

# SARA technical agency assessment response - Information Request

## Technical agency (TA) — Transport and Main Roads

DSDIP reference: SDA-0117-036247  
DSDIP role: Concurrence Agency  
DSDIP regional office: SARA SEQ North  
DSDIP email: SEQNorthSARA@dilgp.qld.gov.au  
TA reference: TMR17-020289  
TA contact name: Lena Hobson  
TA contact details: (07) 5451 7058  
TA approver: Darryl Kong (A/Principal Advisor)

### 1.0 Application details

Street address: 8 Greens Road, Griffin QLD 4503  
Real property description: 1SL9127  
Local government area: Moreton Bay Regional Council (DA/33241/2016/V2M)  
Applicant name: AJB Enterprises C/- I.B. Town Planning  
Applicant contact details: NR [redacted]@ibtownplanning.com  
3480 5066

### 2.0 Aspects of development and type of approval granted

Aspect Of Development	Type Of Approval	Description
Material Change of Use	Development Permit	Multiple Dwelling (79 Units)

### 3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009<sup>1</sup>:

Schedule 7 Referral agencies and their jurisdictions—matters of interest specific to technical agency		
Trigger Mode	Trigger Number	Trigger Description
State-Controlled Roads	7.3.1	Making a material change of use of premises if any part of the land - (a) is within 25m of a State-controlled road; or (b) is future State-controlled road; or (c) abuts a road that intersects with a State-controlled road within 100m of the land

## 4.0 Assessment

### 4.1 Considerations and assessment

#### SDAP Module 19.2 Transport infrastructure and network design state code

##### PO2 & PO4

- A Tripartite memorandum of understanding (MOU) between the former Department of Main Roads, Queensland Transport (Translink) and Pine Rivers Shire Council was entered into on 12 December 2005 (attached for your information).
- The purpose of this MOU was to detail agreement relating to the North South Urban Arterial (NSUA) a new road and public transport corridor from the intersection of Gateway Motorway / Gympie Arterial Road, across the Pine River and through the suburbs of Griffin and Mango Hill to the intersection of Anzac Avenue / Kinsellas Road, Mango Hill (see below).



- In August 2000 the former Minister for Main Roads approved the preferred corridor alignment and key stakeholders and affected landowners were advised accordingly.
- The North South Urban Arterial transport corridor has been identified in numerous government documents including:
  - Pine Rivers Shire Council Integrated Local Transport Plan (2001);
  - Pine Rivers Shire Council Planning Scheme (Pine Rivers Plan);

- Moreton Bay Regional Council Planning Scheme 2016;
- SEQ Regional Plan 2005 – 2026; and
- SEQ Infrastructure Plan and Program 2005 – 2006.
- The NSUA is not identified as a “future state-controlled road” within the SARA mapping. However, the corridor can be considered a “planned upgrade” as the affected land has been identified in publicly available government documents and land owners previously advised.
- The development proposal is entirely within the identified NSUA corridor and is therefore considered to compromise the NSUA planning.
- The proposed development must be amended to take into consideration the NSUA planning and all permanent structures must be removed from the NSUA corridor.
- TMR further advises that it is currently undertaking further planning for this area and the transport corridor is under investigation. The applicant should be encouraged to further discuss this planning with TMR.
- The development proposal should be amended to demonstrate compliance with PO2 and PO4.

## 5.0 Recommendations

### 5.1 Information request

Our department recommends the following further information be requested from the applicant to enable the assessment to be finalised:

Item	Information requested
<b>Future Transport Corridor</b>	
1.	<p>The development proposal is located on land forming part of the North South Urban Arterial transport corridor. No permanent structures are to be located within this transport corridor. The development proposal is to be amended to comply with the transport corridor requirements shown on the attached plan.</p> <p>The applicant is encouraged to contact the Department of Transport and Main Roads (TMR) to discuss this matter. TMR is currently undertaking further planning for this area and the transport corridor is under investigation. Please contact the Department of Transport and Main Roads Development Assessment Team via Email: <a href="mailto:North.coast.idas@tmr.qld.gov.au">North.coast.idas@tmr.qld.gov.au</a> or PH: 5541 7055.</p>

**PLEASE DO NOT SEND ATTACHED TRIPARTITE MEMORANDUM OF UNDERSTANDING – FOR SARA INFORMATION ONLY**

## 6.0 Endorsement

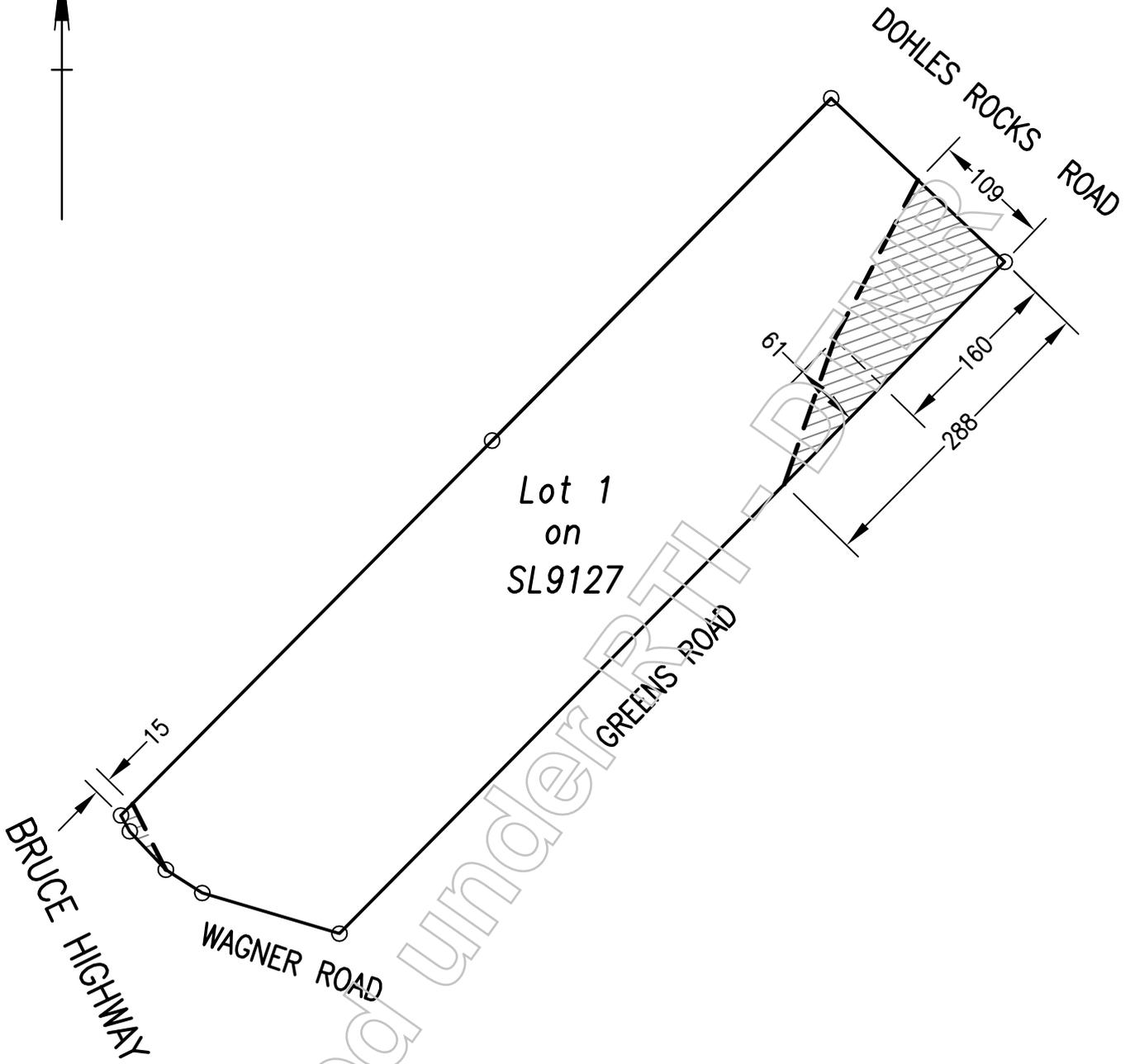
### Approver

NR



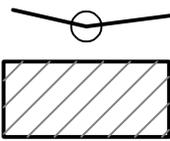
Darryl Kong  
Senior Planner (Development Assessment)

7 February 2017



Lot 1  
on  
SL9127

C	REQUIREMENT AMENDMENT SOUTH/WEST CORNER BRUCE HIGHWAY/WAGNER ROAD
B	NO REQUIREMENT CHANGE FROM ISSUE OF 1-10-2004
A	ORIGINAL ISSUE PREPARED BY METRO DISTRICT 10-2-2004 & 1-10-2004 Plan No NSUA-0002(D)
REVISIONS	



Original peg position  
Possible requirement for road



Transport and Main Roads
<b>MORETON BAY REGIONAL COUNCIL</b>
<b>NORTH SOUTH URBAN ARTERIAL</b>
Plan showing possible future requirement from: 1SL9127
ACAD FILE: G:\Data_TP\MISC\AutoCAD\Req_Plans\P250-129-1\1SL9127C.dwg

DATE: 14\4\2011	NOT TO SCALE ALL DIMENSIONS IN METRES
Approximate road chainage N/A km	
Plan No: 1SL9127	Rev C



**Queensland  
Government**

Department of Main Roads



**TRIPARTITE MEMORANDUM OF UNDERSTANDING**

Between

**DEPARTMENT OF MAIN ROADS**

**QUEENSLAND TRANSPORT (TRANSLINK)**

And

**PINE RIVERS SHIRE COUNCIL**

## **INTRODUCTION**

This Memorandum of Understanding (MOU) details an agreement between the Department of Main Roads, Queensland Transport (Translink) and the Pine Rivers Shire Council.

The purpose of this MOU is to outline an agreement between the three parties regarding the North South Urban Arterial, a future dual carriageway arterial road and transport corridor between the intersection of Gateway Motorway / Gympie Arterial and Anzac Ave, through the suburbs of Lawnton, Bald Hills, Griffin and Mango Hill.

This Memorandum of Understanding outlines:

- The purpose of the MOU;
- Definitions of terms used;
- The background leading up to this agreement;
- MOU principles;
- The agreement; and
- Dispute resolution mechanisms.

## **MEMORANDUM OF UNDERSTANDING**

between

**DEPARTMENT OF MAIN ROADS,  
QUEENSLAND TRANSPORT (TRANSLINK)**

and

**PINE RIVERS SHIRE COUNCIL**

### **1 Purpose of Memorandum of Understanding**

- 1.1 This Memorandum of Understanding (MOU) details an agreement between the Department of Main Roads - Metropolitan District, Queensland Transport (Translink) and Pine Rivers Shire Council concerning the North South Urban Arterial (NSUA), a new road and public transport corridor from the intersection of Gateway Motorway / Gympie Arterial Road, across the Pine River, through the suburbs of Griffin and Mango Hill, to the intersection of Anzac Avenue / Kinsellas Road, Mango Hill.

### **2 Definitions**

- 2.1 **North South Urban Arterial** – A limited access, dual carriageway road and public transport corridor that extends from the Gateway Motorway / Gympie Arterial Road interchange to Anzac Avenue, across the Pine River and through the suburbs of Lawnton, Bald Hills, Griffin and Mango Hill as detailed in the NSUA Planning Study (1999).
- 2.2 **North South Urban Transport Corridor**– A dedicated two lane, two-way busway along the NSUA from the Gateway Motorway / Gympie Arterial Road interchange to Anzac Avenue.
- 2.3 **North South Urban Local Road** – A single carriageway of the NSUA that operates as a two lane, two way collector road between Dohles Rocks Road and Anzac Avenue, services only the local Mango Hill and Griffin area, and is not linked across the Pine River.
- 2.4 **North South Urban Local Bus Services** – A local bus service using the NSU Local Road and that services the Mango Hill and Griffin area from Anzac Avenue, Brays Road or Dohles Rocks Road, and is not linked across the Pine River.

- 2.5 **North South Urban Arterial Planning Study** – The study commissioned by Main Roads and undertaken by Egis Consulting and Veitch Consulting, the outputs of which are:
- Assessment of Need for a NSUA road in the Mango Hill / Griffin Area (Veitch Consulting 1999);
  - Route Location and Corridor Assessment Report for NSUA in the Mango Hill / Griffin Area (Egis 1999);
  - Final Impact Assessment Study Report and Environmental Management Plan Report for the proposed NSUA in the Mango Hill / Griffin Area (Egis and Veitch Consulting 1999);
  - Community Consultation Supporting Volume to the Impact Assessment Study for the Proposed NSUA (Egis 1999); and
  - Concept Design Report for the Proposed NSUA in the Mango Hill / Griffin Area (Egis 1999).

### **3 Background**

- 3.1 The need to identify a multi-modal transport corridor to meet expected demands from emerging suburbs north of the Pine River and east of the Bruce Highway was identified in the Integrated Regional Transport Plan for South East Queensland (1997).
- 3.2 The transport corridor has also been identified in numerous other documents including:
- Transport 2007 – An Action Plan for South East Queensland;
  - Pine Rivers Strategic Plan (1988);
  - Draft Pine Rivers Transportation Study (1997);
  - The draft North Pine Area Development Control Plan – Public Transport Options Working Paper (1995);
  - Draft North Pine Development Control Plan No. 13 (1997);
  - Mango Hill Infrastructure Development Control Plan No 14 (1998);
  - The Brisbane City Plan (2000);
  - Pine Rivers Shire Council Integrated Local Transport Plan (2001);
  - SEQ Regional Plan 2005 – 2026; and
  - SEQ Infrastructure Plan and Program 2005 – 2026.
- 3.3 In 1998, Main Roads - Metropolitan District commissioned Egis Consulting in association with Veitch Consulting, to undertake a Route Location and Impact Assessment Study for the NSUA in the Mango Hill / Griffin area of the Pine Rivers Shire Council.
- 
- 3.4 The study recommended a new 8.5 km road / transport corridor between the Gateway Motorway / Gympie Arterial Road interchange and Anzac Avenue.

*Memorandum of Understanding for North South Urban Arterial*

- 3.5 Cost of the project was estimated at \$80m (in year 2000 dollars) for the section between the northern bank of the Pine River and Anzac Avenue, with an additional \$30 – \$50 mil (in year 2000 dollars) for the southern interchange and the crossing of the Pine River.
- 3.6 The proposed route of the NSUA is shown in attachment 1.
- 3.7 The typical section of the road / transport corridor is 64.5 metres and caters for dual traffic carriageways, a busway and pedestrian / bikeway as shown in attachment 2.
- 3.8 The NSUA has a mix of at-grade and grade-separated interchanges with the at-grade intersections planned where the NSUA crosses Dohles Rocks Road, Richard Road, Kinsellas Road and Anzac Avenue. Grade-separated interchanges are planned for the Gateway Motorway / Gympie Arterial Road intersection and Brays Road. The Pine Rivers Shire Council structure planning process has identified a further road and recreational pathway crossing of the NSUA on the southern side of Freshwater Creek.
- 3.9 In August 2000, the Minister for Main Roads approved the preferred corridor and key stakeholders and affected landowners were advised accordingly.
- 3.10 Over recent years, Main Roads has endeavored to ensure the integrity of the NSUA corridor is not compromised by property development east of the Bruce Highway by purchasing a number of properties along the NSUA where property owners have proved hardship circumstances.
- 3.11 There is no intention by Main Roads to actively acquire further property.
- 3.12 Pine Rivers Shire Council has received a number of development applications for properties along the route.
- 3.13 Pine Rivers Shire Council has an obligation under the *Integrated Planning Act 1997* to have a Priority Infrastructure Plan and Infrastructure Charges Schedule in place for the Shire by 31 March 2006.
- 3.14 Pine Rivers Shire Council has engaged consultant planners to prepare structure plans for the Mango Hill and Griffin areas. The structure plans will enable PRSC to establish Infrastructure Agreements with property developers in the area to enable the local road component (excluding the Freshwater Creek Bridge structure) to be delivered. Ultimately a Priority Infrastructure Plan will enable PRSC to procure infrastructure charges from further development in these areas.

*Memorandum of Understanding for North South Urban Arterial*

- 3.15 The resolution of this agreement is becoming increasingly important, as Pine Rivers Shire Council needs to finalise the structure plan process and establish infrastructure agreements with property developers.

Released under RTI - DTMR

## **4 MOU Principles**

4.1 The MOU between the parties is founded on the following nine principles:

- a) The NSUA as detailed in the NSUA Planning Study reports shall be incorporated into the Pine Rivers Shire Council structure plans for Griffin and Mango Hill;
  - b) The NSUA road is to be designated a Local Road of Regional Significance and its development is to be overseen by the Moreton Bay Coast to Country Regional Roads Group as defined in the Main Roads and Local Government Roads Management and Investment Alliance 2002 – 2007 (Regional Roads Group);
  - c) At a time to be agreed by the parties, Main Roads is to open up road reserve for those portions of the NSUA road corridor which passes through properties that the department has acquired to date;
  - d) Pine Rivers Shire Council is to acquire the remainder of the 64.5 metre (nominal) NSUA corridor from developers as part of the development assessment process;
  - e) Pine Rivers Shire Council shall procure contributions and construct the NSU Local Road (excluding the Freshwater Creek Bridge structure) through Infrastructure Agreements with developers and the Priority Infrastructure Plan required under the *Integrated Planning Act 1997*;
  - f) Where necessary Main Roads is to assist Pine Rivers Shire Council in the short to medium term with funding to acquire the portion of the full 64.5 metre (nominal) wide corridor that exceeds the width required for it to provide its local function.
  - g) Main Roads will provide funding to complete the construction of the NSU local road 2-lane Freshwater Creek Bridge structure as part of 4.1(e);
  - h) Main Roads and / or Queensland Transport (Translink) will provide funding to complete the arterial road and / or the NSU Transport Corridor at some future timing when funding is made available under the SEQ Infrastructure Plan and Program.
- 
- i) Pine Rivers Shire Council will ensure in development conditions that the future functionality / efficiency of the NSUA is not compromised by the proliferation of direct property access to it.

## **5 The Agreement**

### **General**

- 5.1 This MOU represents a commitment by all parties for a joint partnering approach to the development of the North South Urban Arterial in accord with Main Roads and Local Government Road Management and Investment Alliance 2002 - 2007.
- 5.2 The road shall be designated a Local Road of Regional Significance as defined by the Main Roads and Local Government Road Management and Investment Alliance.
- 5.3 There will be a shared responsibility by all three parties towards development of the corridor and each party acknowledges that the Regional Roads Group will oversee this MOU.
- 5.4 Each party is committed to preserving the proposed NSUA road and public transport corridor, other future operational integrity of the NSUA and the delivery of infrastructure, along an alignment and to a cross-section generally in accordance with the NSUA Planning Study recommendations.
- 5.5 There is acknowledgement by Main Roads that the cost of the Freshwater Creek Bridge structure for the North South Urban Local Road is beyond the ability of Pine Rivers Shire Council to fund, either through an Infrastructure Agreement, Priority Infrastructure Plan or Pine Rivers Shire Council capital works program.
- 5.6 Pine Rivers Shire Council will ensure in setting development conditions that the future functionality/efficiency of the NSUA is not compromised by the proliferation of direct access to it.

### **Corridor acquisition**

- 5.7 At an agreed time, at no cost to Pine Rivers Shire Council, Main Roads will dedicate those portions of the NSUA road / transport corridor from land it has already acquired. A sketch showing the properties currently owned by Main Roads is shown in attachment 3.
- 5.8 Pine Rivers Shire Council accepts the responsibility to acquire the remainder of the NSUA corridor as part of the development assessment process.

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- 5.9 Main Roads agrees to fund any additional costs for acquiring that width of the NSUA corridor over and above what can be required from developers.

*Memorandum of Understanding for North South Urban Arterial*

**Delivery of infrastructure**

- 5.10 Pine Rivers Shire Council agrees to fund the entire construction of the single NSU Local Road carriageway (excluding the Freshwater Creek Bridge structure) using contributions from developers.
- 5.11 All parties agree that the NSU Local Road is to be on the same alignment as the NSUA northbound carriageway, unless otherwise agreed. Construction standards of the NSU Local Road are to reflect the standards as detailed in the NSUA Planning Study.
- 5.12 Main Roads agrees to fund the construction of the two-lane Freshwater Creek Bridge structure so that the NSU Local Road link can be continuous from Dohles Rock Road to Anzac Avenue. Timing will be dependent upon the priorities of the SEQ Infrastructure Plan and Program.
- 5.13 At some future timing determined by available funding and relative priority, Main Roads and / or Queensland Transport (Translink) will fund the duplication of the road carriageway and / or the transport infrastructure.
- 5.14 A recommendation by the Regional Roads Group on the ownership of the link shall be considered by all three parties at that time and action taken to formalise such arrangements accordingly.

**Local Public Transport Initiatives**

- 5.15 Queensland Transport (Translink) agrees to provide local bus services along the NSU Local Road in the Griffin and Mango Hill area as the population of the area reaches a level that can support such services.

**6 Disputes**

- 6.1 The ability for each party to seek and negotiate any alteration of this Memorandum of Understanding is understood.
- 6.2 The forum for such negotiations and airing of any grievances shall be the Regional Roads Group.

*Memorandum of Understanding for North South Urban Arterial*

This Memorandum of Understanding is made between the Department of Main Roads, Queensland Transport (Translink) and Pine Rivers Shire Council on the

12<sup>th</sup> day of December 2005

Signed on behalf of **Department of Main Roads**

NR  
[Redacted Signature]

.....  
**Eddie Peters**  
**District Director (Metropolitan)**  
**Department of Main Roads**

Signed on behalf of **Queensland Transport (Translink)**

NR  
[Redacted Signature]

.....  
**Luke Frantzmann**  
**General Manager**  
**TransLink**

Signed on behalf of **Pine Rivers Shire Council**

NR  
[Redacted Signature]

.....  
**Ray Burton**  
**Chief Executive Officer**  
**Pine Rivers Shire Council**



North is up the page. Print produced in MapInfo.

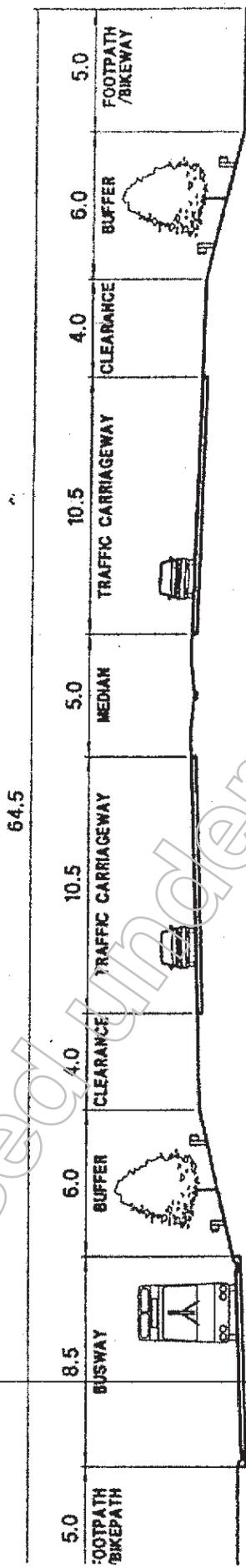


**Queensland Government**  
Department of  
Main Roads

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**Attachment 1.**

**PROPOSED ROUTE OF NSUA**



TYPICAL CROSS SECTION  
T.S.

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North is up the page. Print produced in MapInfo.



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**Attachment 3.**  
**MAIN ROADS PROPERTIES - NSUA**

## Lena M Hobson

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**From:** Lena M Hobson  
**Sent:** Tuesday, 13 February 2018 2:59 PM  
**To:** @moretonbay.qld.gov.au'  
**Subject:** RE: SIGNED\_ DA\_33241\_2016\_V2M Third Party Advice Referral Letter (A14661560)  
**Attachments:** SIGNED\_ DA\_33241\_2016\_V2M Third Party Advice Referral Letter.pdf

Hi

Thanks for your email & apologies for the delayed response.

I've spoken to our planning team for an update - the planning study is still ongoing and is not expected to be finalised until at least middle of the year.

At this stage, until the outcomes of the planning study are finalised, TMR's interest in the existing NSUA corridor remain unchanged.

SARA have recently extended the information request response period for this development application to allow additional time for the planning study outcomes to be clear.

Let me know if have any further queries.

Thanks  
Lena

Kind Regards,

Lena Hobson  
A/Senior Planner (Development Assessment) | North Coast District | Maroochydore Office Program Delivery And Operations | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558 PO Box 1600 | Maroochydore Qld 4558

P: (07) 5451 7073 | F: (07) 5451 7098

E: lena.m.hobson@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Work Days – Monday, Tuesday, Thursday & Friday

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

**From:** @moretonbay.qld.gov.au]  
**Sent:** Monday, 5 February 2018 11:35 AM  
**To:** Lena M Hobson <Lena.M.Hobson@tmr.qld.gov.au>  
**Subject:** SIGNED\_ DA\_33241\_2016\_V2M Third Party Advice Referral Letter (A14661560)

Hi Lena,

Council would like to follow up on a Third Part Advice request from January 2016.

If you are able to provide an information on the progression of the NUSA and this site it would be appreciated.

Principle Planner  
Development Services  
Moreton Bay Regional Council | Caboolture District Office  
2 Hasking Street, Caboolture QLD 4510  
P (07) 5433 2016  
F (07) 5433 2193  
www.moretonbay.qld.gov.au

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Enquiries:  
Direct Phone: (07) 5433 2016  
Our Ref: DA/33241/2016/V2M  
Your Ref:  
Date: 5 January 2016

DEPARTMENT OF TRANSPORT AND MAIN ROADS  
North Coast Region (Sunshine Coast)  
Po Box 1600, Maroochydore QLD

Dear Sir/Madam

**Re: REQUEST FOR THIRD PARTY ADVICE**  
***Sustainable Planning Act 2009 s256***  
**Development Application No.: DA/33241/2016/V2M**  
**Property Location: 8 Greens Road, GRIFFIN QLD 4503**  
**Property Description: Lot 1 SL 9127**  
**Development Type: Material Change of Use - Development Permit for Multiple Dwelling (79 units)**

I refer to the above application received by Moreton Bay Regional Council on 09 December 2016. A copy of this application is enclosed. Your assessment of the application in accordance with Section 256 of the *Sustainable Planning Act 2009* is requested relating to land mapped as being within the North South Urban Arterial Road corridor between Dohles Rocks Road and Bruce Highway, Griffin.

By way of background, 12 December 2005, a Tripartite memorandum of understanding between the Department of Main Roads Queensland Transport (Translink) and (*the former*) Pine Rivers Shire Council was established to ensure Pine Rivers Shire Council and Translink were committed to preserving the NSUA road corridor.

On 27 January 2016, Council approved, a Preliminary Approval for a Material Change of Use to vary the effect of the Planning Scheme (s242 of SPA) by applying the Residential A, Residential B and Park and Open Space Zones, and Development Permit for Reconfiguring a Lot (1 Lot into 74 Lots) over Lot 1 SL9127, 8 Greens Road Griffin (DA/29589/2014/V23R/1).

The approved subdivision supported the creation of Lot 991 with a site area of 1.745ha as a balance lot, representing that part of the site located wholly within the mapped NSUA road corridor (*west of Dohles Rocks Road*).

On 9 December 2016, Council received a development application for a Material Change of Use- Development Permit for Multiple Dwellings (79 Dwellings) over future Lot 991.

In this instance, the proposed development incorporates the following key components:

- The development of the site (Lot 991) for seventy-nine (79) Dwellings and communal open space;
- Vehicle access to the site from Greens Road, including twenty-eight (28) Dwellings with direct vehicle access to Greens Road; and
- Upgrade of Greens Road including necessary infrastructure to service development

**Customer Service Contacts**

PO Box 159 Caboolture QLD 4510 | T (07) 3205 0555 | E [mbrcc@moretonbay.qld.gov.au](mailto:mbrcc@moretonbay.qld.gov.au) | W [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)

It is requested that you contact the listed officer or provide third party advice within twenty (20) business days from the date of this letter.

Should you require further information about this matter, please contact Rohan Coldham as referenced above.

Yours faithfully

NR



Amy White  
**Principal Development Planner**  
Development Services

Enclosure.

1. Tripartite memorandum of understanding
2. Common material in support of DA/33241/2016/V2M
3. Development Permit - DA/29589/2014/V23R/1

Released under RTI - DTMR

## Russell T Lewis

---

**From:** Andrew J Martin  
**Sent:** Monday, 31 October 2016 9:14 AM  
**To:** Lena M Hobson  
**Cc:** Michael Hyslop; Brendan A Henry; Russell T Lewis; Leah P McKenzie  
**Subject:** FW: TMR14-012498 - Land Resumption Query - Bruce Hwy & NSUA  
**Attachments:** CAR with conditions and site plan.pdf

Lena,

The NSUA planning is not likely to be endorsed by the IIC until early next year and therefore we are not in a position to say whether or not the TMR dedicated land can become open space.

Kind regards,

**Andrew Martin RPEQ**  
Principal Engineer (Civil) | North Coast District / Maroochydore Office  
Program Delivery And Operations | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558  
PO Box 1600 | Maroochydore Qld 4558  
P: (07) 54517016 | F: (07) 54517098  
M: [NR]  
E: [andrew.j.martin@tmr.qld.gov.au](mailto:andrew.j.martin@tmr.qld.gov.au)  
W: [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

---

**From:** Lena M Hobson  
**Sent:** Friday, 28 October 2016 9:37 AM  
**To:** Andrew J Martin ; Brendan A Henry ; Russell T Lewis  
**Subject:** TMR14-012498 - Land Resumption Query - Bruce Hwy & NSUA

Hi,

[NR] property Lot 1SL9127, 8 Greens Road Griffin has been in contact with me seeking to find out if we require land from this lot.

The development was designed around possible future land requirements for the Bruce Highway and NSUA (as part of a property search response??). No conditions were applied to the development application to require the land probably as due the planning category the planning was not considered a 'planned upgrade'. However, the development was conditioned to be generally in accordance with the plan which shows the possible land requirement creating some confusion. I've attached the condition letter with site plan showing the possible resumption.

[NR] is seeking confirmation of whether this land is required to be dedicated to TMR or can be dedicated as open space. Are you able to confirm that the land is not required and can be dedicated as open space?

Thanks  
Lena

**Lena Hobson**  
Planner | North Coast District | Maroochydore Office  
Program Delivery And Operations | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558  
PO Box 1600 | Maroochydore Qld 4558  
P: Mon (07) 54517058 Thurs & Fri 54517053 | F: (07) 54517057  
E: [lena.m.hobson@tmr.qld.gov.au](mailto:lena.m.hobson@tmr.qld.gov.au)  
W: [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

## Debi G Hunter

---

**From:** Caroline Plank <Caroline.Plank@dsdip.qld.gov.au>  
**Sent:** Thursday, 12 February 2015 4:32 PM  
**To:** mbrc@moretonbay.qld.gov.au  
**Cc:** [redacted]@ibtownplanning.com); North.Coast.IDAS  
**Subject:** SCD 13.2.15 PRIORITY 4 - DA/29589/2014/V23R - Referral agency response (DSDIP Ref: SDA-1114-016433)  
**Attachments:** SDA1114016433 Concurrence agency response (with conditions).pdf  
**Categories:** PRIORITY 4

TMR15-012498 with RNK

Attention: Planning

Hello MBRC,

Please find attached the department's referral agency response for DA/29589/2014/V23R.

Regards,

Caroline Plank  
Senior Planning Officer  
Regional Services SEQ (North)

**Department of State Development, Infrastructure and Planning  
Queensland Government**

tel 07 5352 9709  
post PO Box 1129, Maroochydore Qld 4558  
visit Level 8 Mike Ahern Building, 12 First Avenue, Maroochydore Qld 4558  
[caroline.plank@dsdip.qld.gov.au](mailto:caroline.plank@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

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Queensland  
Government

Department of  
**State Development,  
Infrastructure and Planning**

Our reference: SDA-1114-016433  
Council reference: DA/29589/2014/V23R

11 February 2015

Daryl Hitzman  
The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
Caboolture Qld 4510

Dear Mr Hitzman

**Concurrence agency response—with conditions**

Lot 1 on plan SL9127 (8 Greens Road, Griffin)  
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 8 December 2014.

**Applicant details**

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Applicant name: AJB Enterprises C/- I.B. Town Planning  
Applicant contact details: I.B. Town Planning  
PO Box 501  
Kallangur Qld 4503  
NR @ibtownplanning.com

**Site details**

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Street address: 8 Greens Road, Griffin  
Lot on plan: 1 SL9127



SL9127, 8 Greens Road, Griffin				
Allotment Dimension Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-06	C
Allotment Dimension Plan (Stage 4), Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-07	C
Residential Subdivision, 8 Greens Road, Griffin – Traffic Noise Study	Renzo Tonin Ron Rumble	1/09/14	QA056-01F02	2
Stormwater Management Report	H & T Watson Consultants Pty Ltd	23/10/14	HT322-SMP-RCL	-

A copy of this response has been sent to the applicant for their information.

For further information, please contact Caroline Plank, Senior Planning Officer, Regional Services (SEQ North) on 5352 9709, or email [caroline.plank@dssip.qld.gov.au](mailto:caroline.plank@dssip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)

cc: AJB Enterprises C/- I.B. Town Planning, [NR@ibtownplanning.com](mailto:NR@ibtownplanning.com)  
 enc: Attachment 1—Conditions to be imposed  
 Attachment 2—Reasons for decision to impose conditions  
 Attachment 3—Approved plans and specifications

Our reference: SDA-1114-016433  
 Council reference: DA/29589/2014/V23R

### Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing																																			
Reconfiguring a Lot																																					
<p><i>Sustainable Planning Regulation 2009, Schedule 7, Table 2, Item 2 – State-controlled road—</i>  Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act 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):</p>																																					
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <table border="1" data-bbox="347 824 1161 2004"> <tbody> <tr> <td data-bbox="347 824 587 1003">Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin</td> <td data-bbox="587 824 746 1003">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 824 890 1003">22/08/14</td> <td data-bbox="890 824 1114 1003">12127-PRO-01</td> <td data-bbox="1114 824 1161 1003">C</td> </tr> <tr> <td data-bbox="347 1003 587 1182">Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin</td> <td data-bbox="587 1003 746 1182">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 1003 890 1182">22/08/14</td> <td data-bbox="890 1003 1114 1182">12127-PRO-02</td> <td data-bbox="1114 1003 1161 1182">C</td> </tr> <tr> <td data-bbox="347 1182 587 1328">Small Lots Plan (Stage 1 &amp; 2) Lot 1 on SL9127, Greens Road, Griffin</td> <td data-bbox="587 1182 746 1328">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 1182 890 1328">22/08/14</td> <td data-bbox="890 1182 1114 1328">12127-PRO-03</td> <td data-bbox="1114 1182 1161 1328">C</td> </tr> <tr> <td data-bbox="347 1328 587 1473">Small Lots Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin</td> <td data-bbox="587 1328 746 1473">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 1328 890 1473">22/08/14</td> <td data-bbox="890 1328 1114 1473">12127-PRO-04</td> <td data-bbox="1114 1328 1161 1473">C</td> </tr> <tr> <td data-bbox="347 1473 587 1653">Allotment Dimension Plan (Stages 1 &amp; 2) Lot 1 on SL9127, 8 Greens Road, Griffin</td> <td data-bbox="587 1473 746 1653">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 1473 890 1653">22/08/14</td> <td data-bbox="890 1473 1114 1653">12127-PRO-05</td> <td data-bbox="1114 1473 1161 1653">C</td> </tr> <tr> <td data-bbox="347 1653 587 1832">Allotment Dimension Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin</td> <td data-bbox="587 1653 746 1832">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 1653 890 1832">22/08/14</td> <td data-bbox="890 1653 1114 1832">12127-PRO-06</td> <td data-bbox="1114 1653 1161 1832">C</td> </tr> <tr> <td data-bbox="347 1832 587 2004">Allotment Dimension Plan (Stage 4), Lot 1 on SL9127, 8 Greens Road, Griffin</td> <td data-bbox="587 1832 746 2004">Land Surveying Dynamics (LSD) Pty Ltd</td> <td data-bbox="746 1832 890 2004">22/08/14</td> <td data-bbox="890 1832 1114 2004">12127-PRO-07</td> <td data-bbox="1114 1832 1161 2004">C</td> </tr> </tbody> </table>	Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-01	C	Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-02	C	Small Lots Plan (Stage 1 & 2) Lot 1 on SL9127, Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-03	C	Small Lots Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-04	C	Allotment Dimension Plan (Stages 1 & 2) Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-05	C	Allotment Dimension Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-06	C	Allotment Dimension Plan (Stage 4), Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-07	C	At all times.
Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-01	C																																	
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No.	Conditions	Condition timing										
2.	<p>A) The development must be in accordance with the Residential Subdivision, 8 Greens Road, Griffin – Traffic Noise Study, prepared by Renzo Tonin Ron Rumble, dated 1 September 2014, revision 2; in particular:</p> <ul style="list-style-type: none"> <li>i. Section 4.6 Traffic Noise Attenuation Measures, 4.7 QDC MP4.4 Noise Categories with Noise Barriers and 5 Conclusion; and</li> <li>ii. The noise barrier must be designed and constructed in accordance with Chapter 7 Integrated noise barrier design of the <i>Transport Noise Management Code of Practice Volume 1 – Road Traffic Noise</i>, published by the Department of Transport and Main Roads, November 2013.</li> </ul> <p>B) The applicant must provide Registered Professional Engineer of Queensland (RPEQ) to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with i and ii above.</p>	Prior to submitting plan of survey to local government for approval for each stage.										
3.	<p>A) The development must be in accordance with the Stormwater Management Plan entitled Stormwater Management Report, prepared by H &amp; T Watson Consultants Pty Ltd, dated 23 October 2014, and given reference HT322-SMP-ROL.</p> <p>B) Any works on the land must not:</p> <ul style="list-style-type: none"> <li>i. Create any new discharge points for stormwater runoff onto the State-controlled road;</li> <li>ii. Interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road;</li> <li>iii. Surcharge any existing culvert or drain on the State-controlled road;</li> <li>iv. Reduce the quality of stormwater discharge onto the State-controlled road.</li> </ul> <p>C) RPEQ certification must be provided to North Coast Region, <a href="mailto:north.coast.idas@tmr.qld.gov.au">north.coast.idas@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts A) and B) of this condition.</p>	Prior to submitting plan of survey to local government for approval for each stage.										
Material Change of Use												
<p><i>Sustainable Planning Regulation 2009</i>, 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 Act 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):</p>												
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Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-01	C								
Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road,	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-02	C								

No.	Conditions					Condition timing
	Griffin					
	Small Lots Plan (Stage 1 & 2) Lot 1 on SL9127, Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-03	C	
	Small Lots Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-04	C	
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	Allotment Dimension Plan (Stage 4), Lot 1 on SL9127, 8 Greens Road, Griffin	Land Surveying Dynamics (LSD) Pty Ltd	22/08/14	12127-PRO-07	C	
5.	<p>A) The development must be in accordance with the Residential Subdivision, 8 Greens Road, Griffin – Traffic Noise Study, prepared by Renzo Tonin Ron Rumble, dated 1 September 2014, revision 2; in particular:</p> <ul style="list-style-type: none"> <li>i. Section 4.6 Traffic Noise Attenuation Measures, 4.7 QDC MP4.4 Noise Categories with Noise Barriers and 5 Conclusion; and</li> <li>ii. The noise barrier must be designed and constructed in accordance with Chapter 7 Integrated noise barrier design of the <i>Transport Noise Management Code of Practice Volume 1 – Road Traffic Noise</i>, published by the Department of Transport and Main Roads, November 2013.</li> </ul> <p>B) The applicant must provide Registered Professional Engineer of Queensland (RPEQ) to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with i. and ii. above.</p>					Prior to commencement of use.
6.	<p>A) The development must be in accordance with the Stormwater Management Plan entitled Stormwater Management Report, prepared by H &amp; T Watson Consultants Pty Ltd, dated 23 October 2014, and given reference HT322-SMP-ROL.</p> <p>B) Any works on the land must not:</p> <ul style="list-style-type: none"> <li>i. Create any new discharge points for stormwater runoff onto the State-controlled road;</li> <li>ii. Interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road;</li> </ul>					<p>A) At all times  B) At all times  C) Prior to commencement of use.</p>

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> <li>iii. Surcharge any existing culvert or drain on the State-controlled road;</li> <li>iv. Reduce the quality of stormwater discharge onto the State-controlled road.</li> </ul> <p>C) RPEQ certification must be provided to North Coast Region, <a href="mailto:north.coast.idas@tmr.qld.gov.au">north.coast.idas@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts A) and B) of this condition.</p>	

Released under RTI - D/TMR

Our reference: SDA-1114-016433  
Council reference: DA/29589/2014/V23R

## **Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the impact on development from traffic noise associated with State-controlled roads is minimised.
- 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.

### ***Findings on material questions of fact:***

- The development is not within close enough proximity to the State-controlled road, for it to impact on this infrastructure in terms of efficiency or safety.
- The development does not proposed access to the State-controlled road.
- The development could have impact on the State transport infrastructure from runoff; therefore the development must be done in accordance with the stormwater management plan provided with the application.
- The development could be impacted by noise from the State-controlled road; therefore the development must be designed in accordance with the traffic noise study provided with the application, and in accordance with Department of Transport and Main Roads specifications.

### ***Evidence or other material on which the findings were based:***

- Application material and submitted plans and reports.
- State Development Assessment Provisions Version 1.5, 10 October 2014.
- SARA DA Mapping including: Aerial Photograph, SEQ Regional Plan mapping, State-controlled roads.
- *Sustainable Planning Act 2009* and its regulation *Sustainable Planning Regulation 2009*.
- Planning scheme – PineRiversPlan.

Our reference: SDA-1114-016433  
 Council reference: DA/29589/2014/V23R

**Attachment 3—Approved plans and specifications**

Title	Reference	Version	Status
Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin	12127-PRO-01	C	Copied below
Proposed Reconfiguration of Lot 1 on SL9127, 8 Greens Road, Griffin	12127-PRO-02	C	Copied below
Small Lots Plan (Stage 1 & 2) Lot 1 on SL9127, Greens Road, Griffin	12127-PRO-03	C	Copied below
Small Lots Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin	12127-PRO-04	C	Copied below
Allotment Dimension Plan (Stages 1 & 2) Lot 1 on SL9127, 8 Greens Road, Griffin	12127-PRO-05	C	Copied below
Allotment Dimension Plan (Stage 3) Lot 1 on SL9127, 8 Greens Road, Griffin	12127-PRO-06	C	Copied below
Allotment Dimension Plan (Stage 4), Lot 1 on SL9127, 8 Greens Road, Griffin	12127-PRO-07	C	Copied below
Residential Subdivision, 8 Greens Road, Griffin – Traffic Noise Study	QA056-01F02	2	As provided with application
Stormwater Management Report	HT322-SMP-ROL	-	As provided with application

**Development Statistics**

**Lot 1 on SL9127**

Gross Area	20.041 ha
Area of New Road	1.518 ha
Length of New Road	882 m
Area of Residential	5.196 ha
Area of Open Space	11.524 ha
Area of DTMR Resumption	1.803 ha

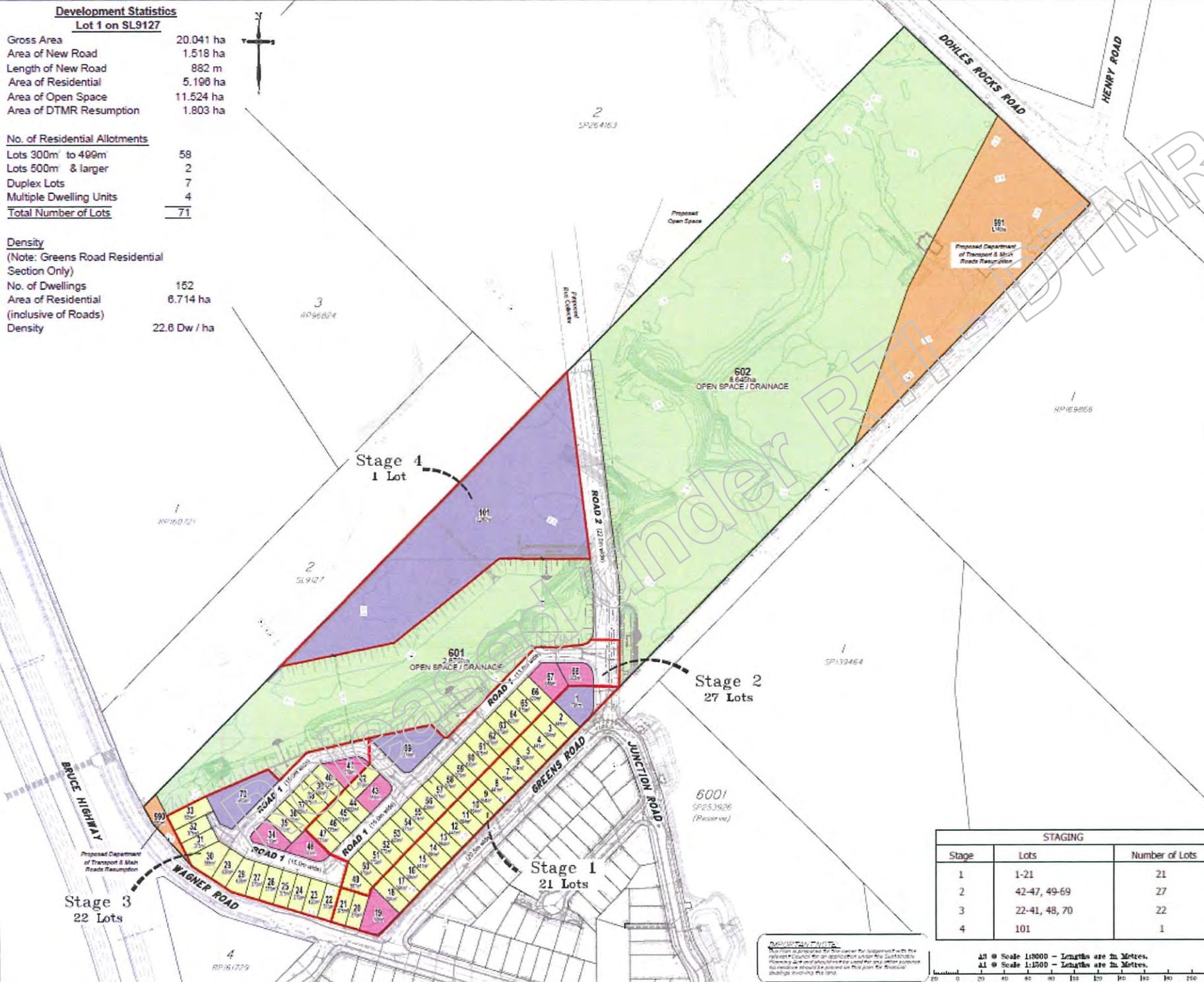
**No. of Residential Allotments**

Lots 300m' to 499m	58
Lots 500m' & larger	2
Duplex Lots	7
Multiple Dwelling Units	4
<b>Total Number of Lots</b>	<b>71</b>

**Density**

(Note: Greens Road Residential Section Only)

No. of Dwellings	152
Area of Residential (inclusive of Roads)	6.714 ha
Density	22.6 Dw / ha



**AJB ENTERPRISES**

**Proposed Reconfiguration of Lot 1 on SL9127  
8 Greens Road, Griffin**

**NOTES**

1. SITE INTERNAL DIMENSIONS

Residential A Lots	Residential B Lots
Duplex	
Multiple Dwelling Unit	
Department of Transport & Main Roads Resumption	
Open Space / Drainage	

— STAGE BOUNDARY

Revision	Issued	Drawn	Checked	Drawn	Date
1	15/01/20	—	—	—	15/01/20
2	15/01/20	—	—	—	15/01/20
3	15/01/20	—	—	—	15/01/20



PO Box 1428, Coolum Beach QLD 4573  
 11/1 Newspaper Place, Maroochydore QLD 4558  
 Phone: (07) 54 78 4270  
 Mobile: 0412 666 916  
 Email: mail@landsurveyingdynamics.com  
 Web: www.landsurveyingdynamics.com  
 Land Surveying Dynamics (LSD) Pty Ltd  
 400/154 583 870

Signed: \_\_\_\_\_  
 National Surveying  
 Date: \_\_\_\_\_

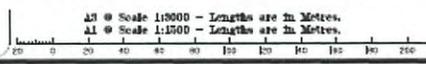
Map Ref: 9543-54442

Map Date: 05/08/19	Map Owner: AJB
Map Scale: 1:500	Map Status: PSW

Project: REDCLIFFE County: STANLEY  
 Locality: GRIFFIN  
 Local Government: MORETON BAY R. C.  
 SHEET 1 OF 1 Scale: A3 @ 1:3000  
 A1 @ 1:1500  
 File: 12127-PRO-01.dwg Date: 22/08/19  
 DRAWING NUMBER: **12127-PRO-01** REV: **C**

STAGING		
Stage	Lots	Number of Lots
1	1-21	21
2	42-47, 49-69	27
3	22-41, 48, 70	22
4	101	1

**IMPORTANT NOTE:**  
 This plan is prepared for the owner for submission to the relevant Council for an application under the Queensland Planning and Development Act 2016. It is not intended to be used for any other purpose. No liability is accepted by the owner for the use of this plan for purposes other than those intended.



**Development Statistics**

**Lot 1 on SL9127**

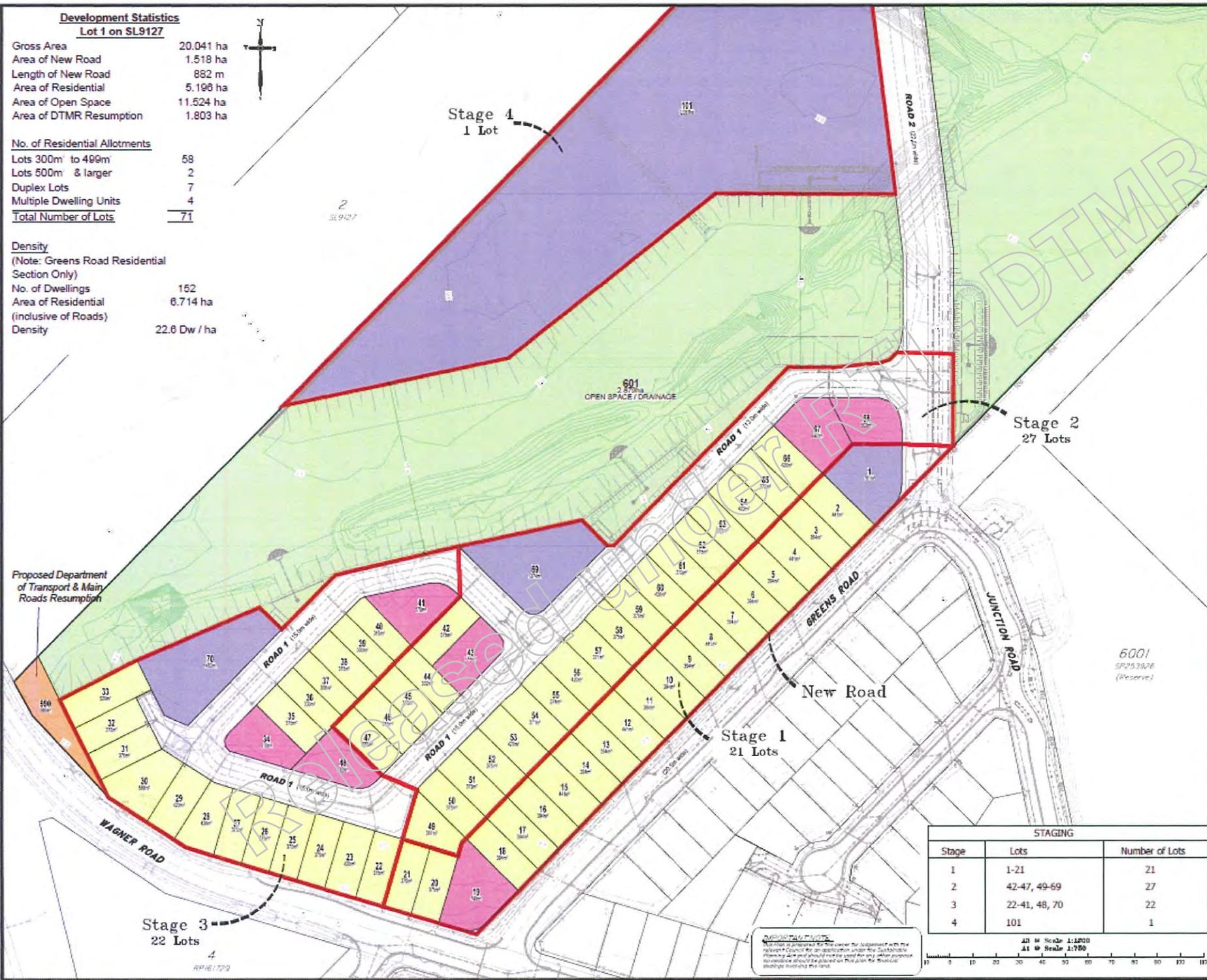
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 Area of Open Space 11.524 ha  
 Area of DTMR Resumption 1.803 ha

**No. of Residential Allotments**

Lots 300m to 499m 58  
 Lots 500m & larger 2  
 Duplex Lots 7  
 Multiple Dwelling Units 4  
**Total Number of Lots 71**

**Density**

(Note: Greens Road Residential Section Only)  
 No. of Dwellings 152  
 Area of Residential (inclusive of Roads) 6.714 ha  
 Density 22.6 Dw / ha



**AJB ENTERPRISES**

**Proposed Reconfiguration of Lot 1 on SL9127  
8 Greens Road, Griffin**

**NOTES**

- Residential A Lots
  - Duplex
  - Multiple Dwelling Unit
  - Department of Transport & Main Roads Resumption
  - Open Space / Drainage
- STAGE BOUNDARY

Revision	Issued	Date	By	Checked	Drawn	Scale
1	PROJ. DESIGN	-	LS			AS @ 1:1500
2	LOT LAYOUT	-	SS			A1 @ 1:750
3	FINAL PLAN	-	LS			

PO Box 1428, Coolangubell Beach QLD 4553  
 11/1 Newspaper Place, Maroochydore QLD 4558  
 Ph: (07) 5479 4220  
 Mobile: 0412 666 918  
 Email: mail@landsurveyingdynamics.com  
 Web: www.landsurveyingdynamics.com  
 Land Surveying Dynamics (QLD) Pty Ltd  
 ABN 54 553 512

Signed: \_\_\_\_\_  
 Customary Survey Powers  
 Date: \_\_\_\_\_

Map Ref: 9543-54442

Map Datum: GDA84	Map Projection: UTM
Map Scale: GNS5	Map Contour: 1M

Parish: REDLIFE County: STANLEY  
 Local Government: MORETON BAY R. C.  
 SHEET 1 OF 1 Scale: AS @ 1:1500  
 A1 @ 1:750  
 File 12127-PRO-01.dwg Date: 22/08/14  
 DRAWING NUMBER: 12127-PRO-02 REV: C

STAGING		
Stage	Lots	Number of Lots
1	1-21	21
2	42-47, 49-69	27
3	22-41, 48, 70	22
4	101	1

**DISCLAIMER**  
 This plan is prepared for the owner for submission to the relevant Council for an application under the Subdivision Act 1988 and shall not be used for any other purpose. No liability shall be placed on this plan for physical damage to the land.





# Stage 1 & 2

601  
2.870ha  
OPEN SPACE / DRAINAGE



**AJB ENTERPRISES**

**ALLOTMENT  
DIMENSION PLAN  
(Stage 1 & 2)  
Lot 1 on SL9127  
8 Greens Road, Griffin**

**NOTE:**  
1. THIS PLAN IS FOR INFORMATION ONLY.

STAGE BOUNDARY



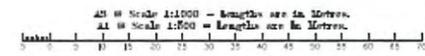

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Date: [Date]  
Scale: [Scale]  
Drawing Number: [Number]

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Author: [Name]  
Checked: [Name]  
Drawn: [Name]  
Title: [Title]

SHEET F Scale: A3 @ 1:1000  
A1 @ 1:500  
DRAWING NUMBER: 12127-PRO-05  
REV: C

**IMPORTANT NOTE:**  
This plan is prepared for the benefit of the client and is not to be used for any other purpose without the written consent of the surveyor. No reliance should be placed on this plan for financial or legal purposes.







## Russell T Lewis

---

**From:** Chris J Head  
**Sent:** Wednesday, 12 September 2018 10:53 AM  
**To:** Darryl R Kong; Stuart C Duncan  
**Cc:** Russell T Lewis  
**Subject:** FW: Lot 991 Greens Road, Griffin

Hi Stuart / Darryl,

I might leave this question with you for the time being?

### Chris Head

Principal Advisor (Development Assessment & Corridor Management)  
North Coast District | Maroochydore Office  
Program Delivery And Operations | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558  
PO Box 1600 | Sunshine Plaza Post Shop, Maroochydore Qld 4558  
P: (07) 5451 7057 | F: (07) 5451 7098 | M: [NR]  
E: [North.Coast.IDAS@tmr.qld.gov.au](mailto:North.Coast.IDAS@tmr.qld.gov.au)  
W: [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

---

**From:** [NR]@ibtownplanning.com]  
**Sent:** Tuesday, 11 September 2018 6:33 PM  
**To:** Darryl R Kong  
**Cc:** Chris J Head ; [NR]  
**Subject:** Lot 991 Greens Road, Griffin

Hi Darryl & Chris,

Do you have any further update on the NS Arterial Road planning & when TMR will be able to advise if this site is still required for the corridor?

Regards,

[NR]

[NR] : Town Planning Consultant

Level 1, 46 Flinders Parade, North Lakes Qld 4509  
PO Box 501 Kallangur Qld 4503

Mob: [NR]  
Ph: 07 3480 5066

[NR]@ibtownplanning.com

## Russell T Lewis

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**From:** Chris J Head  
**Sent:** Thursday, 28 February 2019 10:24 AM  
**To:** Stuart C Duncan  
**Cc:** Mark F Morrell; Russell T Lewis  
**Subject:** [NR] - Greens Road, Griffin / NSUA

Hi Stuart,

I've had a call from [NR] today (Greens Road, Griffin), chasing an update on the land requirement over his property related to the NSUA.

Phone: [NR]

He is [NR] that there is no certainty over whether his land is required or not, and mentioned discussions mid last year where TMR had hoped to provide more clarity moving forward.

I told him I would follow up to get someone with more knowledge of the project and its progress to be in touch with him. Perhaps yourself or Mark would be best placed to do that?

Thanks,  
Chris

**Chris Head**

Principal Advisor (Development Assessment & Corridor Management)  
North Coast District | Maroochydore Office  
**Program Delivery And Operations** | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558  
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W: [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

## Russell T Lewis

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**From:** Stuart C Duncan  
**Sent:** Wednesday, 8 May 2019 9:21 AM  
**To:** Russell T Lewis  
**Cc:** Chris J Head  
**Subject:** FW: Greens Road Griffin - Lot 991 on SP282213

Russell can you please craft a response I can use – basically no update to give yet.

Regards

### Stuart Duncan

Manager (Project Planning & Corridor Management) | North Coast District  
Program Delivery & Operations Branch | Department of Transport and Main Roads  
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PO Box 1600 | Sunshine Plaza Post Shop, Maroochydore Qld 4558  
P: (07) 5451 7011 | F: (07) 53705598 | M:   
E: [stuart.c.duncan@tmr.qld.gov.au](mailto:stuart.c.duncan@tmr.qld.gov.au)  
[www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

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**From:**   
**Sent:** Wednesday, 8 May 2019 9:19 AM  
**To:** Stuart C Duncan  
**Subject:** Greens Road Griffin - Lot 991 on SP282213

Hi Stuart

I have been looking at the below site for  and he would like to progress with a development on the site. Do you know if a decision has been made regarding the NSUA? Our understanding is that it is no longer going to be constructed south of Dohles Rocks Road. Any feedback you can provide would be greatly appreciated.



Should you have any queries or require any further information, please do not hesitate to contact me.

Thanks

NR

Mobile: NR

## Catherine R Troccaz

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**From:** Russell T Lewis  
**Sent:** Thursday, 9 May 2019 12:11 PM  
**To:** Stuart C Duncan  
**Cc:** Chris J Head  
**Subject:** FW: Greens Road Griffin - Lot 991 on SP282213

Stuart, I'm not sure if we've had contact with this enquirer before, so I'll include a short sentence up front explaining what the NSUA is about - something like this ...

Dear

As you know, the NSUA is a long standing arterial road planned east of the Bruce Highway connecting south Moreton to north Brisbane. Its primary purpose will be to serve the Griffin and Mango Hill communities and to reduce short trips from this section of the Bruce Highway.

Planning has identified options for the location of the NSUA and the original option south of Dohles Rocks Road remains viable. TMR does not anticipate making a decision on the location of the NSUA until late this year.

I hope this information is of assistance to you.

**Russell Lewis**  
Contractor - Project Manager

**Project Planning and Corridor Management** | North Coast District | Maroochydore Office  
**Program Delivery And Operations** | Department of Transport and Main Roads

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W: [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)



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**From:** Russell T Lewis  
**Sent:** Wednesday, 8 May 2019 9:23 AM  
**To:** Stuart C Duncan  
**Cc:** Chris J Head  
**Subject:** RE: Greens Road Griffin - Lot 991 on SP282213

Will do

**Russell Lewis**  
Contractor - Project Manager

**Project Planning and Corridor Management** | North Coast District | Maroochydore Office  
**Program Delivery And Operations** | Department of Transport and Main Roads

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W: [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)



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**From:** Stuart C Duncan  
**Sent:** Wednesday, 8 May 2019 9:21 AM

**To:** Russell T Lewis <[russell.t.lewis@tmr.qld.gov.au](mailto:russell.t.lewis@tmr.qld.gov.au)>  
**Cc:** Chris J Head <[Chris.J.Head@tmr.qld.gov.au](mailto:Chris.J.Head@tmr.qld.gov.au)>  
**Subject:** FW: Greens Road Griffin - Lot 991 on SP282213

Russell can you please craft a response I can use – basically no update to give yet.

Regards

**Stuart Duncan**

Manager (Project Planning & Corridor Management) | North Coast District  
Program Delivery & Operations Branch | Department of Transport and Main Roads  
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[www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

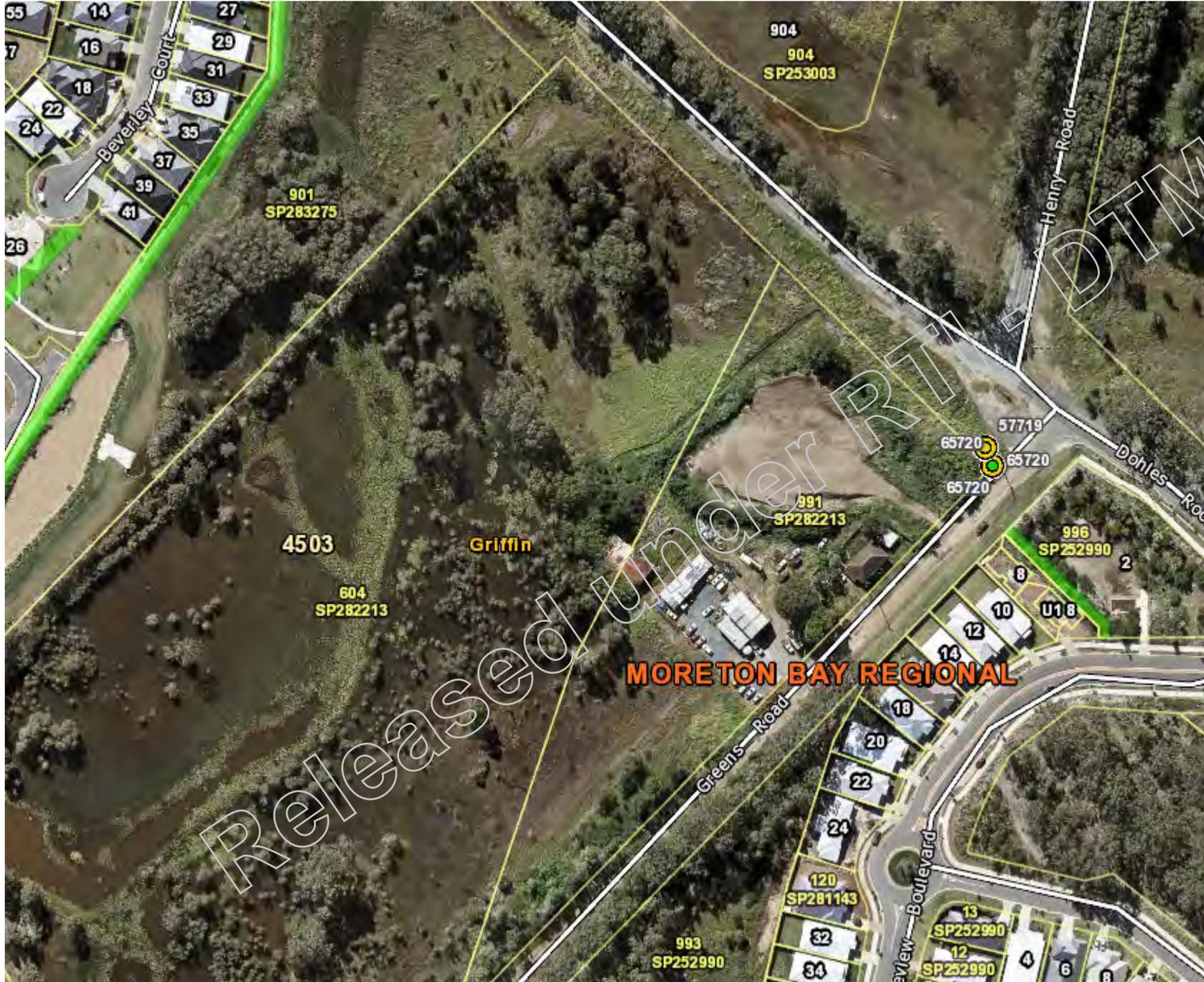
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**From:** [redacted]@landsurveyingdynamics.com>  
**Sent:** Wednesday, 8 May 2019 9:19 AM  
**To:** Stuart C Duncan <[stuart.c.duncan@tmr.qld.gov.au](mailto:stuart.c.duncan@tmr.qld.gov.au)>  
**Subject:** Greens Road Griffin - Lot 991 on SP282213

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Should you have any queries or require any further information, please do not hesitate to contact me.

Thanks

NR

Mobile: NR



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