relevant
RPS Australia East Pty Ltd
PO Box 1559
Fortitude Valley QLD 4006

Dear not relevant

I refer to your letter of 27 September 2018, on behalf of Reed Property Group Pty Ltd, in relation to a development application for a new Highway Service Station Centre on Twidales Road at Helidon Spa, described as Lot 60 on CH31894.

I can confirm that the Department of Transport and Main Roads (TMR) has provided technical advice to the Department of State Development Manufacturing Infrastructure and Planning (DSDMIP) in assessing the proposed development. Please note that formal correspondence in relation to any development application should be directed to DSDMIP as the agency coordinating the state's interests.

As you may be aware, the proposed development is assessed using the State Development Assessment Provisions (SDAP) and in consideration of current and planned transport infrastructure. TMR does not consider the proposed development essential for the safe, efficient and effective operation of the highway. The development requirement for associated road works is considered a consequence of the proposed development, and the submission does not provide any specific or quantified evidence to support the case for TMR contributing to these works.

TMR prioritises the investment of scarce government resources towards safe and efficient operation of the network and cannot contribute funding to facilitate private development. There are many worthy development proposals throughout the state which are expected to be financially self-sufficient, and directly supporting private development in such a manner as you have requested is outside the jurisdiction of TMR. Other agencies, however, such as DSDMIP or the Lockyer Valley Regional Council, may have funding schemes to which you might consider applying.

Therefore TMR must respectfully decline your request for a financial and/or works contribution towards the cost of the Proposed Road Works associated with Reed Property Group's proposed development.

Yours sincerely

not relevant

Kym Murphy
Regional Director (Downs South West Region)

From: [Eric C Brown](#)
To: [Scott A McDonald](#)
Subject: FW: Helidon Spa - Proposed Service Centre Development
Date: Thursday, 5 April 2018 8:52:00 AM
Attachments: [image002.png](#)
[image004.png](#)

From: Adam W Garvin
Sent: Tuesday, 3 April 2018 5:02 PM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

Eric

On the design package side of things I would need Paul Weis to help to ensure the correct information is provided. He has a much better handle on what DWG and 12D files we have and what might be required. TMR will also need to decide how much we provide given the design has not been finalised. We can of course provide PDFs of the latest drawing set or we could provide more of the RAW data their designers could use. It would have to be provided with a caveat stating this is not the final design and the as constructed details may also vary from the design. Use of the information would be at their own risk.

Kind regards,

Adam Garvin

Delivery Manager | Toowoomba Second Range Crossing

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

Floor 6 | Toowoomba – Russell Street | 10 Russell Street | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 46177425 | F: (07) 46390750

M: not relevant

E: adam.w.garvin@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Bruce A Steele
Sent: Tuesday, 3 April 2018 11:51 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>
Subject: FW: Helidon Spa - Proposed Service Centre Development

Gday Eric

As discussed – would you liaise with Adam Garvin to forward the current TMR detailed design of Twidales Rd u-turn layout to [NR] please.

Thanks n Cheers

Bruce Steele

Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 4639 0867 | F: (07) 4639 0750

M: [not relevant]

E: bruce.a.steele@tmr.qld.gov.au

W: www.tmr.qld.gov.au



ways we work

encouraging customer-centric ways of working across DTMR

From [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele
<bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au> [not relevant]

[redacted]@rpsgroup.com.au>

Subject: Helidon Spa - Proposed Service Centre Development

Hi Kym and Bruce,

Thank you for your time last week. As a follow up, I understand that;

- TMR has now approved the Twidales Rd, Postman Ridge intersection designs inclusive of design exemptions
- TMR are currently seeking pricing from the market.
- TMR timelines include completion by Dec 18 for opening in line with the TSRC works. A likely construction commencement date for the works is June/July 18

It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,



DEVELOPMENTS

ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

not relevant

PROJECT MANAGER

not relevant

@rmdevelopments.com.au

Released under RTI - DTMR

From: [Eric C Brown](#)
To: [Paul R Weis](#)
Cc: [Adam W Garvin](#); [Scott A McDonald](#)
Subject: FW: [EXT] Helidon Spa - Proposed Service Centre Development
Date: Friday, 6 April 2018 2:09:00 PM

Paul,

As mentioned on the phone, Reed are giving us a hurry up to provide the digital design models

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Kieran Hanna [mailto:Kieran.Hanna@dsdmip.qld.gov.au]
Sent: Friday, 6 April 2018 11:59 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Subject: Fwd: [EXT] Helidon Spa - Proposed Service Centre Development

Hi Eric & Scott,

For your reference below is an email from [redacted] NR at RPS. As per the email to Eric earlier this week they're chasing digital info to progress.

Regards
Kieran Hanna

Get [Outlook](#) for iOS

From [redacted] not relevant <[redacted]@rpsgroup.com.au>
Sent: Wednesday, April 4, 2018 5:09 pm
Subject: FW: [EXT] Helidon Spa - Proposed Service Centre Development
To: Kieran Hanna <kieran.hanna@dsdmip.qld.gov.au>
Cc: [redacted] <[\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)>

Hi Kieran,

Please see below an email sent by [redacted] nr to TMR following our meeting last week. We just realised that he forgot to cc you, so please accept this belated cc!

We are now considering whether it is feasible to relocate the Twidales Rd intersection, as suggested by TMR. Accordingly, we are hoping to receive electronic versions of the latest plans to aid our design process. We are hoping to receive tomorrow, but if not, we might seek your assistance to follow up, as time is tight.

Cheers,

not relevant

RPS

not relevant

Principal - Planning

Australia Asia Pacific

18/455 Brunswick Street, Fortitude Valley, QLD, Australia, 4006

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D: +61 7 3124 9366

T: +61 7 3237 8899

F: +61 7 3237 8833

M:

E: [REDACTED]@rpsgroup.com.au

W: rpsgroup.com.au

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From: [REDACTED]@rmdevelopments.com.au <[REDACTED]@rmdevelopments.com.au>

Sent: Tuesday, 3 April 2018 11:33 AM

To: 'Kym E Murphy' <Kym.E.Murphy@tmr.qld.gov.au>; 'Bruce A Steele' <bruce.a.steele@tmr.qld.gov.au>

Cc: 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; [REDACTED]@rpsgroup.com.au

not relevant

Subject: [EXT] Helidon Spa - Proposed Service Centre Development

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It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,



DEVELOPMENTS

ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

not relevant

PROJECT MANAGER

not relevant

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From: [Kieran Hanna](#)
To: [Eric C Brown](#); [Scott A McDonald](#)
Subject: Fwd: [EXT] Helidon Spa - Proposed Service Centre Development
Date: Friday, 6 April 2018 11:58:57 AM

Hi Eric & Scott,

For your reference below is an email from [not relevant] at RPS. As per the email to Eric earlier this week they're chasing digital info to progress.

Regards
Kieran Hanna

Get [Outlook](#) for iOS

From: [not relevant]@rpsgroup.com.au>
Sent: Wednesday, April 4, 2018 6:09 pm
Subject: FW: [EXT] Helidon Spa - Proposed Service Centre Development
To: Kieran Hanna <kieran.hanna@dsgmip.qld.gov.au>
Cc: NR @rmdevelopments.com.au>

Hi Kieran,

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We are now considering whether it is feasible to relocate the Twidales Rd intersection, as suggested by TMR. Accordingly, we are hoping to receive electronic versions of the latest plans to aid our design process. We are hoping to receive tomorrow, but if not, we might seek your assistance to follow up, as time is tight.

Cheers,

[not relevant]



[not relevant]

Principal - Planning
Australia Asia Pacific

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PO Box 1559, Fortitude Valley, QLD 4006.

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M: [not relevant]

E: [not relevant]@rpsgroup.com.au

W: [rpsgroup.com.au](#)

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From: [REDACTED]@rmdevelopments.com.au [REDACTED]@rmdevelopments.com.au>

Sent: Tuesday, 3 April 2018 11:33 AM

To: 'Kym E Murphy' <Kym.E.Murphy@tmr.qld.gov.au>; 'Bruce A Steele' <bruce.a.steele@tmr.qld.gov.au>

Cc: 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au> [REDACTED] not relevant
[REDACTED]@rpsgroup.com.au>

Subject: [EXT] Helidon Spa - Proposed Service Centre Development

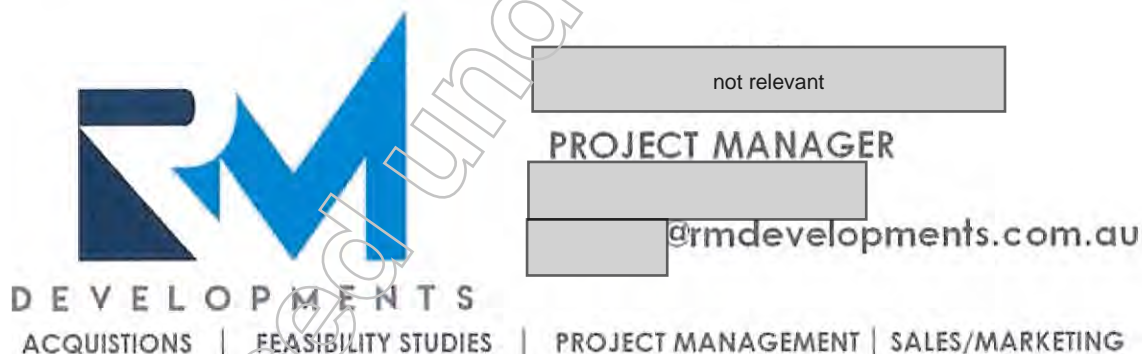
Hi Kym and Bruce,

Thank you for your time last week. As a follow up, I understand that;

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- TMR timelines include completion by Dec 18 for opening in line with the TSRC works. A likely construction commencement date for the works is June/July 18

It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,



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From: [Bruce A Ollason](#)
To: [Eric C Brown](#)
Cc: [Kym E Murphy](#); [Bruce A Steele](#)
Subject: RE: Helidon Spa - Proposed Service Centre Development - TMR AutoCAD file
Date: Monday, 9 April 2018 8:44:41 AM

Folks,

One small point of clarification for your info.

We will not be going "to the market" per se – we will be seeking a price from Nexus

Originally I wanted to keep my options open in terms of not be locked into one price but timing is now problematic but also the staging to avoid lengthy closures of the median is important.

Only Nexus can effectively stage the works to make this happen.

Regards

Bruce Ollason
Project Director | Toowoomba Second Range Crossing
Program Delivery and Operations Branch | Department of Transport and Main Roads

Floor 6, 10 Russell Street, Toowoomba

Locked Bag 1, Warwick, Qld, 4370

Mob: [redacted] (not relevant) (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Eric C Brown
Sent: Monday, 9 April 2018 8:36 AM
To: [redacted]@rmdevelopments.com.au
Cc: [redacted]@rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development - TMR AutoCAD file

NR

Please find attached TMR's current AutoCAD design for the u-turn facility at Twidales Rd, Helidon Spa

Thanks

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Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From [redacted] NR [redacted] mdevelopments.com.au [mailto:[redacted] NR [redacted] @rmdevelopments.com.au]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] not relevant

[redacted] not relevant [redacted] @rpsgroup.com.au>

Subject: Helidon Spa - Proposed Service Centre Development


Hi Kym and Bruce,

Thank you for your time last week. As a follow up, I understand that;

- TMR has now approved the Twidales Rd, Postman Ridge intersection designs inclusive of design exemptions
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Thanks,


DEVELOPMENTS
ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

[redacted] not relevant
PROJECT MANAGER
[redacted] not relevant
[redacted] @rmdevelopments.com.au

From: NR @rmdevelopments.com.au
To: Eric C Brown
Cc: not relevant Kym E Murphy; Bruce A Steele; Bruce A Ollason; "Kieran Hanna"
Subject: RE: Helidon Spa - Proposed Service Centre Development
Date: Monday, 9 April 2018 2:56:30 PM

Hi Eric,

Thank you for these files. We have our team considering alternate integration options now with the intentions of presenting a concept to TMR next week for discussion.

Talk then.

Cheers,



From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Sent: Monday, 9 April 2018 10:40 AM
To: NR rmdevelopments.com.au
Cc: not relevant @rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

not relevant

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Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

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Sent: Tuesday, 3 April 2018 11:33 AM

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Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] not relevant [redacted]@rpsgroup.com.au>

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Thanks,



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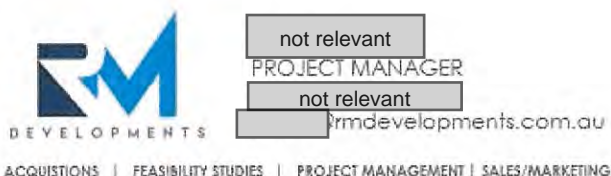
Released under RTI - DTMR

From: NR @rmdevelopments.com.au
To: Bruce A Steele
Cc: not relevant Kym E Murphy; Eric C Brown; Bruce A Ollason; "Kieran Hanna"; Adam W Garvin; Dereck J Sanderson
Subject: RE: Helidon Spa - Proposed Service Centre Development
Date: Friday, 13 April 2018 2:37:45 PM
Attachments: image004.png

Thanks Bruce – we look forward to TMRs timely feedback. We are more than happy to meet in person to discuss further. I will follow up with Eric in your absence.

Cam – can you please issue this concept to the relevant LVRC reps and invite their feedback.

Thanks,



From: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Sent: Friday, 13 April 2018 11:57 AM
To: NR @rmdevelopments.com.au
Cc: not relevant @rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: FW: Helidon Spa - Proposed Service Centre Development

Hello NR

Thank you for this information – we will review this concept from a road operating/functional perspective and also any integration possibilities with the imminent TSRC/Nexus u-turn works. Noting that these u-turn works are on an extremely tight timeframe and will need very prompt decision making to take opportunity from the imminent TSRC/Nexus delivery.

To this end, I will ensure that our team reviews and responds to your concept as soon as practicable.

I notice that you did not include any Lockyer Valley Regional Council (LVRC) officers in this email –and that some of your proposal would involve LVRC input. Are you looking at taking feedback from TMR and then discussing with LVRC? ... or, perhaps taking feedback from both TMR and LVRC in parallel at this conceptual stage of your proposal??

Please also note that I will be going on not relevant

Eric Brown will be relieving in my position during this time.

Cheers

Bruce Steele
Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370

P: (07) 4639 0867 | F: (07) 4639 0750
M: [redacted] not relevant
E: bruce.a.steele@tmr.qld.gov.au
W: www.tmr.qld.gov.au



ways we work

encouraging customer-centric ways of working across DTMR

From: [redacted] NR [@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au) [mailto:[redacted] NR [@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)]
Sent: Friday, 13 April 2018 4:44 AM
To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Cc: [redacted] not relevant [@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au); Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

Hi Bruce,

Following the receipt of the current TMR modelling data for the U-Turn bay at Helidon Spa, we have developed the attached interface concept for further discussion.

We consider the benefit of this concept being;

- Enhanced safety outcomes. The HS intersection will be deleted in full which addresses the fundamental safety issue. This in turn allows a full acceleration ramp length off the U-turn bay and also eliminates the significant concern about the weaving proximity between the U-turn on-ramp and current HS intersection de-acceleration lane as currently planned.
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- Will deal with the flood issues currently posed by the U-turn design.

Hopefully, you also believe this concept has suitable merit. We would welcome the opportunity to meet with you again in Toowoomba to discuss further. Our aim is to reach a 'In Principal' agreement with TMR over the coming weeks which would allow the current DA application to progress.

Thanks,



[redacted] not relevant
PROJECT MANAGER
[redacted]
[@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)

ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

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Cc: [not relevant] @rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

[not relevant]

Please also find attached TMR's current 12D design for the u-turn facility at Twidales Rd, Helidon Spa

Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: NR @rmdevelopments.com.au [mailto:NR @rmdevelopments.com.au]
Sent: Tuesday, 3 April 2018 11:33 AM
To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [not relevant] @rpsgroup.com.au
Subject: Helidon Spa - Proposed Service Centre Development

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DEVELOPMENTS

ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

not relevant

PROJECT MANAGER

not relevant

@rmdevelopments.com.au

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From: [Janelle N Haughey](#)
To: [Lachlan S Jones](#); [Adam B Currie](#)
Cc: [Eric C Brown](#)
Subject: RE: Helidon Spa - Proposed Service Centre Development
Date: Friday, 13 April 2018 3:08:19 PM

Hi Lachie,

I was involved in the review of the current u-turn facility design and the design exceptions, so having this background might be beneficial. I will get comments back to you next Thursday as requested.

Is the drawing you sent through all you have? The email trail seems to suggest closing Twidales Road and extending the acceleration lane? But this isn't shown on the layout you attached?

Kind Regards,

Janelle Haughey

A/Manager (Technical Services) | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 46390630 | M: not relevant

E: janelle.n.haughey@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Lachlan S Jones

Sent: Friday, 13 April 2018 10:17 AM

To: Janelle N Haughey <Janelle.N.Haughey@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre Development

Hi Janelle/Adam,

I'm not sure who is the manager at the moment so both of you get this email.

TMR have been in negotiations for several months with the developer of the Service Centre located at Helidon Spa regarding how the proposed development would 'fit in' with the Warrego Highway U-Turn facility. More recently, a meeting was held with a number of District/Region Senior management being involved to discuss how access could be achieved. TMR have now received a Concept Access Design for the proposed Service Centre.

Can we please have the concept access design reviewed with all issues to the U-Turn bay and Warrego Highway highlighted. This request is of an urgent nature (see timing below) so could I have comments provided by COB Thursday.

Give myself or Eric a call if you have any questions.

Thanks,

Lachlan Jones

Floor 2 | Toowoomba - Phillip Street | 1-5 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350
PO Box 645 | Toowoomba Qld 4350
P: (07) 46390759 | F: (07) 46390750
E: lachlan.s.jones@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Eric C Brown
Sent: Friday, 13 April 2018 9:21 AM
To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Lachlan S Jones <Lachlan.S.Jones@tmr.qld.gov.au>
Subject: Fwd: Helidon Spa - Proposed Service Centre Development

Lachlan
can you please put this concept through our designers for a rough check
what problems do they see

need a reply by next Fri please

thanks

Sent from my Samsung GALAXY S5 on the Telstra Mobile Network

----- Original message -----

From: [REDACTED] <[\[REDACTED\]@rmdevelopments.com.au](mailto:[REDACTED]@rmdevelopments.com.au)>
Date: 13/04/2018 04:44 (GMT+10:00)
To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@rpsgroup.com.au](mailto:[REDACTED]@rpsgroup.com.au)>, Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>, Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>, Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>, 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

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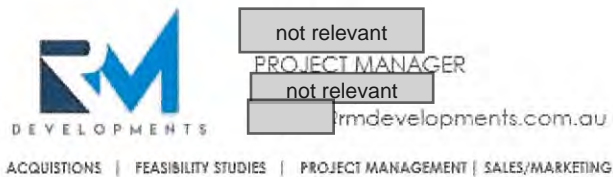
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Subject: RE: Helidon Spa - Proposed Service Centre Development

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Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

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Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>
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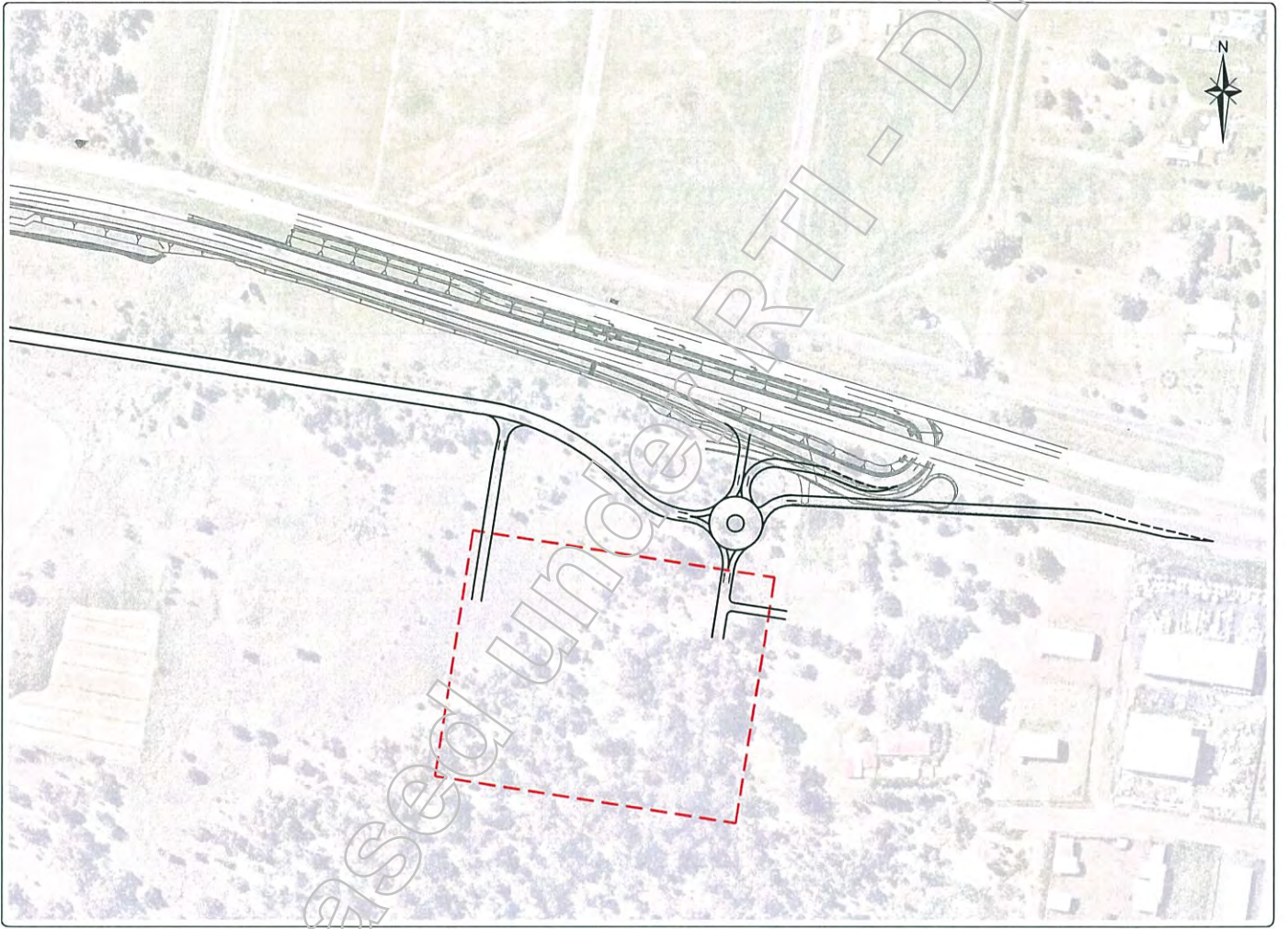


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From: not relevant
To: [Nicholas Cooper \(NCooper@lvr.qld.gov.au\)](mailto:NCooper@lvr.qld.gov.au)
Cc: [Kym E Murphy](#); [Eric C Brown](#); [Bruce A Ollason](#); "Kieran Hanna"; [Adam W Garvin](#); [\[redacted\]@rmdevelopments.com.au](#)
Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development
Date: Tuesday, 17 April 2018 4:26:32 PM
Attachments: [image003.png](#)
[SK-003 Option 1.pdf](#)

Hi Nick,

As discussed, please see attached a high level sketch and email trail below regarding a potential integration concept sent to TMR for comment late last week, based on TMR's suggestion of potential closure of the existing intersection adjacent the Helidon Spa.

This proposal, if supported and viable, would involve Council's support regarding changes to the local road network, particularly with respect to the diversion of local traffic to a new intersection integrated with the ramps and u turn facility, and realignment of the road reserve at the eastern end of the site.

We are currently seeking In Principle feedback from TMR regarding this concept, and would appreciate Council's In Principle comments in parallel. We understand that the most likely considerations will be non worsening of existing flood immunities, and community perspectives regarding the intersection relocation.

Regards,

not relevant

RPS

not relevant

**Principal - Planning
Australia Asia Pacific**

18/455 Brunswick Street, Fortitude Valley, QLD, Australia, 4006
PO Box 1559, Fortitude Valley, QLD 4006.

D: +61 7 3124 9366

T: +61 7 3237 8899

F: +61 7 3237 8833

M: not relevant

E: not relevant [\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)

W: rpsgroup.com.au

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From: NR [\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au) <NR [\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)>

Sent: Friday, 13 April 2018 2:37 PM

To: 'Bruce A Steele' <bruce.a.steele@tmr.qld.gov.au>

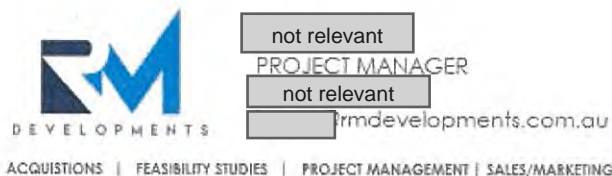
Cc: [redacted] not relevant [redacted]@rpsgroup.com.au; 'Kym E Murphy' <Kym.E.Murphy@tmr.qld.gov.au>; 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; 'Adam W Garvin' <adam.w.garvin@tmr.qld.gov.au>; 'Dereck J Sanderson' <Dereck.J.Sanderson@tmr.qld.gov.au>

Subject: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Thanks Bruce – we look forward to TMRs timely feedback. We are more than happy to meet in person to discuss further. I will follow up with Eric in your absence.

Cam – can you please issue this concept to the relevant LVRC reps and invite their feedback.

Thanks,



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To: [redacted] rmdevelopments.com.au

Cc: [redacted] not relevant [redacted]@rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre Development

Hello [redacted] NR

Thank you for this information – we will review this concept from a road operating/functional perspective and also any integration possibilities with the imminent TSRC/Nexus u-turn works. Noting that these u-turn works are on an extremely tight timeframe and will need very prompt decision making to take opportunity from the imminent TSRC/Nexus delivery.

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[redacted] Eric Brown will be relieving in my position during this time.

Cheers

Bruce Steele

Manager (Project Planning & Corridor Management) | Darling Downs District

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
P: (07) 4639 0867 | F: (07) 4639 0750
M: [redacted]
E: bruce.a.steele@tmr.qld.gov.au
W: www.tmr.qld.gov.au



ways we work

encouraging customer-centric ways of working across DTMR

From: [redacted] [s@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au) [mailto:[redacted]@rmdevelopments.com.au]
Sent: Friday, 13 April 2018 4:44 AM
To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Cc: [redacted] <[not relevant@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

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ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

not relevant
PROJECT MANAGER
[redacted]
[redacted]@rmdevelopments.com.au

From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Sent: Monday, 9 April 2018 10:40 AM
To: [redacted] <[\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)>
Cc: [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

[redacted]
Please also find attached TMR's current 12D design for the u-turn facility at Twidales Rd, Helidon Spa

Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: [redacted] <[\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)> [mailto:[redacted] <[\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)>]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)> [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>

Subject: Helidon Spa - Proposed Service Centre Development

Hi Kym and Bruce,

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It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,



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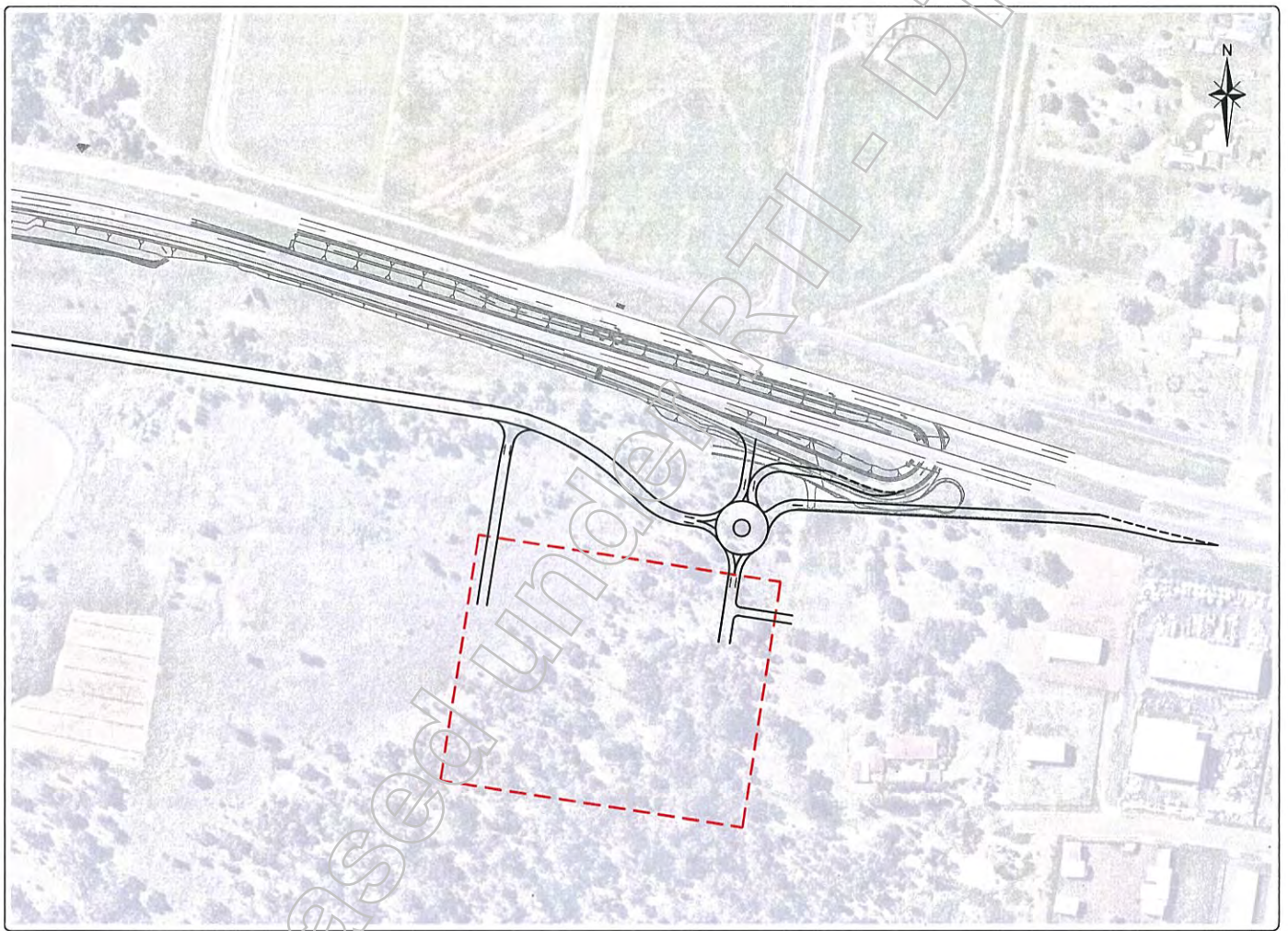
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Released under RTI - DTMR



From: [Bruce A Ollason](#)
To: [Eric C Brown](#)
Cc: [Paul R Weis](#); [Adam W Garvin](#); [Scott A McDonald](#)
Subject: RE: Helidon Spa - Proposed Service Centre Development
Date: Wednesday, 18 April 2018 3:46:57 PM
Attachments: [image001.png](#)

Eric,

I wouldn't put them straight in to the response as they are written.

As I said some are overlapping with what Bruce has said and could be combined. Others are just observations.

Regards

Bruce Ollason
Project Director | Toowoomba Second Range Crossing
Program Delivery and Operations Branch | Department of Transport and Main Roads

Floor 6, 10 Russell Street, Toowoomba

Locked Bag 1, Warwick, Qld, 4370

Mob: [redacted] not relevant

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Eric C Brown
Sent: Wednesday, 18 April 2018 3:45 PM
To: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>
Cc: Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

Thanks Bruce for your comments

I shall include them in our response

Thanks

Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Bruce A Ollason
Sent: Wednesday, 18 April 2018 12:55 PM
To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>; DD_PP&CM_DF <DD_PPCM_DF@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

Eric,

Outlined below are some comments from Paul , more for background than for passing on.

Some overlap with comments Bruce has made below.

- NR access is still a problem. I see a stub going to her western most block that would give her access from Twidales Rd but cant see how the house block is considered.
- Access off the decel lane/off ramp would need to be reviewed for safety.....assuming that is where NR will get in.
- Understanding this is a concept drawing, but the decel/off ramp appears to run directly along NR property boundary. NR will object to this. Proximity to fencing and access design may present difficulties.
- Connection between roundabout and UTurn – Acceleration length would need to be considered. Noting our design exception.
- Uturn facility has a short life. Access in from Warrego EB may be removed when UTurn design LOS achieved.
- They talk about flooding issues currently posed by the UTurn design. We have dealt with any impacts of our design. Would be interested to see how the extra infrastructure improves the situation.
- Are they proposing anything at the existing intersection?

The main thing Bruce wanted me to comment on was the timing of TSRC works.

At this point we have not progressed to where there is any more certainty than my last advice.

We are still looking at construction starting around June and finishing December or possibly in January 2019 , particularly if we stage the works to keep the Twidales median open until we have the two loops operational.

What does the developer want to do ? I have never been clear on their timeframes.

From a TSRC perspective it would be cleaner if the developer came in and did their work after Nexus had completed the loop.

Having certainty about what is going to happen and when would help us deal with managing access and might avoid investing in the cul-de-sac works if they are going to be built over in due course anyway.

At this stage we will continue on the path we are on.

Call me if you have any queries.

Regards

Bruce Ollason

Project Director | Toowoomba Second Range Crossing

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

Floor 6, 10 Russell Street ,Toowoomba

Locked Bag 1, Warwick, Qld, 4370

Mob: [redacted] (private)

E: bruce.a.ollason@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Bruce A Steele

Sent: Friday, 13 April 2018 4:21 PM

To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Cc: Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>; DD_PP&CM_DF <DD_PPCM_DF@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre Development

Gday Eric

Would you follow through with this next week please.

I have spoken to Bruce O. – he is going to get some comments from his (TSRC/Nexus) perspective to you early next week – so that you can then get a response back to [redacted] mid/late next week please.

My comments are:-

- I have no objection to the suggested conceptual functional layouts, on the condition that the following points can be addressed to DTMR standards.
- Before providing any greater acceptance, TMR will need to have further confidence that the particular concept layout can be further developed to satisfy design standards for safe and efficient road operations.
- Points that will require such further development are:-
 - o How the west bound Warrego Highway off-ramp (to the roundabout) interacts with the existing highway, Helendale Road and Kellys Road operations. And, that there is documented acceptance from the property owner [redacted] that any additional land required is acceptable and that access via the proposed development will also be acceptable and ultimately 'legally recognised'.;
 - o How the west bound Warrego Highway on-ramp (from the roundabout) interacts with the existing highway, and Twidales Rd left-in/left-out. Assuming that the Twidales Rd left-in/left-out is going to be closed (like what was discussed at the previous meeting with RPG), then this needs to be shown before we can more comfortably give support to their layout.
 - o LVRC will need to give acceptance of the service road connection between the roundabout and Twidales Rd. (I note that [redacted] last email (13/04/2018 2:37 PM) asked [redacted] to advise LVRC of their concept.)

Overall - I do think their concept is workable – however, there are still a number of question marks that will still need to be sorted by them.

If they wish to be 'piggy-back' of our TSRC/Nexus works they will have to be very quick to fit in with the strict and tight timeframes that we have ... not impossible ... but we will all (developer and DTMR!) have to be on the ball for it to come to fruition the way (that I think) the developer would like it to!

Hope this helps

Cheers

Bruce Steele

Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

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M: [redacted] not relevant

E: bruce.a.steele@tmr.qld.gov.au

W: www.tmr.qld.gov.au



ways we work

encouraging customer-centric ways of working across DTMR

From: Bruce A Steele

Sent: Friday, 13 April 2018 11:57 AM

To: [redacted]@rmdevelopments.com.au' [redacted]@rmdevelopments.com.au>

Cc: [redacted] not relevant @rpsgroup.com.au>; Kym E Murphy
<Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason
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Subject: FW: Helidon Spa - Proposed Service Centre Development

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Program Delivery & Operations | Department of Transport and Main Roads

Floor 1 | 1 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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P: (07) 4639 0867 | F: (07) 4639 0750

M: [redacted]
E: bruce.a.steele@tmr.qld.gov.au
W: www.tmr.qld.gov.au



ways we work

encouraging customer-centric ways of working across DTMR

From: NR [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]
Sent: Friday, 13 April 2018 4:44 AM
To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Cc: [redacted] not relevant [redacted]@rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dlgr.qld.gov.au>
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ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

[redacted]
PROJECT MANAGER
[redacted] not relevant
[redacted]@rmdevelopments.com.au

From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Sent: Monday, 9 April 2018 10:40 AM
To: [redacted]@rmdevelopments.com.au
Cc: [redacted] not relevant @rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

NR

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: NR [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]
Sent: Tuesday, 3 April 2018 11:33 AM
To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au> [redacted] not relevant [redacted]@rpsgroup.com.au
Subject: Helidon Spa - Proposed Service Centre Development

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From: [Janelle N Haughey](#)
To: [Lachlan S Jones](#); [Adam B Currie](#)
Cc: [Eric C Brown](#); [Paul R Weis](#)
Subject: RE: Helidon Spa - Proposed Service Centre Development
Date: Thursday, 19 April 2018 9:24:53 AM

Hi Lachie,

As per my previous email and discussion with Eric, there really isn't enough detail to be able to make much comment on the proposal.
Some things I'd be concerned about:

- Size of vehicle accessing the service station, assume HVs, and also Buses to access Twidales
 - The diameter of the roundabout looks very small
 - The manoeuvre from the u-turn facility looks difficult
 - Additional HVs on the acceleration lane – they've indicated that they're lengthening the lane, but it's not shown, and the design exception was partly based on low numbers and the ability to disallow HV's u-turning here in the future if the volumes increased too much.
- If they do extend the acceleration lane, will it be full length and does this compromise the distance to the warrego exit?
- I am also thinking (but would have to do more research) that the location of the connection to the acceleration lane is very close to the U-turn – vehicles are going to want to be accelerating and could be hindered by vehicles entering from the service station, effectively reducing the length of the acceleration lane. As well, would the u-turning vehicles be expecting to see a vehicle entering from the service station – they may not see them until they are west-facing?
- Is this the only entrance now to Twidales road? If so, they will need to drive an additional 3km to turn either left or right. Eric mentioned this is council's problem, but my understanding is that the paynters and twidales u-turn facility was largely influenced by the distance the locals had to travel
- The location of the exit westbound seems to be located near a crest, which would impact sight distance to the exit.
- Eric has already raised the issue of access to private property.

Kind Regards,

Janelle Haughey

Principal Designer | Darling Downs District

Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350

Locked Bag 1 | Warwick Qld 4370

P: (07) 46390745 | M: not relevant

E: janelle.n.haughey@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Lachlan S Jones

Sent: Friday, 13 April 2018 10:17 AM

To: Janelle N Haughey <Janelle.N.Haughey@tmr.qld.gov.au>; Adam B Currie <adam.b.currie@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Subject: FW: Helidon Spa - Proposed Service Centre Development

Hi Janelle/Adam,

I'm not sure who is the manager at the moment so both of you get this email.

TMR have been in negotiations for several months with the developer of the Service Centre located at Helidon Spa regarding how the proposed development would 'fit in' with the Warrego Highway U-Turn facility. More recently, a meeting was held with a number of District/Region Senior management being involved to discuss how access could be achieved. TMR have now received a Concept Access Design for the proposed Service Centre.

Can we please have the concept access design reviewed with all issues to the U-Turn bay and Warrego Highway highlighted. This request is of an urgent nature (see timing below) so could I have comments provided by COB Thursday.

Give myself or Eric a call if you have any questions.

Thanks,

Lachlan Jones

Planner | Darling Downs District / Toowoomba Office

Program Delivery & Operations | Department of Transport and Main Roads

Floor 2 | Toowoomba - Phillip Street | 1-5 Phillip Street (cnr Clopton Street) | Toowoomba Qld 4350

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E: lachlan.s.jones@tmr.qld.gov.au

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From: Eric C Brown

Sent: Friday, 13 April 2018 9:21 AM

To: Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Lachlan S Jones <Lachlan.S.Jones@tmr.qld.gov.au>

Subject: Fwd: Helidon Spa - Proposed Service Centre Development

Lachlan

can you please put this concept through our designers for a rough check what problems do they see

need a reply by next Fri please

thanks

Sent from my Samsung GALAXY S5 on the Telstra Mobile Network

----- Original message -----

From: NR <NR@rmdevelopments.com.au>

Date: 13/04/2018 04:44 (GMT+10:00)

To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: [redacted] <[\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)>, Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>, Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>, Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>, 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

Hi Bruce,

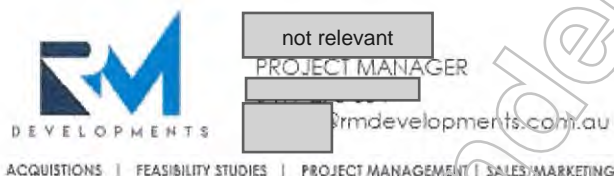
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Hopefully, you also believe this concept has suitable merit. We would welcome the opportunity to meet with you again in Toowoomba to discuss further. Our aim is to reach a 'In Principal' agreement with TMR over the coming weeks which would allow the current DA application to progress.

Thanks,



From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Sent: Monday, 9 April 2018 10:40 AM

To: <rmdevelopments.com.au>

Cc: <rmdevelopments.com.au> not relevant <rmdevelopments.com.au>; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

Please also find attached TMR's current 12D design for the u-turn facility at Twidales Rd, Helidon Spa

Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] not relevant
[redacted]@rpsgroup.com.au

Subject: Helidon Spa - Proposed Service Centre Development

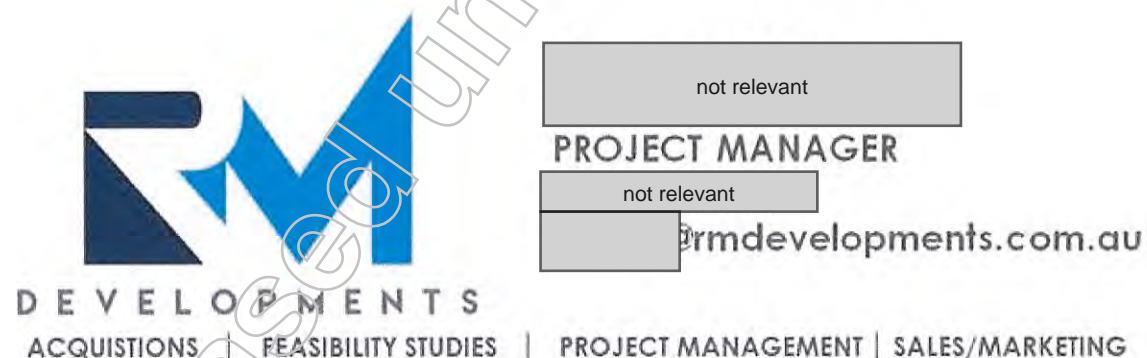
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Released under RTI - DTMR

From: [Scott A McDonald](#)
To: [Eric C Brown](#)
Subject: Comments re Helidon Spa
Date: Monday, 23 April 2018 2:41:17 PM
Attachments: [Helidon Spa Design Concept feedback.docx](#)

Eric,

Attached are the notes for the email you are preparing in response to the new concept plans associated with the proposed Helidon Spa service centre.

Changes have been made based on our discussions, but it would be worth rechecking the material to ensure it aligns with what we've discussed.

Regards,

Scott McDonald
A/Senior Planner | Darling Downs District
Program Delivery And Operations | Department of Transport and Main Roads

Ground Floor | Toowoomba - Clopton Street | 7-9 Clopton Street | Toowoomba Qld 4350
Locked Bag 1 | Warwick Qld 4370
P: (07) 46390737 | F: (07) 46390750
E: Scott.A.McDonald@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Please find following feedback on the latest design concept that you have provided to TMR regarding the proposed Service Centre development at Helidon Spa.

Overall, the department believes the suggested conceptual layout is workable but before providing any greater acceptance TMR will need to have confidence that the concept layout can be further developed to satisfy a number of issues and addressed to TMR standards, including:

- How the westbound Warrego Highway off-ramp (to the roundabout) interacts with the existing highway, Helendale Road and Kellys Road operations to the east.
- How the westbound Warrego Highway on-ramp (from the roundabout) interacts with the existing highway and the Twidales Road left-in/left-out intersection. Assuming that this intersection is going to be closed (as per discussions at our previous meeting), then this needs to be shown on plans before TMR can more comfortably give support to the overall layout.
- Lockyer Valley Regional Council will need to provide acceptance of the service road connection between the roundabout and Twidales Road, assuming that the existing Twidales Road intersection is going to be closed.
- Demonstrate how the extended acceleration lane will be provided with the assumed closure of Twidales Road.
- Vehicles using the U-turn facility that are not intending to access the proposed development (or Twidales Road) will be accelerating to enter the highway westbound. Consideration needs to be given to the potential conflict of vehicles exiting the roundabout to join an acceleration lane where vehicles are already in the process of accelerating from the U-turn facility.
- Access to adjoining Lot 20 on the eastern side of the development site does not provide access through to Lot 21, which is the house block that is currently accessed from the end of Twidales Road. The purpose of the cul-de-sac in the current TMR design plans is to maintain access to Lots 20 & 21 from this location. Maintaining access to this lot in proximity to its current location must be considered in the design. Access off the deceleration lane / off ramp will not be permitted.
- An access easement over the proposed development site must be provided to ensure that Lot 20 has permanent tenure for access.
- With respect to the timing of the works associated with the U-turn facility, at this point TMR have not progressed to where there is any more certainty than our last advice (that is, starting construction around June this year and completion by either December 2018 or January 2019).

From: NR [redacted]@rmdevelopments.com.au
To: Eric C Brown
Cc: [redacted] not relevant; Kym E Murphy; Bruce A Ollason; "Kieran Hanna"; Bruce A Steele
Subject: RE: Helidon Spa - Proposed Service Centre Development
Date: Monday, 23 April 2018 5:22:11 PM

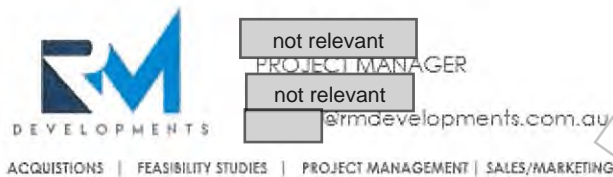
Hi Eric,

Confirming receipt of TMR's below feedback.

We will now work with our design team to prepare engineering drawings that will have sufficient detail to assess compliance.

I have another meeting in Toowoomba on 3 May. Is it possible to take the opportunity whilst I'm in Toowoomba to meet and discuss how this potential concept could be staged to ensure TMRs Nexus works can continue on the current timeline? If so, would 10am suit?

Thanks,



From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Sent: Monday, 23 April 2018 3:27 PM
To: [redacted]@rmdevelopments.com.au
Cc: 'Cameron Hoffmann' [redacted]@rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Subject: RE: Helidon Spa - Proposed Service Centre Development

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Thanks

Eric Brown

A/Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

From [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]

Sent: Friday, 13 April 2018 4:44 AM

To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: [redacted] not relevant [redacted]@rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

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We consider the benefit of this concept being;

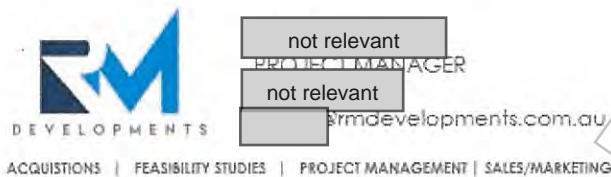
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DEVELOPMENTS

ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

[redacted] not relevant

PROJECT MANAGER

[redacted] not relevant

[redacted]@rmdevelopments.com.au

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From: [Eric C Brown](#)
To: [Michael R Geise](#)
Subject: FW: Helidon Spa Development - Twidale's Road - new concept plans
Date: Friday, 4 May 2018 8:48:00 AM
Attachments: [03052018105800-0001.pdf](#)

FYI

Eric Brown
Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

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

From: Eric C Brown
Sent: Thursday, 3 May 2018 12:32 PM
To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>
Cc: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: Helidon Spa Development - Twidale's Road - new concept plans

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More details have been requested to be provided- by real objections by TMR to this concept

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Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

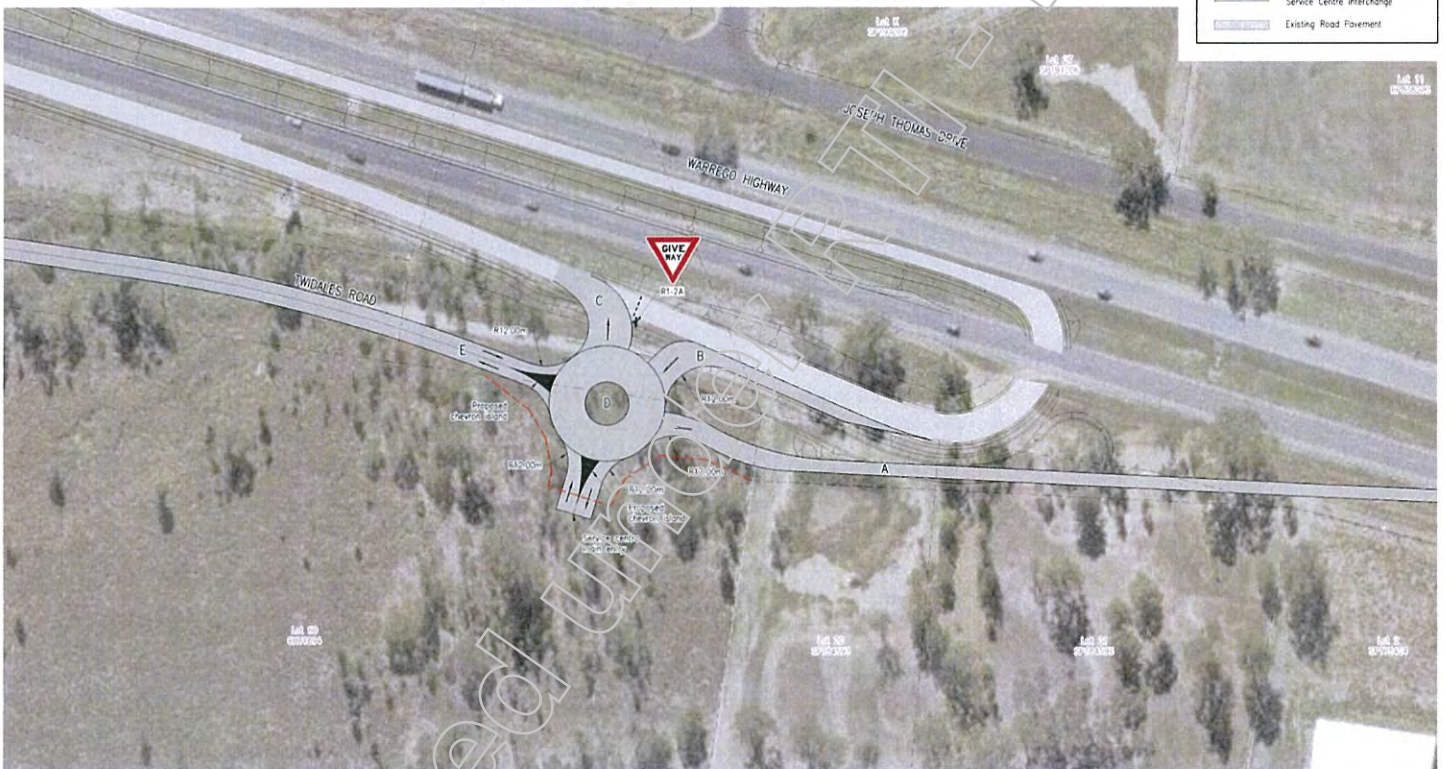


INTERSECTION DETAILS TABLE

ITEM	DESCRIPTION	MINIMUM LENGTH	MINIMUM TURN RADIUS	MINIMUM WIDTH
A	Warrego Highway Acceleration Lane	15m	12.0m	3.5m
B	Warrego Highway Turn to Right Lane	15m	12.0m	3.5m
C	Warrego Highway Acceleration Lane	15m	12.0m	3.5m
D	Warrego Highway	15.5m (as AT 100m wide lane)	12.0m	3.5m
E	Twidales Road	15m	12.0m	3.5m

LEGEND:

- Existing Property Boundary
- Indicative resumption boundary to be confirmed by Cadastral Survey following detailed design approval
- Proposed Twidales Road/Service Centre interchange
- Existing Road Pavement



PRELIMINARY

ROAD FUNCTIONAL LAYOUT SKETCH

Scale 1:500(A1)

0 5 10 15 20m
1:500(A1) 1:1000(A3)



PHASE 1
Scale 1:1500(A1)



PHASE 2
Scale 1:1500(A1)



PHASE 3
Scale 1:1500(A1)

PRELIMINARY
2 Nov 2018

0 15 30 45 60m
1:1500(A1) 1:3000(A3)

From: [Eric C Brown](#)
To: [Michael R Geise](#)
Subject: FW: Helidon Spa - Proposed Service Centre Development
Date: Thursday, 3 May 2018 8:08:00 AM
Attachments: [SK-003 Option 1.pdf](#)

FYI – current concept option

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: [REDACTED] NR [REDACTED]@rmdevelopments.com.au [mailto:[REDACTED]@rmdevelopments.com.au]
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PROJECT MANAGER
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Subject: RE: Helidon Spa - Proposed Service Centre Development

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[REDACTED] not relevant

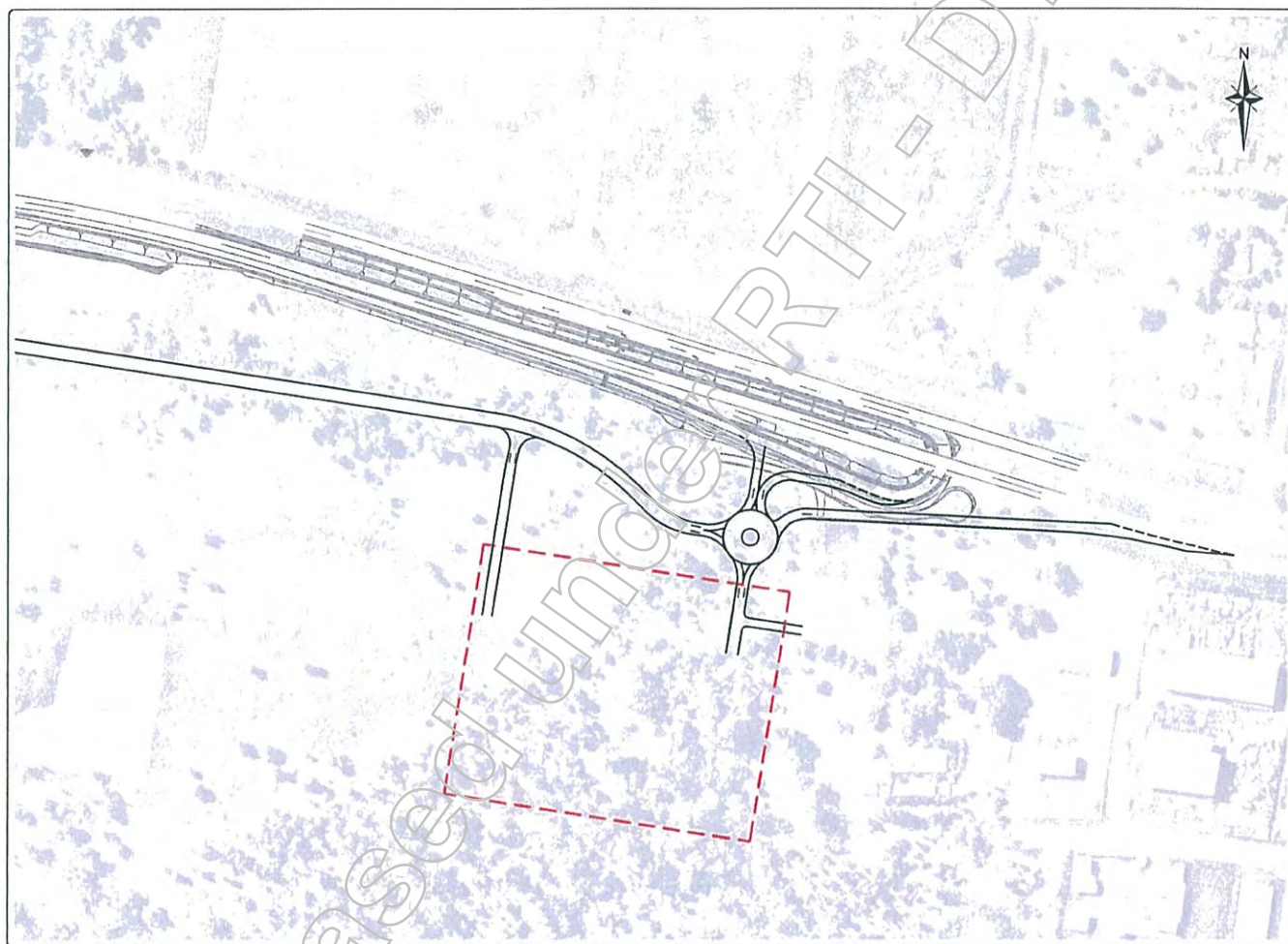
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From: [Eric C Brown](#)
To: [Kym E Murphy](#)
Cc: [Bruce A Steele](#); [Bruce A Ollason](#); [Adam W Garvin](#); [Paul R Weis](#); [Scott A McDonald](#); [Dereck J Sanderson](#)
Subject: RE: Helidon Spa Development - Twidale's Road - new concept plans
Date: Thursday, 3 May 2018 12:44:00 PM

My apologies to all – Thanks Kym you are correct – TMR have no objections to their current concept plans

Thanks

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: Kym E Murphy
Sent: Thursday, 3 May 2018 12:38 PM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Cc: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Paul R Weis <Paul.R.Weis@tmr.qld.gov.au>; Scott A McDonald <Scott.A.McDonald@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: Re: Helidon Spa Development - Twidale's Road - new concept plans

Thanks Eric,
Are you saying we have No real objections to concept?

Sent from my iPhone

Kind Regards,

Kym

Kym Murphy

Regional Director (Downs South West)
Program Delivery and Operations
Department of Transport and Main Roads

Floor 2 | Toowoomba - Phillip Street | 1-5 Phillip Street (cnr Clopton Street) | Toowoomba QLD 4350

Locked Bag 1 | Warwick QLD 4370

P: (07) 46390890 | F: (07) 46390750

M: not relevant

E: kym.e.murphy@tmr.qld.gov.au

W: www.tmr.qld.qld.gov.au

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<03052018105800-0001.pdf>

Released under RTI - DTMR

From: [Eric C Brown](#)
To: [\[redacted\]@rmdevelopments.com.au](#); [Bruce A Ollason](#); [Adam W Garvin](#); [Bruce A Steele](#); [Paul R Weis](#); [Scott A McDonald](#); [\[redacted\] not relevant](#); ["Kieran Hanna"](#)
Cc: [Kieran Hanna](#); [\[redacted\] not relevant](#)
Subject: Helidon Spa - Proposed Service Station - working in with TMR's construction
Start: Thursday, 3 May 2018 10:00:00 AM
End: Thursday, 3 May 2018 11:30:00 AM
Location: Toowoomba Fl G Blue Training Room - District Office

Hi Eric,

Confirming receipt of TMR's below feedback.

We will now work with our design team to prepare engineering drawings that will have sufficient detail to assess compliance.

I have another meeting in Toowoomba on 3 May. Is it possible to take the opportunity whilst I'm in Toowoomba to meet and discuss how this potential concept could be staged to ensure TMRs Nexus works can continue on the current timeline? If so, would 10am suit?

Thanks,

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From: [Eric C Brown](#)
To: [Sean M Hegarty](#)
Subject: FW: Service centre - Twidales Road
Date: Friday, 25 January 2019 10:10:00 AM
Attachments: [image001.png](#)
[RE Helidon Spa - Proposed Service Centre Development.msg](#)

Eric Brown

[A/Manager, Project Planning & Corridor Management](#)
North West District | North Queensland Region
Program Delivery and Operations | Department of Transport and Main Roads

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M: not relevant
E: eric.c.brown@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Seren McKenzie <SMcKenzie@lvrc.qld.gov.au>
Sent: Tuesday, 8 May 2018 11:34 AM
To: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>
Subject: Service centre - Twidales Road

Hi Eric

I received the attached email on Friday, and just wanted to touch base with you on this one.

Whilst we would support in principle the proposal, I have been given very limited details – for example, I am unclear what the phases are, and phase 2 concerns me where the existing Twidales intersection appears to be open whilst the new arrangement is also in place.

What were TMR's views on this one, so we can have a consistent approach with the developer?

Regards

Seren McKenzie

Manager Infrastructure Planning and Design

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

Lockyer Valley Regional Council
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PO Box 82
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Maxine Butler

From: [not relevant]@rpsgroup.com.au>
Sent: Friday, 4 May 2018 2:04 PM
To: smckenzie@lvrc.qld.gov.au
Cc: Nicholas Cooper; [NR]@rmdevelopments.com.au; [not relevant]
 [not relevant]@rmaeng.com.au)
Subject: RE: Helidon Spa - Proposed Service Centre Development
Attachments: 12303-C-SK0005-A.pdf; 12303-C-SK0002-A.pdf

Follow Up Flag: Follow up
Due By: Tuesday, 8 May 2018 9:00 AM
Flag Status: Flagged

Hi Seren,

We refer to correspondence below with respect to potential access arrangements for the proposed Helidon Travel Centre. TMR have advised that they are currently tendering their current plans associated with the TSRC upgrades in this vicinity, and that our proposal therefore must integrate with TMR's proposed works.

At the meeting held with TMR on 28 March, TMR indicated that the most likely traffic approach that would provide a safe outcome for all parties was via the closure of the Twidales Rd intersection, with those movements redirected to the ramps and intersection works associated with the proposed Service Centre.

Following preparation of the initial sketch option forwarded to TMR and Council via the emails below, the proponent team have further progressed indicative plans and presented these to TMR yesterday. Please see attached updated plans showing:

- The preferred intersection treatment seeking to integrate an access from TMR's proposed works
- An indicative staging plan

The feedback from TMR at yesterday's meeting was generally positive, where they asked that we continue to progress further detail. Accordingly, we are forwarding these plans to Council to seek in principle feedback regarding this potential arrangement. If positive feedback is attained from both Council and TMR, we would also seek to progress revised architectural designs and more detailed analysis of road and stormwater / flooding design.

Please don't hesitate to contact me should you require any further information or clarification.

Regards,

[not relevant]

RPS

[not relevant]

Principal - Planning
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From: Nicholas Cooper <NCooper@lvrc.qld.gov.au>
Sent: Tuesday, 24 April 2018 10:55 AM
To: [redacted] not relevant @rpsgroup.com.au
Cc: Seren McKenzie <SMcKenzie@lvrc.qld.gov.au>
Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Cameron,

Please see a question from Seren Mckenzie (cc-d) below. I apologise I missed forwarding this email to you earlier. Can you please liaise directly with Seren for this matter moving forward and CC me.

Thanks

Nicholas Cooper
A/ Manager Planning & Development

P 54620 346
 E ncooper@lvrc.qld.gov.au

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From: Seren McKenzie
Sent: Tuesday, 24 April 2018 8:49 AM
To: Nicholas Cooper
Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick

Were you able to get any more info from my questions below so I can give you a response?

Regards

Seren McKenzie
Manager Infrastructure Planning and Design

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

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From: Seren McKenzie
Sent: Thursday, 19 April 2018 11:23 AM
To: Nicholas Cooper
Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick

We would be interested to understand what is happening to the existing Twidales intersection, which is not shown on this plan. Are you able to get the concept for this so Council is able to appreciate the full design and why Twidales is suggested to be changed?

Regards

Seren McKenzie
Manager Infrastructure Planning and Design

P 07 54684 958
E smckenzie@lvrc.qld.gov.au

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From: Nicholas Cooper
Sent: Thursday, 19 April 2018 10:13 AM
To: Seren McKenzie
Subject: FW: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Seren,

Do you have any feedback for Cameron re his email. Can you please provide by Tuesday 24th the remainder of next week.

not relevant

Nicholas Cooper
A/ Manager Planning & Development

P 54620 346
 E ncooper@lvrc.qld.gov.au

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From: [not relevant] [\[redacted\]@rpsgroup.com.au](mailto:[redacted]@rpsgroup.com.au)
Sent: Tuesday, 17 April 2018 4:26 PM
To: Nicholas Cooper
Cc: 'Kym E Murphy'; 'Eric C Brown'; 'Bruce A Ollason'; 'Kieran Hanna'; 'Adam W Garvin';
 NR [\[redacted\]@rmdevelopments.com.au](mailto:[redacted]@rmdevelopments.com.au)
Subject: RE: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Hi Nick,

As discussed, please see attached a high level sketch and email trail below regarding a potential integration concept sent to TMR for comment late last week, based on TMR's suggestion of potential closure of the existing intersection adjacent the Helidon Spa.

This proposal, if supported and viable, would involve Council's support regarding changes to the local road network, particularly with respect to the diversion of local traffic to a new intersection integrated with the ramps and u turn facility, and realignment of the road reserve at the eastern end of the site.

We are currently seeking In Principle feedback from TMR regarding this concept, and would appreciate Council's In Principle comments in parallel. We understand that the most likely considerations will be non worsening of existing flood immunities, and community perspectives regarding the intersection relocation.

Regards,

[not relevant]

RPS

[not relevant]

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From: [redacted]@rmdevelopments.com.au [redacted]@rmdevelopments.com.au
Sent: Friday, 13 April 2018 2:37 PM
To: 'Bruce A Steele' <bruce.a.steele@tmr.qld.gov.au>
Cc: [redacted] not relevant @rpsgroup.com.au; 'Kym E Murphy' <Kym.E.Murphy@tmr.qld.gov.au>; 'Eric C Brown' <Eric.C.Brown@tmr.qld.gov.au>; 'Bruce A Ollason' <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; 'Adam W Garvin' <adam.w.garvin@tmr.qld.gov.au>; 'Dereck J Sanderson' <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: [EXT] RE: Helidon Spa - Proposed Service Centre Development

Thanks Bruce – we look forward to TMRs timely feedback. We are more than happy to meet in person to discuss further. I will follow up with Eric in your absence.

Cam – can you please issue this concept to the relevant LVRC reps and invite their feedback.

Thanks,


 not relevant
 PROJECT MANAGER
 [redacted]
 [redacted]@rmdevelopments.com.au
 ACQUISITIONS | FEASIBILITY STUDIES | PROJECT MANAGEMENT | SALES/MARKETING

From: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>
Sent: Friday, 13 April 2018 11:57 AM
To: [redacted]@rmdevelopments.com.au
Cc: [redacted] not relevant @rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>; Adam W Garvin <adam.w.garvin@tmr.qld.gov.au>; Dereck J Sanderson <Dereck.J.Sanderson@tmr.qld.gov.au>
Subject: FW: Helidon Spa - Proposed Service Centre Development

Hello [redacted]

Thank you for this information – we will review this concept from a road operating/functional perspective and also any integration possibilities with the imminent TSRC/Nexus u-turn works. Noting that these u-turn works are on an extremely tight timeframe and will need very prompt decision making to take opportunity from the imminent TSRC/Nexus delivery.

To this end, I will ensure that our team reviews and responds to your concept as soon as practicable.

I notice that you did not include any Lockyer Valley Regional Council (LVRC) officers in this email –and that some of your proposal would involve LVRC input. Are you looking at taking feedback from TMR and then discussing with LVRC? ... or, perhaps taking feedback from both TMR and LVRC in parallel at this conceptual stage of your proposal??

Please also note that I will be going on [redacted] not relevant [redacted] - Eric Brown will be relieving in my position during this time.

Cheers

Bruce Steele

Manager (Project Planning & Corridor Management) | Darling Downs District
Program Delivery & Operations | Department of Transport and Main Roads

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E: bruce.a.steele@tmr.qld.gov.au

W: www.tmr.qld.gov.au



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From [redacted]@rmdevelopments.com.au [mailto:[redacted]@rmdevelopments.com.au]

Sent: Friday, 13 April 2018 4:44 AM

To: Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: [redacted] not relevant [redacted]@rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; 'Kieran Hanna' <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

Hi Bruce,

Following the receipt of the current TMR modelling data for the U-Turn bay at Helidon Spa, we have developed the attached interface concept for further discussion.

We consider the benefit of this concept being;

- Enhanced safety outcomes. The HS intersection will be deleted in full which addresses the fundamental safety issue. This in turn allows a full acceleration ramp length off the U-turn bay and also eliminates the significant concern about the weaving proximity between the U-turn on-ramp and current HS intersection de-acceleration lane as currently planned.
- Provides a clean access solution for the neighbouring lots. We acknowledge that a beneficial access easement of some sorts would need to be created to allow ongoing access to the neighbours through the service centre site.
- Allows for efficient construction staging which should not delay the current TMR/Nexus timeline for delivery of the U-turn bay/closing of median strip (ie start in June and open by Dec 18).
- Will deal with the flood issues currently posed by the U-turn design.

Hopefully, you also believe this concept has suitable merit. We would welcome the opportunity to meet with you again in Toowoomba to discuss further. Our aim is to reach a 'In Principal' agreement with TMR over the coming weeks which would allow the current DA application to progress.

Thanks,



not relevant
PROJECT MANAGER
[redacted]
[redacted]@rmdevelopments.com.au

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From: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>

Sent: Monday, 9 April 2018 10:40 AM

To: [redacted]@rmdevelopments.com.au

Cc: [redacted] not relevant @rpsgroup.com.au; Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>; Bruce A Ollason <Bruce.A.OLLASON@tmr.qld.gov.au>; Kieran Hanna <Kieran.Hanna@dilgp.qld.gov.au>

Subject: RE: Helidon Spa - Proposed Service Centre Development

NR

Please also find attached TMR's current 12D design for the u-turn facility at Twidales Rd, Helidon Spa

Thanks

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Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

Eric Brown

Senior Advisor (Corridor Management & Development Facilitation) | Darling Downs District

From: [redacted] NR @rmdevelopments.com.au [mailto:[redacted] NR @rmdevelopments.com.au]

Sent: Tuesday, 3 April 2018 11:33 AM

To: Kym E Murphy <Kym.E.Murphy@tmr.qld.gov.au>; Bruce A Steele <bruce.a.steele@tmr.qld.gov.au>

Cc: Eric C Brown <Eric.C.Brown@tmr.qld.gov.au>; [redacted] not relevant @rpsgroup.com.au

Subject: Helidon Spa - Proposed Service Centre Development


Hi Kym and Bruce,

Thank you for your time last week. As a follow up, I understand that;

- TMR has now approved the Twidales Rd, Postman Ridge intersection designs inclusive of design exemptions
- TMR are currently seeking pricing from the market.
- TMR timelines include completion by Dec 18 for opening in line with the TSRC works. A likely construction commencement date for the works is June/July 18

It would be appreciated if you could forward the current intersections designs so we can look at further design options to integrate with the TMR works.

Thanks,



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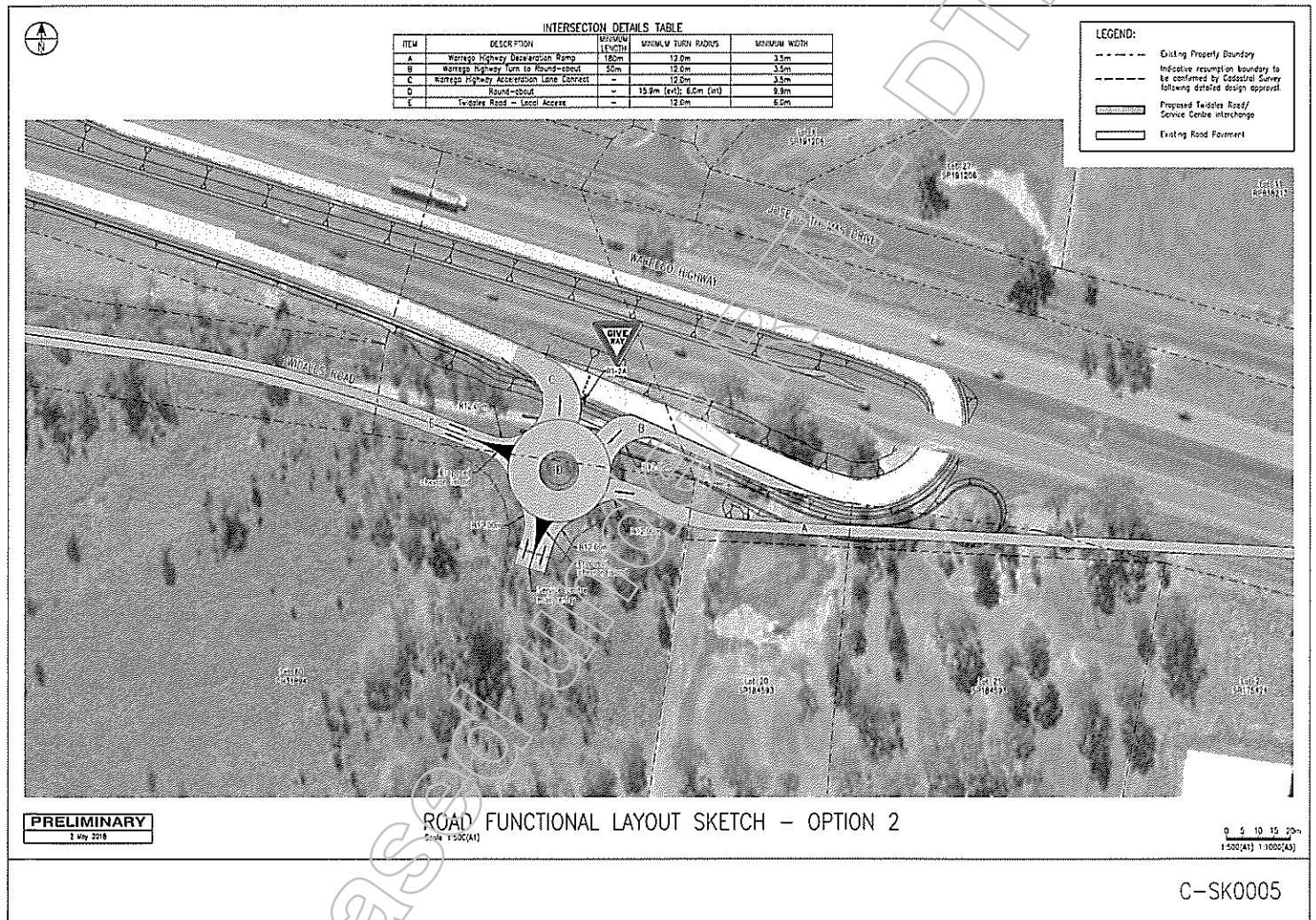
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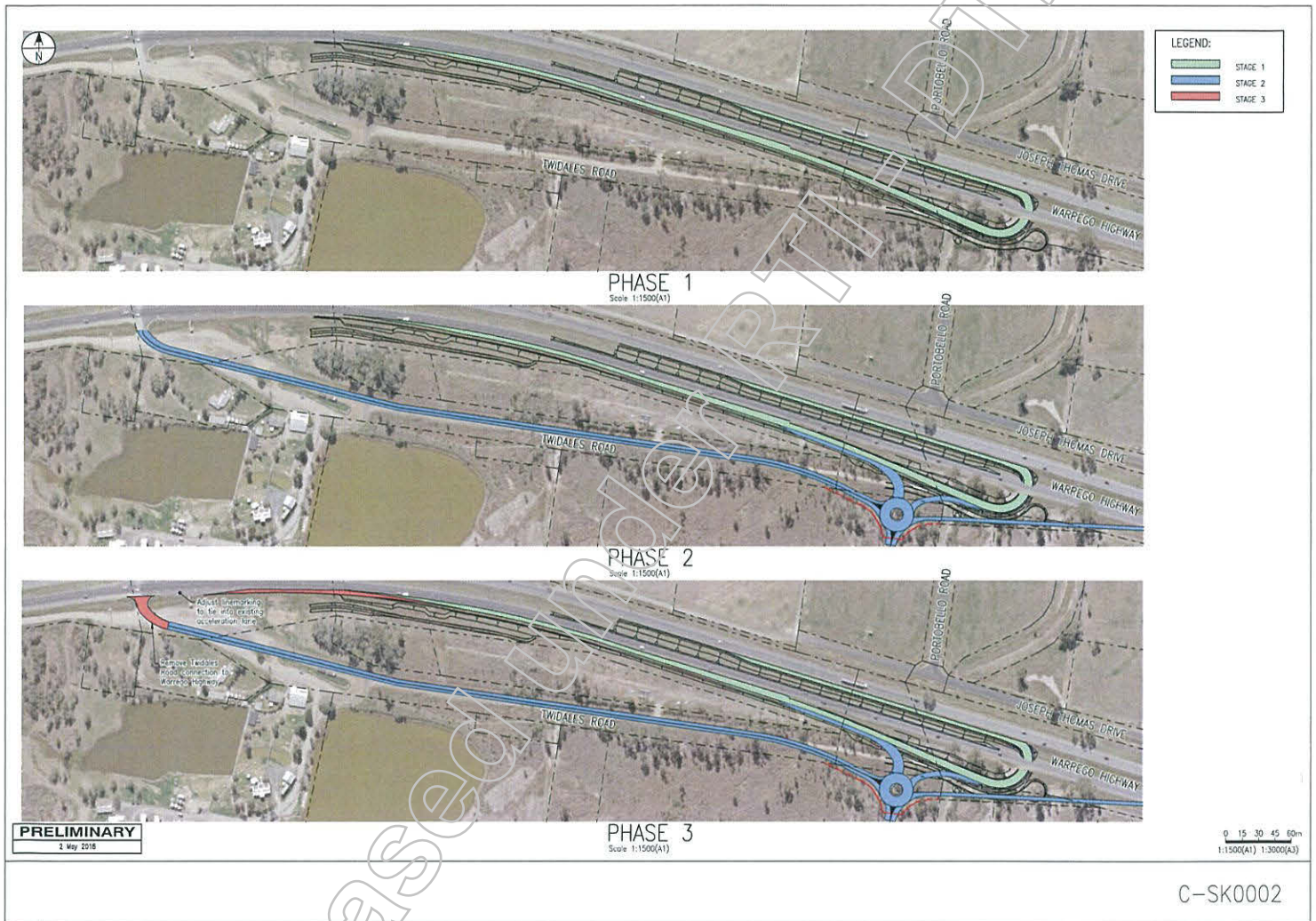
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