

## Craig W Heslehurst

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**From:** Savas Varitimos [N/R]@varitimos.com.au>  
**Sent:** Saturday, 7 September 2024 10:33 AM  
**To:** Craig W Heslehurst  
**Subject:** 1002 Gatton Helidon Road Gatton  
**Attachments:** 24039 1002 Gatton Helidon Road Gatton.pdf

**Categories:** DMS

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Hello Craig, please refer to our report attached for the subject.

Kind Regards,  
Savas

Savas Varitimos FAPI  
Registered Valuer Qld 1908  
Certified Practising Valuer  
Savas Varitimos Valuer

Mobile: [N/R]  
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# Savas Varitimos Valuer

REAL ESTATE VALUERS & PROPERTY PROFESSIONALS

Mobile: N/R Email: N/R @varitimos.com.au

[www.savasvaritimosvaluer.com](http://www.savasvaritimosvaluer.com)

ABN 25 329 474 597

Limited Liability by a scheme approved under Professional Standards Legislation

## ASSESSMENT

RE:

1002 GATTON HELIDON ROAD, GATTON

PREPARED FOR

QUEENSLAND GOVERNMENT  
DEPARTMENT OF TRANSPORT AND MAIN ROADS  
PROPERTY ACQUISITIONS & DISPOSALS

GPO BOX 1412

BRISBANE QLD 4001

YOUR REFERENCE: 495/12167

ATTENTION: CRAIG HESLEHURST



The land taken is a strip along the fence line.

Date of Taking and Valuation: 2 August 2024

\*MIKAL QLD PTY LTD ACN 119 987 763 ATF THE MIKAL TRUST ABN 25 329 474 597 T/A SAVAS VARITIMOS VALUER

**CERTIFICATE OF ASSESSMENT**

ADDRESS 1002 Gatton Helidon Road, Gatton

PURPOSE OF ASSESSMENT Compensatory

METHOD OF ASSESSMENT The method of assessment used in this report is the Before and After approach.

PREPARED FOR Queensland Government – Department of Transport and Main Roads

INTEREST ASSESSED Market Value - Fee Simple Vacant Possession

REGISTERED OWNER personal information

REAL PROPERTY DESCRIPTION Lot 2 on SP313001

ASSESSED LOSS Twenty Thousand Dollars (\$20,000)



The land taken is a strip along the fence line.

N/R

.....  
 Savas Varitimos FAPI  
 Registered Valuer Qld 1908  
 AAPI No. 66829  
 Certified Practising Valuer  
 Savas Varitimos Valuer  
 7 August 2024

Our Reference: 24039  
 Your reference: 495/12167  
 Date of Taking and Valuation: 2 August 2024

This assessment is subject to the qualifications, limitations and assumptions made within this report.

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

**QUALIFICATIONS & LIMITATIONS**

1. We state that this assessment is for the use only of the Queensland Government - Department of Transport and Main Roads. It is provided for compensation purposes.
2. We assume that all approvals have been obtained from all authorities regarding structural improvements upon the property.
3. This report is for assessment purposes and is not a structural survey of improvements.
4. This assessment assumes that there are no restrictions or onerous encumbrances other than those registered on Title.
5. We have not undertaken nor requested an environmental audit of the site, nor a search of the Contaminated Site Register and cannot state that the land is not contaminated. If the site is found to be contaminated, we reserve the right to alter this valuation and the advices contained herein.
6. In accordance with the International Valuation Standards Committee (IVSC) the definition of market value is as follows: "Market Value is the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing where in the parties had each acted knowledgeably, prudently and without compulsion."
7. We advise that we have not completed a detailed structural survey, tested any of the services, or inspected unexposed or inaccessible portions of the building, and are therefore unable to state that these are free of defect, rot or infestation. We have assumed that the improvements are reasonably sound structurally considering their age.
8. Copyright to this report is retained by Mikal Qld Pty Ltd as trustee for the Mikal Trust trading as Savas Varitimos Valuer and no copying or distribution of the valuation, either in full or in part, may be undertaken without the prior written consent of Mikal Qld Pty Ltd as trustee for the Mikal Trust trading as Savas Varitimos Valuer.
9. This assessment is current as at the date of taking only. The loss assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in compensation. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this assessment is relied upon after the expiration of 3 months from the date of taking or such earlier date if you become aware of any factors that have any effect on the compensation.
10. This assessment is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party, who may use or rely on the whole of or any part of the content of this assessment and report without the written consent of the valuer.

**1002 Gatton Helidon Road**  
**Gatton**  
**Queensland Government – Department of Transport and Main Roads**

DATE OF TAKING AND VALUATION 2 August 2024

DATE OF INSPECTION 4 September 2024

PURPOSE OF ASSESSMENT

As instructed to assess for compensatory purposes the loss in value due to the proposed taking of about 1,053m<sup>2</sup> of land from 1002 Gatton Helidon Road, Gatton (1002 Gatton Helidon Road). (Refer to **Annexure A** for R-Plan R3-1510 which shows the about area of land taken.)

The land has been taken for the purpose of transport, in particular road purposes. More particularly, the land has been taken for the Gatton Helidon Road upgrade.

The International Valuation Standards Committee (IVSC) defines Market Value as follows:

‘Market value is the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.’

BACKGROUND

The subject is a 30 hectare lot which is better described as Lot 2 on SP313001 (Lot 2).

The land is improved with a dwelling and other buildings. It is used for Cattle Breeding and Fattening.

By Taking of Land Notice No 3703 which Gazetted on 2 August 2024 (refer to **Annexure B**), the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, resumed about 1,053m<sup>2</sup> of land from Lot 2.

The land taken is required for the upgrade of Gatton-Helidon Road as it requires a safety upgrade. It is a narrow strip of land inside part of the front alignment

The proposed works include:

- Widening the existing formation to 11m, comprising 2 x 3.5m traffic lanes, 1m wide centreline treatment and 2 x 1.5m shoulders.
- Provision of right and left turn lanes at Flagstone Creek (Resumption completed 2023)
- Provision of widened shoulders at all other intersections within the project extents.
- Improving safety of the roadside by providing flatter batters, removing hazards and installing barrier.
- Improved road delineation including Audio Tactile Linemarking, Road Edge Guideposts, Reflectorised Raised Pavement Markers and new signage.
- Flag lighting at Robinsons Road, Wells Road, Flagstone Creek Road and Gatton-Clifton Road.
- Relocation of PUP and removal of some power poles/lighting poles.



**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

REAL PROPERTY DESCRIPTION

Lot 2 on SP313001

(Refer to **Annexure C** for the Survey Plan.)

The property has been identified by Cadastral Map, however, a detailed site survey has not been carried out and for the purpose of this valuation it has been assumed that all structural improvements have been erected within the title boundaries.

REGISTERED OWNER

personal information

Released under RTI - DDMR

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

TITLE

INTERNAL CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 02/08/2024 06:35

Title Reference: S1201027  
Date Created: 05/11/2019

Previous Title: 18050128  
18281035

REGISTERED OWNER

Dealing No: 719714631 04/11/2019

personal information

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 313001  
Local Government: LOCKYER VALLEY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10334098 (POR 101A)  
Deed of Grant No. 10394205 (POR 140)
2. EASEMENT No 601091500 (G6774091) 22/03/1982  
BENEFITING PART OF THE LAND  
OVER EASEMENT A ON RP176829  
Lodged at 00:00 on 22/03/1982 Recorded at 00:00 on 17/06/1982
3. MORTGAGE No 719714632 04/11/2019 at 14:20  
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937  
Lodged at 14:20 on 04/11/2019 Recorded at 07:47 on 05/11/2019

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
723178429	NOTC INT RES	09/04/2024 13:00	CUR	EC-GEN -00

ACQUISITION OF LAND ACT 1967

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

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

The Easement which benefits the subject is noted.

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

TOWN PLANNING

The land is zoned Rural Residential under the Lockyer Valley Regional Council Town Plan. It is within the Rural Residential zone precinct – 2 hectares.

Refer to **Annexure D** for all constraints.

Under the Planning Scheme the land has the potential to be subdivided into 2 hectare lots at a minimum. Constraints such as flooding will impact on the size of lots able to be sub-divided.

Town planning information was obtained from the Lockyer Valley Regional Council PD online service; however, we recommend that this zoning or planning area should be verified by application to Council for the issue of a zoning certificate.

DEPARTMENT OF RESOURCES VALUATION

\$520,000.

This valuation was based at 30 October 2023 and took effect from 30 June 2024. It is provided for rating and Land Tax Purposes on the basis that the Land Use is Cattle Breeding and Fattening.

LAND AREA

**Lot 2 SP313001**

Before –	30 hectares (300,000m <sup>2</sup> )
Area taken (about) -	0.1053 hectares (1,053m <sup>2</sup> )
After (about) -	29.8947 hectares (298,947m <sup>2</sup> )

LOCALITY

The subject is situated on the north-eastern side of Gatton Helidon Road approximately 700 metres east of Old Toowoomba Road.

Surrounding properties include cultivation farms improved with dwellings of varying age, size, style and quality; and rural residential homesites.

The township of Gatton which includes: bus transport, business and industry, and schools is approximately 1.2 radial kilometres to the north-east.

SERVICES

Services provided to the property include mains electricity (including 3 phase), telephone, tank water, and septic sewerage.



**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

ROADS AND ACCESS

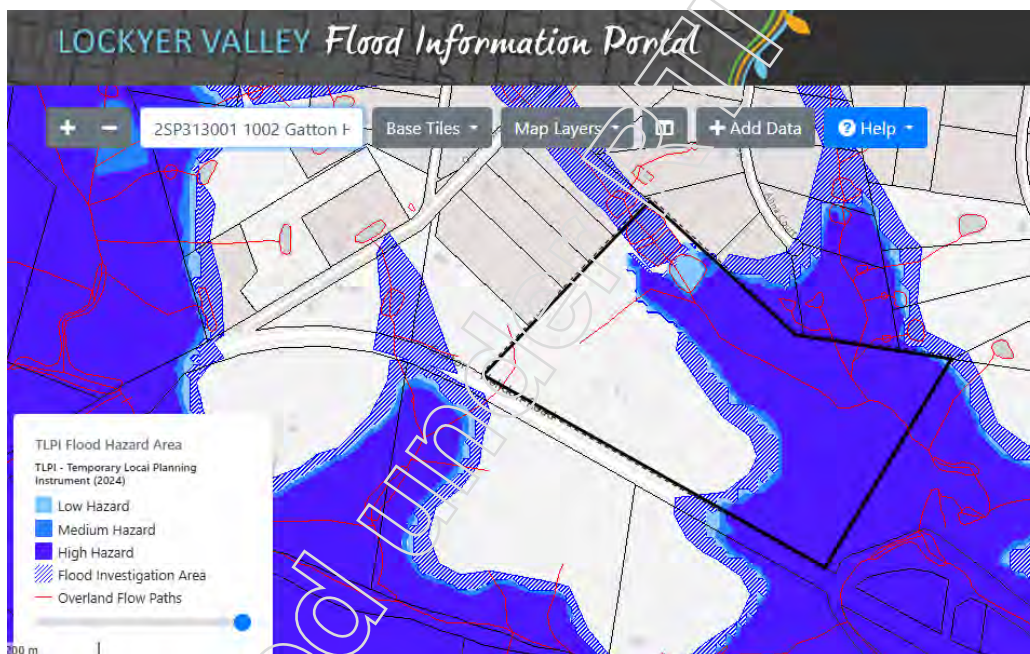
Gatton Helidon Road is a two (2) way connector road. It is bitumen sealed with earth formed shoulders.

Vehicular access is provided to the subject over the grass verge.

NATURE OF LAND

The subject is an inside lot which is irregular in shape and gradually undulating in contour. It includes a generally level flood plain. In part it is above road level.

As shown on the plan below, a large portion of the subject is constrained by flooding.

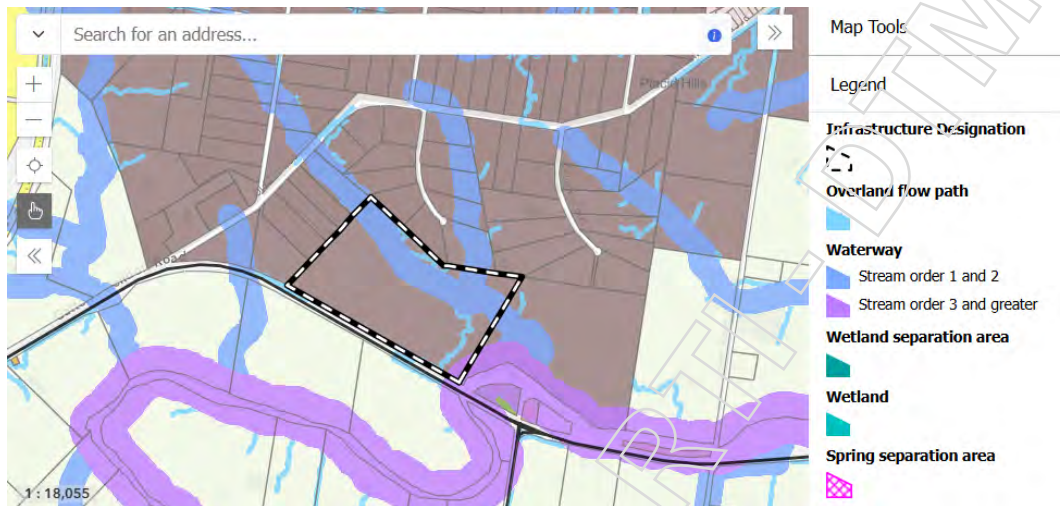


We have not undertaken nor requested an environmental audit of the site, nor a search of the Contaminated Site Register and cannot state that the land is not contaminated. If the site is found to be contaminated, we reserve the right to alter this valuation and the advices contained herein.

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

**NATURE OF LAND CONTINUED**

As shown on the plan below, the subject is constrained by Waterway Streams inside the northern and eastern boundaries.



The land taken is a strip along the fence line.

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

**IMPROVEMENTS**

The subject is improved with a medium set level dwelling, which was built about 1910. It has a living area of approximately 157m<sup>2</sup>, a verandah of approximately 17m<sup>2</sup>, a deck of approximately 15m<sup>2</sup> and a covered outdoor living area of approximately 35m<sup>2</sup>.

The external walls are timber, the frame is timber, the roof is corrugated metal, the posts are concrete, the floor is timber, the windows are double hung, and the linings and ceilings are timber tongue and groove.

Accommodation includes: three (3) bedrooms, an office, an enclosed verandah, a lounge room, a meals area, a kitchen, a bathroom, a laundry and a water closet.

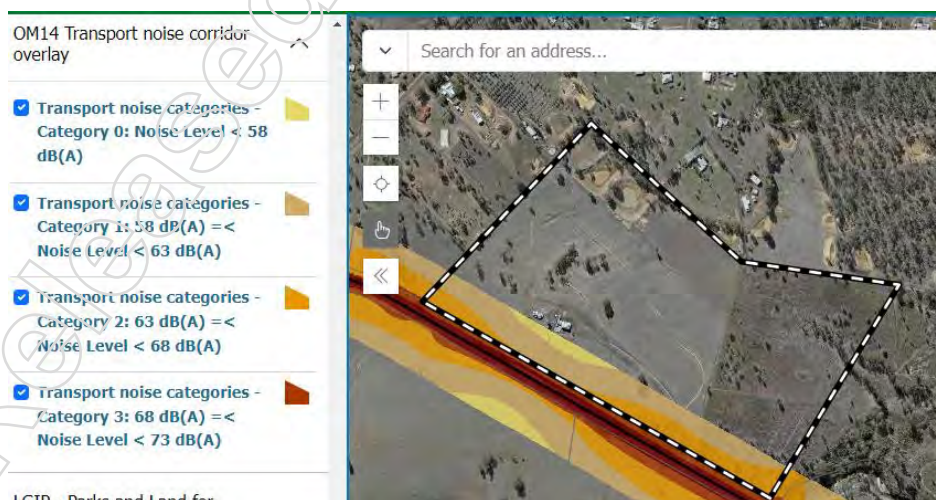
Fixtures and features include: stone kitchen benchtops, a sink, a wall oven, hotplates, a dishwasher space, a bath, a shower enclosure, a vanity basin, a toilet suite, a single tub and cabinet, a combustion heater, ceiling fans, room and split system air-conditioners, built in robes, carpet, ceramic tiles and polished timber flooring.

The kitchen has been updated, and the paint and the floor coverings are good. Whilst in average condition, the bathroom would benefit from a renovation.

Ancillary improvements include: a tractor shed with an area of approximately 85m<sup>2</sup>, a saltwater inground pool, internal and perimeter fencing, a loading ramp, a clothes hoist, water tanks and landscaping.

The existing dwelling is approximately 90 metres from the pre-resumption property boundary.

As shown on the plan below, the subject is constrained by traffic noise along its Gatton-Helidon Road frontage.

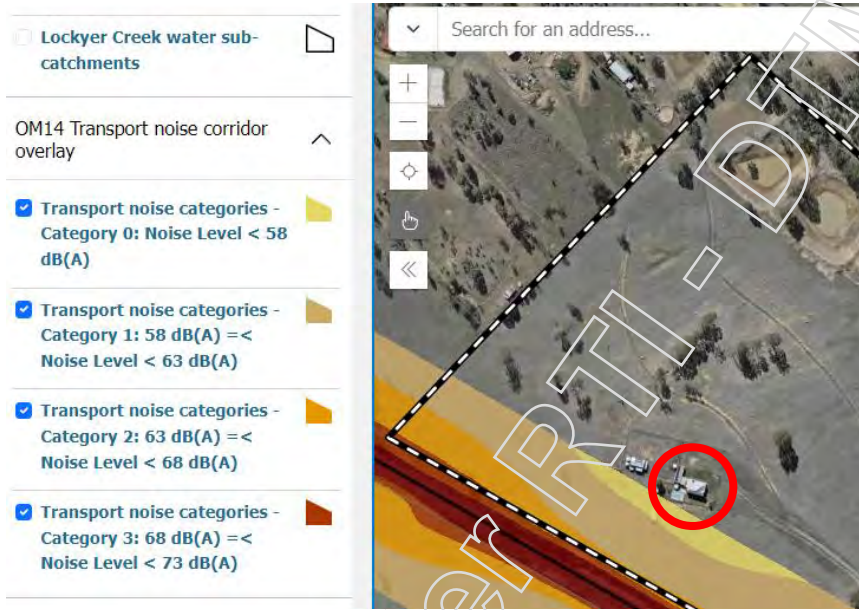




**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

IMPROVEMENTS CONTINUED

As shown on the map below, in the Before, the dwelling constructed on the subject is marginally outside of the transport noise constraint.



The dwelling.

The view towards the road from the kitchen.  
In this location the road is at the bottom of a batter.



**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

IMPROVEMENTS CONTINUED

Looking towards the dwelling from the approximate new alignment.





**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

ASSESSMENT

Highest and Best Use

Highest and best use is the use of an asset that would produce the highest value and must be physically possible, legally permissible and financially feasible.

In our opinion the highest and best use of the subject is for its continued use as a rural residential and grazing property in the short to medium term. In the medium to long term it has the potential to be developed into two (2) hectare lots at a minimum and in accordance with the Planning Scheme. This is consistent both Before and After the taking of land. The flood constraint will impact on the size of lots able to be sub-divided.

Rationale and Methodology

The method of assessment used in this report is the Before and After on a market approach basis. The market approach provides for an indication of value by comparing the subject asset with identical or similar assets for which price information is available. Using this methodology valuations are undertaken both Before and After the taking of land. The After value is deducted from the Before value to determine the loss.

We cannot confirm if the flood constrained land could be incorporated into rural residential lots when sub-divided. In any case, the land taken is not flood constrained. Therefore, the value of the flood constrained land is consistent Before and After. It does not form part of this assessment.

In undertaking this assessment, we have determined the underlying value of the land which is not flood constrained both Before and After. We estimate that approximately 13 hectares of the subject land is not constrained by flooding (Refer to **Annexure E**). For the purpose of this assessment the 13 hectares of land which is not flood constrained is referred to as the Potentially Developable land area. In the After, the Potentially Developable land area reduces to 12.8947 hectares.

There are no recently recorded sales with a similar zone as the subject in the immediate locality. The sales evidence referred to herein are considered the most relevant currently available. Sale 1 is considered the best of all sales and most relevant to this assessment. It has a superior zone; however, is not in a serviced area (similar to the subject) and therefore is likely to be sub-divided into on-site sewer serviced lots.

Appropriate adjustments have been made in applying a rate/square metre to the land which is not constrained by flooding Before and After.

As stated above, in our opinion the development potential of the subject is a medium to long term proposition. We note that the road will be marginally closer to the dwelling in the After than in the Before. Whilst the proposed works are for safety reasons, the dwelling might be impacted by an increase in traffic noise. In giving benefit of doubt to the dispossessed property owner we have added to the loss in land value \$10,000 which allows for attenuation work to the existing dwelling.

The invasion of Ukraine by Russia and Hamas/Israel conflict are having an impact on the world economy. Tensions are also increasing with China, the United States of America and India making strategic moves.

The current state of the property market in South-East Queensland is not sustainable.



**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

ASSESSMENT CONTINUED

Sales evidence - In undertaking this assessment, we have referred to the following sales evidence:

<b>Sale No. &amp; Address</b>	<b>Date of Sale</b>	<b>Sale Price</b>	<b>Land Area (ha)</b>	<b>Rate/ha</b>	<b>Comparison</b>
1. Lowood Hills Road, Lowood (Lots 1 & 3 SP243182)	22/05/24	\$1,570,000	14.97 (Total) 12.623 (Unencumbered)	\$104,876*  \$124,376#	The unencumbered land of this sale is considered superior on a rate/m <sup>2</sup> basis to the potentially developable land on the subject due to its superior location and more imminent development potential.
<p><b>Description</b> Two (2) adjoining General Residential zoned lots which sold in-one-line at auction.</p> <p>An historical approval to develop the land with 129 serviced residential lots has lapsed.</p> <p>It is not in a fully serviced locality with preliminary plans drafted for the subdivision of 28 rural residential lots ranging from 3,000m<sup>2</sup> to 6,487m<sup>2</sup>.</p> <p>It is encumbered with a 23,470m<sup>2</sup> drainage easement which traverses the land diagonally. A natural depression outside of the easement also traverses the land which is gradually to moderately undulating in contour.</p> <p>As advised by the marketing agent the property had previously been under contract but the buyer could not settle.</p> <p>*Over the entire land area. The sale price equates to \$10.49/m<sup>2</sup>.</p> <p>#Over the unencumbered land area. The sale price equates to \$12.44/m<sup>2</sup>.</p>					

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

ASSESSMENT CONTINUED

Sales evidence continued

<b>Sale No. &amp; Address</b>	<b>Date of Sale</b>	<b>Sale Price</b>	<b>Land Area (ha)</b>	<b>Rate/ha</b>	<b>Comparison</b>
2. 1 Tarantall Road, Forest Hill	30/01/24	\$860,000	4.1	\$209,356 (improved)	Considered vastly superior on a rate/m <sup>2</sup> to the potentially developable land on the subject due to the added value of the improvements, its superior location and more imminent development potential.

**Description**

This property is improved with a slab on ground, brick and corrugated metal roofed dwelling, which was built about 1980. The dwelling is in above average condition. The ancillary improvements include colourbond metal sheds, a dam, fencing and landscaping.

It is not constrained by flooding.

The land has the same zone as the subject and medium to long term development potential.

This property is in a far superior location and only approximately 3.8 radial kilometres to the Plainland Town Centre.

The sale price equates to \$20.94/m<sup>2</sup> improved.

3. 480 Gatton Esk Road, Lake Clarendon	16/02/24	\$2,800,000	55.3	\$50,632 (improved)	Considered inferior on a rate/m <sup>2</sup> to the unconstrained land on the subject due to the its much larger land area.
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**Description**

This property is improved with a substantial and modern slab on ground brick and corrugated metal roofed dwelling. The dwelling is in good condition. The ancillary improvements include: a 39kw solar system, 2 x 498m<sup>2</sup> colourbond metal high bay sheds, a five bay garage, dams, fencing and landscaping.

The land is zoned Rural Residential and in the Rural Residential zone precinct – 4 hectares.

About 1/3 of the land through the mid-region is constrained by a waterway.

An historical easement in which no infrastructure has been constructed traverses the land across its width and through the waterway (in part).

The sale price equates to \$5.06/m<sup>2</sup> improved. The rate/m<sup>2</sup> is low due to the large land area.

This is a much larger property than the subject with inferior potential and in an inferior location; however, with far superior improvements.

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

ASSESSMENT CONTINUED

Before value

Having regard to the known sales evidence, we assess the underlying and unconstrained land value, Before the taking of land, to be **One Million Three Hundred Thousand Dollars (\$1,300,000)**, which we reasonably determine as follows:

Potentially developable and unconstrained land area – 130,000m<sup>2</sup> @ \$10/ m<sup>2</sup> = \$1,300,000

After value

Having regard to the known sales evidence we assess the underlying and unconstrained land value,, After the taking of land, to be **One Million Two Hundred and Ninety Thousand Dollars (\$1,290,000)**, which we reasonably determine as follows:

Potentially developable and unconstrained land area – 128,947m<sup>2</sup> @ \$10/ m<sup>2</sup> = \$1,289,470

**Adopt for practical real estate purposes \$1,290,000**

Assessed Loss in Value

Having regard to the Before and After underlying land value of the unconstrained land and impact on the existing dwelling, we assess the loss in value due to the taking of about 1,053m<sup>2</sup> to be, **Twenty Thousand Dollars (\$20,000) (excluding GST if applicable)**, which we reasonably determine as follows:

Land value Before	\$1,300,000
Land value After	<u>\$1,290,000</u>
Loss in land value	\$ 10,000
Add amenity impact	<u>\$ 10,000</u>
Total loss in value	\$ 20,000

**This assessment has been undertaken on the basis that the Queensland Government will:**

- (i) Be liable for all survey and title correction costs.**
- (ii) Re-instate fencing along the new property boundary at its expense.**

**This assessment excludes consequential losses including reasonable valuation and legal fees associated with the taking of land.**

N/R

.....  
Savas Varitimos FAPI  
Registered Valuer Qld 1908  
AAPI No. 66829  
Certified Practising Valuer  
Savas Varitimos Valuer  
7 September 2024

**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

REMARKS

There are few recently recorded sales similar to the subject within the immediate locality. The sales evidence referred to in this report are considered to be the most relevant currently available.

This assessment is current as at the date of taking only. The loss assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in compensation. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this assessment is relied upon after the expiration of 3 months from the date of taking or such earlier date if you become aware of any factors that have any effect on the compensation.

This report is not to be used by the purchaser for pre-purchase advising or mortgage security purposes and no liability is extended in this regard.

This assessment is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party, who may use or rely on the whole of or any part of the content of this assessment and report without the written consent of the valuer.

In accordance with instructions we advise we do not have a pecuniary or other interest that would conflict with the proper assessment of compensation.

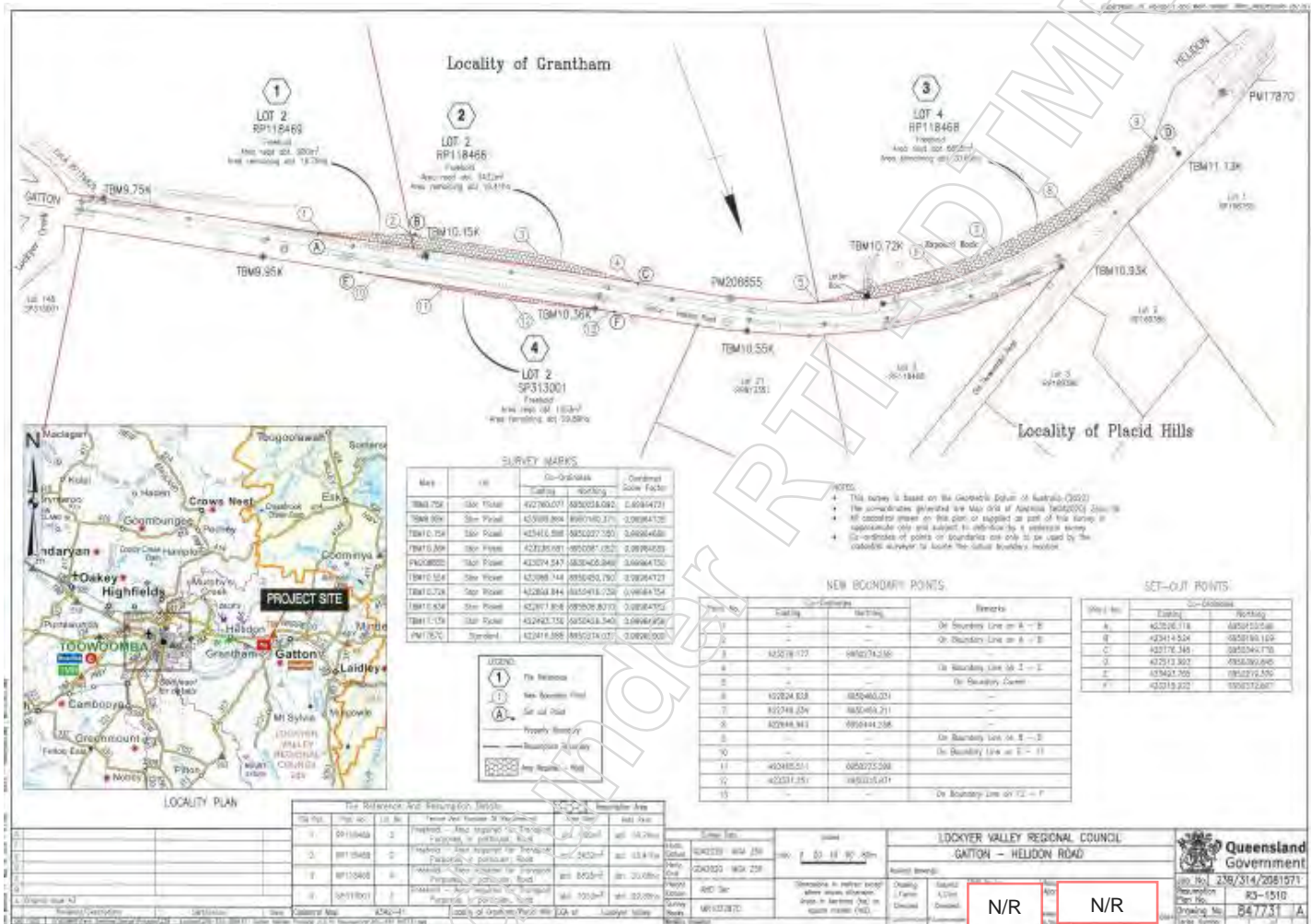
N/R

Savas Varitimos FAPI  
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Savas Varitimos Valuer

7 September 2024

1002 Gatton Helidon Road  
 Gatton  
 Queensland Government – Department of Transport and Main Roads

Annexure A  
 R3-1510



Released under RTI-4736

1002 Gatton Helidon Road  
 Gatton  
 Queensland Government – Department of Transport and Main Roads

Annexure B

[641]



# Queensland Government Gazette

**TRANSPORT AND MAIN ROADS**

PUBLISHED BY AUTHORITY

ISSN 0155-9370

**VOL. 396]**

**FRIDAY 2 AUGUST 2024**

**[No. 69**

*Acquisition of Land Act 1967  
 Transport Infrastructure Act 1994  
 Transport Planning and Coordination Act 1994*

**TAKING OF LAND NOTICE (No. 3703) 2024**

**Short title**

1. This notice may be cited as the *Taking of Land Notice (No. 3703) 2024*.

**Land to be taken [s.9(6) of the *Acquisition of Land Act 1967*]**

2. The land described in the Schedule is taken for the purpose of transport, in particular, road purposes and vests in the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, for an estate in fee simple.

**SCHEDULE**

**Land Taken**

An area of about 900 square metres being part of Lot 2 on RP118469 contained in Title Reference: 15375110.

An area of about 3432 square metres being part of Lot 2 on RP118468 contained in Title Reference: 15367175.

An area of about 6825 square metres being part of Lot 4 on RP118468 contained in Title Reference: 15367176.

An area of about 1053 square metres being part of Lot 2 on SP313001 contained in Title Reference: 51201027.

As shown approximately on Plan R3-1510 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Lockyer Valley Region  
 Gatton – Helidon Road (Section 2 Upgrade)  
 495/12164; 12165, 12166 and 12167

**ENDNOTES**

1. Made by the Governor in Council on 25 July 2024.
2. Published in the Gazette on 2 August 2024.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.



**1002 Gatton Helidon Road  
Gatton  
Queensland Government – Department of Transport and Main Roads**

**Annexure B**

642

QUEENSLAND GOVERNMENT GAZETTE No. 69

[2 August 2024]

*Acquisition of Land Act 1967  
Transport Infrastructure Act 1994  
Transport Planning and Coordination Act 1994*

**TAKING OF LAND NOTICE (No. 3706) 2024**

**Short title**

1. This notice may be cited as the *Taking of Land Notice (No. 3706) 2024*.

**Land to be taken [s.15C(5) of the *Acquisition of Land Act 1967*]**

2. Following agreement in writing, the land described in the Schedule is taken for the purpose of transport, in particular, road purposes and vests in the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, for an estate in fee simple

**SCHEDULE**

**Land Taken**

An area of about 268 square metres being part of Lot 2 on SP155034 contained in Title Reference: 50443286.

An area of about 44 square metres being part of Lot 101 on RP847464 contained in Title Reference: 21509225.

As shown approximately on Plans R9-657 and R9-658 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Townsville City  
Garbutt – Upper Ross Road  
Riverway Drive - Allambie Lane to Dunlop Street Stage 2 Upgrade  
495.8629; 12316

**ENDNOTES**

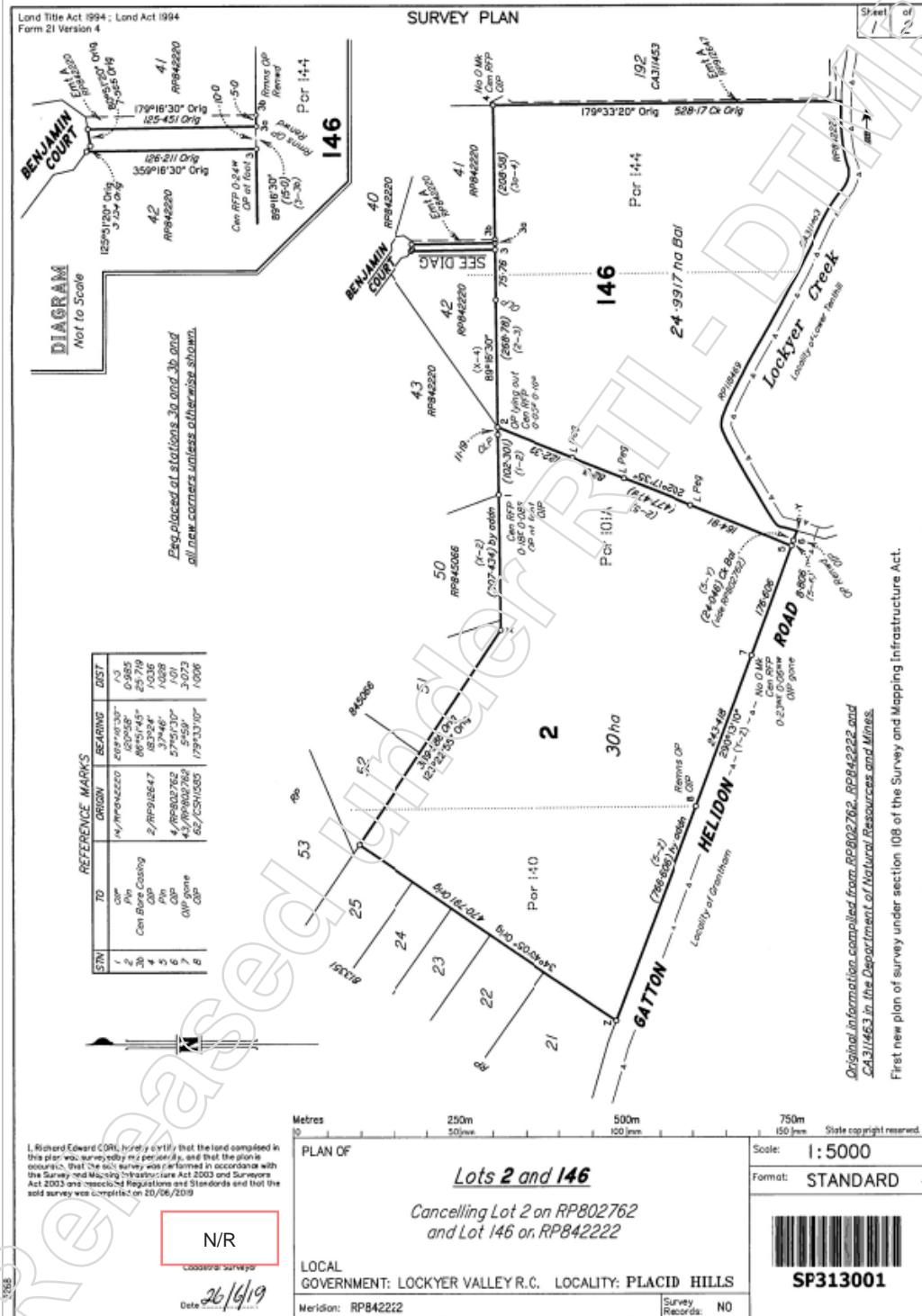
1. Made by the Governor in Council on 25 July 2024.
2. Published in the Gazette on 2 August 2024.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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BRISBANE  
2 August 2024

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Annexure C



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Annexure C

Land Title Act 1994; Land Act 1994  
Form 218 Version 1

Sheet 2 of 2

**719699533**

**BE 400 NT**

\$585.00  
28/10/2019 11:05

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

Lodged by: **Doc SEARCH**  
McNamara Law  
11 William St (PO Box 116)  
Gatton QLD 4343  
Ph 07 54621566 Ref: G06854-ML  
Email: **N/R** @mcnamara-law.com.au  
(Include address, phone number and fax number)

1. Certificate of Registration

I/We: **N/R**

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the L...

Signature of Registered Owners: **N/R**

2. Planning Body Approval.

\* LOCKYER VALLEY REGIONAL COUNCIL  
hereby approves this plan in accordance with the  
Planning Act 2016

Dated this **11th** day of **July** 2019

Signature: **N/R**

3. Plans with Community Management Statement:

References:

Dept File: **PS 2019 0000**  
Local Govt: **PS 2019 0000**  
Surveyor: **2228**

4. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
18000128	Lot 2 on RP802762	2	-	-
18281035	Lot 146 on RP842222	2 and 146	-	-

5. Created

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partly Encumbered
715827644	-	2

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partly Benefited
601091500 (Ement A on RP176329)	-	2 and 146

RESTATEMENT REPORT

- Datum is 2011 FTM 1994 to 2014 by OP, verified by OPs at 3a and 3b and overall 1-4 measured 20mm longer than deed.
- Side 6 of 18 in table 1 from OPs showed deed distance 6-8 and bearing down 30' on deed.
- Results of 17 re-survey points are within survey accuracy tolerances.
- Balance dimension 6-22 from RP802762.

PHYSICAL FEATURE BOUNDARY SURVEY REPORT

- This survey enabled us to re-verify the physical feature boundary and hence a full survey to restate the creek boundary beyond the scope of this survey and the cost of such cannot be justified.
- The relevant deeds of grant (lots 101A and 144) clearly show that the boundaries thereby created are defined as the "left bank of Lockyer Creek".
- Efforts to determine what plan of survey first defined the creek boundary and procure any such relevant field notes were unsuccessful, although the following points are relevant:
  - CSH1293 (9/2) shows a dimension to the creek.
  - RP122762 (19/6) shows a balance dimension to the creek.
  - There is a creek shown on the plan at slightly different locations (difference 0.056).
  - RP118419 (1988) appears to show a creek traverse, but the plan is compiled only with no field notes available and the origin of this apparent creek traverse is uncertain.
  - CSH1285 also appears to show one leg only of the same creek traverse despite the difference noted in item 3 above. Field notes for CSH1285 do not show a creek traverse.
  - Field notes for CA311463 show a creek traverse across the original portion 144 with only one intermediate offset to the creek.
  - No field notes for the remainder of the creek traverse have come to light.
  - RP802762 indicates that the creek boundary depicted has been drawn from RP118419 and CA311463.
  - RP842222 appears to have duplicated that same creek boundary.
  - A local investigative survey of the current creek location adjacent to 3b (E) indicates that the original (balance) distance shown on RP842222 falls roughly half way down the creek stop creek bank.
  - Human activity near the bridge that is adjacent to the area may have caused changes.
  - The creekbank is well vegetated and appears stable. Perusal of images of this area on Google Earth gives no indication of any sudden change even through the 2011-2013 major flood events.
  - It seems clear that the best and most authoritative evidence of the location at the of the physical feature boundary is the depiction of the feature on RP842222 which has been drawn in turn from RP802762 and RP118419 and additional prior sources which are no longer available as well as from CA311463.

The natural feature boundary for lot 146 hereon and which was shown as the boundary on RP842222 and RP802762 and has been subject to investigation as outlined above, being the bank of Lockyer Creek, accords with the non-fiducial boundary location criteria in s100 as follows:

- It occurs naturally, is within the channel but not within the bed of the watercourse and it is in a reasonably stable location as outlined above.
- It is not a line of intersection of a particular level of water-flow with the land and it is not transient in nature.
- It is the top of a well-defined bank which is a naturally occurring change of grade in the bankform.
- It is consistent with s108(4) and s108(5) in that it is generally not closer to the opposite bank of the watercourse other than by factors relating to natural accretion or erosion and accretions of the original survey or a combination of both.

The survey does not create any new right-line boundaries that intersect the creek and it is impracticable to re-survey the creek boundary as it would not add to the outcome of this survey and therefore the additional time and expense cannot be justified.

Date of Development Approval:

Building Format Plans only.

I certify that:

- As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads;
- Part of the building shown on this plan encroaches onto adjoining  lot and road

Cadastral Surveyor/Director: **N/R** Date: **N/R**

6. Lodgement Fees:

Survey Deposit	\$
Lodgement	\$
New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

7. Orig Grant Allocation:

Lots	Orig
146	Pars 101A and 144
2	Pars 101A and 143

8. Passed & Endorsed:

By: **N/R**  
Date: **28/10/19**  
Signed: **N/R**  
Designatory: **Cadastral Surveyor**

9. Insert Plan Number: **SP313001**

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Annexure D

**LOCKYER VALLEY PLANNING SCHEME**

**PROPERTY REPORT**

Effective Date: 22/07/2024

Status: Current

**Property Details**

**Address** 1002 Gatton Helidon Road, PLACID HILLS  
**Lot / Plan** 2SP313001



**Disclaimer:** This property report should not be viewed as a substitute for reviewing the Lockyer Valley Planning Scheme and any other planning instruments (i.e. State or Local). Please note that some or all layers may not be visible in the map in this report. While the Council attempts to ensure that the information contained in this map is accurate and up-to-date, there may be errors and omissions. The Council takes no responsibility for these errors and omissions. It recommends that users obtain advice before taking steps relying on this map. Should you have any queries or wish to obtain further information, please contact the Council on 1300005872. Cadastral and topographic data is sourced from the Queensland Government which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.

Page 1 of 4

Print Date: 19/08/2024

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Annexure D

<b>LOCKYER VALLEY PLANNING SCHEME</b>		Effective Date: 22/07/2024
<b>PROPERTY REPORT</b>		Status: Current
<b>ZM1 - Zones</b>	Rural Residential Zone	
<b>ZM2 - Zone Precincts</b>	Rural residential zone precincts - Medium (2ha)	
<b>SFM1 Strategic Framework – Growing communities</b>	Rural residential areas SFM1	
<b>SFM2 Strategic Framework – Prosperous economy</b>	Rural residential areas SFM2	
<b>SFM3 Strategic Framework – Connecting Infrastructure</b>	Rural residential areas SFM3	
<b>SFM4A Strategic Framework – Sustaining the natural environment</b>	Watercourses and Wetlands Matters of environmental significance Ecological Corridors	
<b>SFM4B Strategic Framework – Sustaining the natural environment – Landscape</b>	Lockyer Creek water resource catchment SFM4B Scenic Landscape Areas  Cultural heritage parties - Yuggera Ugarapul People	
<b>SFM5 Strategic Framework – Living in a great place</b>	Rural residential areas SFM5	
<b>OM1 Agricultural land overlay</b>	ALC Class A and B - Separation area	
<b>OM3A Biodiversity overlay – Ecological Areas – MLES</b>	Biodiversity area  Ecological corridors	

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Annexure D

**LOCKYER VALLEY PLANNING SCHEME**

Effective Date: 22/07/2024

**PROPERTY REPORT**

Status: Current

**OM3C Biodiversity overlay – Waterway and Wetland Habitat – Waterways**

Waterways - Stream order 1 and 2

**OM3C Biodiversity overlay – Waterway and Wetland Habitat – Separation areas**

Waterway and Wetland Separation Area

**OM4 Bushfire hazard overlay**

BH3 - Medium Potential Bushfire Intensity

BH4 - Potential Impact Buffer

**OM10 Scenic landscape overlay**

Scenic landscape value

**OM11 Steep land overlay**

Steep Land - Slope (%5-10%)

Steep Land - Slope (%10-15%)

Steep Land - Steep Slope (%15-20%)

Steep Land - Very Steep Slope (%20 and greater)

**OM12A Waterways and water resource catchment overlay – Ecosystems**

Overland flow path

Waterway - Stream order 1 and 2

Waterway - Stream order 3 and greater

**OM12B Waterways and water resource catchment overlay – Water resource catchment**

Water supply buffer area

Lockyer Creek water resource catchment OM12B

Lockyer Creek water sub-catchments

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Location Map

