From: B2N
To: Mark C Longhurst
Subject: FW: replacement of Barrs Road level crossing with a new connection
Date: Wednesday, 1 April 2020 9:02:21 PM
Attachments: image001.png

Hi Mark

One for me to follow up tomorrow after chatting further with Damian to learn more about the impacts. Obviously the neighbourhood are starting to talk. I spoke with a couple of times today. They are still a little shocked but were keen to learn more about the process. I have recommended they seek legal advice, to call around and find someone with recent experience in EA/resumptions and with whom they feel comfortable. They have copies of TMRs 'Your property, your rights' brochure and the EA policy. They are interested in looking into EA and understand the timeframe we are looking to take vacant possession at the end of this year.

I also sent the simplified SIW realignment email to N/R and prompted him about the other EW properties he is representing but we were yet to receive any further advice. That may have prompted his letter regarding the N/R properties...

Will catch up tomorrow to discuss further.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au


From N/R
Sent: Wednesday, 1 April 2020 6:23 AM
To: B2N
Subject: replacement of Barrs Road level crossing with a new connection

Hello,

I live at N/R
I am concerned about the effect the replacement of Barrs Road level crossing with a new connection will have on my family and property.

Please advise me ASAP of the proposed timeframe and extent of the works, and how it will affect me.

Released under RTI - DT

Thank You

N/R

Released under RTI - DTMR

From:	Mark C Longhurst
To:	Mark C Longhurst
Subject:	FW: 21 Barrs Road, Glasshouse Mountains
Date:	Monday, 20 July 2020 5:28:00 PM

From: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Sent: Friday, 17 July 2020 2:16 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Cc: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: 21 Barrs Road, Glasshouse Mountains

Hi Hayley & Ellyce,

Mel and I met with their Solicitor and Valuer earlier today to discuss the early acquisition of 21 Barrs Road. Both Valuers have used different methodology and unfortunately we did not reach agreement of any of the issues discussed, however the solicitor will lodge a claim and we will continue with early acquisition negotiations.

Throughout discussions, both stated they did not fully understand why their property was now required and requested information as to why the Project has decided to go through their property. Hayley, I know you have discussed this with them in the past, however can you please provide a summary outlining the reasons which I can forward onto their Solicitor. I note the summary contained within the new Background Information document may assist. Could you also advise if someone within the project would be willing to discuss this with their solicitor?

are also seeking to understand where the overpass would be situated on their property. It seems they are wondering if a part take resumption would be possible? I advised I would check with the Project to determine if we can provide them with the latest design plan, can you please advise if a design plan can be provided to their solicitor?

I also just wanted to flag with you that these owners may object, once the resumption process commences.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Mark C Longhurst
To: Hayley L Greaves
Subject: FW: FOR APPROVAL: PC19463 21 Barrs Road
Date: Friday, 21 August 2020 5:08:00 PM
Attachments: Letter to DTMR Ruth Holding 30.07.2020.pdf
PC19463 docx

Hi Hayley,

Can we discuss further.
Tender award is expected to be late 2021.
I don't think we can say when construction will start.
Do we have an approx. date for Gazettal?
We would be after vacant possession end October 2021 (providing we give a minimum of 3 months after gazettal).

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52820 | M N/R
mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves
Sent: Friday, 21 August 2020 3:03 PM
To: Mark C Longhurst
Subject: FOR APPROVAL: PC19463 1 Barrs Road

Hi Mark

I am taking a stab with this one, anticipating that we are looking to be accommodating.

Appreciate your feedback

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

Release under RTI - DTMR

From: Mark C Longhurst
To: Hayley L Greaves
Subject: FW: FOR APPROVAL: PC19463 21 Barrs Road
Date: Tuesday, 25 August 2020 12:40:00 PM
Attachments: Letter to DTMR Ruth Holding 30.07.2020.pdf
PC19463_ docx

Hi Hayley,

Did you attach an old version of the letter?

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
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mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves
Sent: Tuesday, 25 August 2020 11:49 AM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst
Subject: FOR APPROVAL: PC19463 21 Barrs Road

Item: PC19463 21 Barrs Road

Approvals - Mark Longhurst comments:

- Tender award is expected to be late 2021
- I don't think we can say when construction will start
- Do we have an approx. date for Gazettal?
- We would be after vacant possession end October 2021 (providing we give a minimum of 3 months after gazettal).

Comments: I have kept the tender award and gazettal dates broad to allow for and further changes. 1 November 2021 is suggested as a vacant possession date to accommodate the August to October harvest dates.

Released under RTI - DTMR

Wendy L Feltus

From: Mark C Longhurst
Sent: Monday, 24 February 2020 9:32 AM
To: Melanie C Dei Rossi
Cc: Damian C Parker; Hayley L Greaves
Subject: FW: Beerburrum to Nambour (B2N) Discussion - SCC/TMR

Hi Mel,

N/R rom Sunshine Coast Regional Council has confirmed:

1. N/R
2. Once TMR confirm their intent, final alignment and timing for the Barrs Road overpass, then a recommendation will be made to council to adjust the timing of the LGIP capital funding to tie in as closely as possible with the timing for TMR works.

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52820 | M N/R
mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From N/R
Sent: Monday, 24 February 2020 9:26 AM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: RE: Beerburrum to Nambour (B2N) Discussion - SCC/TMR

Hi Mark,

I have had further discussion with the Transport Infrastructure Planning (TIP) Branch in council in regard to the commitment of funding toward the roads identified in the plan provided.

The information received back confirms that:

1. N/R
2. Once TMR confirm their intent, final alignment and timing for the Barrs Road overpass, then a recommendation will be made to council to adjust the timing of the LGIP capital funding to tie in as closely as possible with the timing for TMR works.

If you require any clarification on the above, please let me know.

Regards,

N/R
Transport Capital Works Manager
Transport Infrastructure Management Branch
Built Infrastructure Group | Sunshine Coast Council

Phone: 07 5420 8861

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Mobile: N/R
Email:
Websit
Mail: Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Please consider the environment before printing this email

From: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Sent: Friday, 21 February 2020 2:04 PM
To: N/R
Subject: FW: Beerburrum to Nambour (B2N) Discussion - SCC/TMR

[SCC External Email: Use caution with links and attachments]
Hi N/R

Just following up for something in writing/email regarding council's commitment to the projects in the attached plan.

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
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mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst
Sent: Tuesday, 21 January 2020 12:30 PM
To N/R
Cc
Subject: RE: Beerburrum to Nambour (B2N) Discussion - SCC/TMR

Hi N/R

I am seeking something in writing/email regarding council's commitment to the projects in the attached plan.
This would support a possible change to the reference design to an overpass at Barrs Rd.
Are you able to help me with this?

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast and Wide Bay Burnett Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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mark.c.longhurst@tmr.qld.gov.au
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****
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Exempt Sch.3(7) Legal Professional Privilege

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Wendy L Feltus

From: Melanie C Dei Rossi
Sent: Friday, 3 April 2020 9:22 AM
To: Hayley L Greaves
Cc: Mark C Longhurst
Subject: RE: FOR APPROVAL: PC 18107 Letter t 1BarrsRd_2Apr2020

Hi Hayley.

Sorry for response later than required. This is fine.

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

ed under RTI - DTMR

From: Hayley L Greaves
Sent: Thursday, 2 April 2020 5:46 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst
Subject: FOR APPROVAL: PC 18107 Letter t 1BarrsRd_2Apr2020

Item: PC18107 Letter to egarding resumption of property

Due: by **8am tomorrow** (03/04/2020)

- contacted me today requesting some form of documentation regarding TMRs requirement for their property at 21 Barrs Road, Glass House Mountains
- I will drop off the letter, requirement plan, brochure and policy documentation tomorrow morning

I await your feedback

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region

Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au



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Wendy L Feltus

From: Ellyce C Galvin
Sent: Friday, 1 May 2020 3:37 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst
Subject: FOR APPROVAL: Early Acquisition Package - 21 Barrs Road
Attachments: 0.0 EA Application - 21 Barrs Road.zip

Good afternoon,

Please find attached Early Acquisition Package for 21 Barrs Road, Glass House Mountains for review and approval.

Mel – please sign the Memo if you approve. I will then forward the Memo and the M4637 Form for Scott to sign.

If you have any questions please don't hesitate to contact me.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

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Wendy L Feltus

From: Melanie C Dei Rossi
Sent: Tuesday, 5 May 2020 5:11 PM
To: Ellyce C Galvin
Cc: Mark C Longhurst
Subject: RE: FOR APPROVAL: Early Acquisition Package - 21 Barrs Road
Attachments: M4637_CFD.pdf

Happy to approve but the attached includes N/R as contact – assume this needs updating.

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
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P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin
Sent: Friday, 1 May 2020 3:37 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst
Subject: FOR APPROVAL: Early Acquisition Package - 21 Barrs Road

Good afternoon,

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Mel – please sign the Memo if you approve. I will then forward the Memo and the M4637 Form for Scott to sign.

If you have any questions please don't hesitate to contact me.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Wednesday, 10 June 2020 1:18 PM
To: Melanie C Dei Rossi; Damian C Parker
Cc: Mark C Longhurst
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Hi Damian

Perhaps this can be added to the agenda for discussion at our next SCC-B2N Working Group meeting (tomorrow)?

This issue has not been discussed at this forum, which is the appropriate time and place for this to be communicated and properly recorded (for ISCA and our sanity!).

While in the topic, please send through any other items to be added to the agenda and I will prepare and send it out this afternoon.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melanie C Dei Rossi
Sent: Wednesday, 10 June 2020 12:55 PM
To: Damian C Parker
Cc: Mark C Longhurst ; Hayley L Greaves
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Is this something that can go as an option to the reference design? With a requirement to finalise the agreed connections with council?

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 10 June 2020 12:51 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: Possible reconfiguration of Barrs Moffatt overpass

Hi Mel

This is a quick brief of an emerging change. This is also a possible cost reduction.

Council sold us on the idea of a east west corridor to help remove trucks from Glasshouse town by providing a route across to Bruce Highway. So our design shows this as a east west route, our planning team and Councils to date have agreed to this.

Recent review comments from Council N/R noted that the Moffatt Connection onto Steve Irwin Way will have higher traffic than the Barrs Road overpass, I suspect he might be meaning that Moffatt to SIW has priority over Moffatt to Barrs

I have attached a plot of a possible reconfiguration to show Barrs Road as a side road to the Moffatt Road.

Both arrangements are technically sound at a strategic road level.
I feel that we should listen to N/R (SCC) to understand his justification as this new arrangement could be more cost effective.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
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(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Melanie C Dei Rossi
Sent: Wednesday, 10 June 2020 12:55 PM
To: Damian C Parker
Cc: Mark C Longhurst; Hayley L Greaves
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Is this something that can go as an option to the reference design? With a requirement to finalise the agreed connections with council?

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Damian C Parker
Sent: Wednesday, 10 June 2020 12:51 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst ; Hayley L Greaves
Subject: Possible reconfiguration of Barrs Moffatt overpass

Hi Mel

This is a quick brief of an emerging change. This is also a possible cost reduction.

Council sold us on the idea of a east west corridor to help remove trucks from Glasshouse town by providing a route across to Bruce Highway. So our design shows this as a east west route, our planning team and Councils to date have agreed to this.

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Released under RTI - DTMR

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Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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BARRS / MOFFATTS ROAD OVERPASS

TO CABOOLTURE

EXISTING NORTH COAST LINE

NORTH COAST LINE

NATIONAL PARK

PRIVATE

BARRS ROAD

WOODLANDS BROILER

Coonowin Creek

FLOWER FARM

REMOVAL OF LEVEL CROSSING

TO NAMBOUR

STEVE IRWIN WAY

TMR OWNED

TMR OWNED

TMR OWNED

TMR OWNED

TMR OWNED

PRIVATE

PRIVATE

PRIVATE

ULTIMATE CONNECTION WITH FULL INTERSECTION

SERVICE STATION

BOWEN ROAD

ANDERSON ROAD

MOFFATT ROAD

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Wendy L Feltus

From: Damian C Parker
Sent: Wednesday, 10 June 2020 12:51 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst; Hayley L Greaves
Subject: Possible reconfiguration of Barrs Moffatt overpass
Attachments: 04_MOFFATS with possible reconfiguration of roads.pdf

Hi Mel

This is a quick brief of an emerging change. This is also a possible cost reduction.

Council sold us on the idea of a east west corridor to help remove trucks from Glasshouse town by providing a route across to Bruce Highway. So our design shows this as a east west route, our planning team and Councils to date have agreed to this.

Recent review comments from Council N/R noted that the Moffatt Connection onto Steve Irwin Way will have higher traffic than the Barrs Road overpass, I suspect he might be meaning that Moffatt to SIW has priority over Moffatt to Barrs

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Both arrangements are technically sound at a strategic road level.
I feel that we should listen to N/R (SCC) to understand his justification as this new arrangement could be more cost effective.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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From: Melanie C Dei Rossi
To: Damian C Parker
Cc: Mark C Longhurst; Hayley L Greaves
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass
Date: Wednesday, 10 June 2020 12:58:00 PM
Attachments: image001.jpg

Thanks

As there is no land take associated we don't need to tinker with this fully at this stage. We can of course discuss options with council at our meetings to understand their preference.

Will give our refence groups something to get their teeth into.

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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cid:image003.jpg@01D6038C.46C99890

From: Damian C Parker
Sent: Wednesday, 10 June 2020 12:56 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst ; Hayley L Greaves
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Yes, this can be worded into the PSTR

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Sent: Wednesday, 10 June 2020 12:55 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Is this something that can go as an option to the reference design? With a requirement to finalise the agreed connections with council?

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Melanie.C.DeiRossi@tmr.qld.gov.au
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cid:image003.jpg@01D6038C.46C99890

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 10 June 2020 12:51 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: Possible reconfiguration of Barrs Moffatt overpass

Hi Mel

This is a quick brief of an emerging change. This is also a possible cost reduction.

Council sold us on the idea of a east west corridor to help remove trucks from Glasshouse town by providing a route across to Bruce Highway. So our design shows this as a east west route, our planning team and Councils to date have agreed to this.

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Recent review comments from Council N/R noted that the Moffatt Connection onto Steve Irwin Way will have higher traffic than the Barrs Road overpass, I suspect he might be meaning that Moffatt to SIW has priority over Moffatt to Barrs

I have attached a plot of a possible reconfiguration to show Barrs Road as a side road to the Moffatt Road.

Both arrangements are technically sound at a strategic road level.
I feel that we should listen to N/R (SCC) to understand his justification as this new arrangement could be more cost effective.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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20200616 B2N Discussion with SCC Councillors re Barrs Rd link
From: Melanie C Dei Rossi
Sent: Tuesday, 16 June 2020 2:31 PM
To: Hayley L Greaves
Subject: RE: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

??

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division |
Department of Transport and
Main Roads
_____
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P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves
Sent: Tuesday, 16 June 2020 2:31 PM
To: Melanie C Dei Rossi
Subject: RE: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

HI Mel

This was to be held in a confidential session. I haven't received any feedback from N/R N/R regarding the matter. I'm guessing that it is operational, as upgrading of these connections may
not have been included in Council's 10 year capital works program. If it wasn't, then they would need to
go to council for approval to prioritise the project in the upcoming budget. I'll see what I can find out
and keep you updated.

Regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division |
Department of Transport and
Main Roads
_____
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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Sent: Tuesday, 16 June 2020 2:27 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

Hi Hayley

Did this get discussed at the operational meeting?

Do I need to escalate for guidance?

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Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division |
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Main Roads
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Melanie.C.DeiRossi@tmr.qld.gov.au
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From: N/R
Sent: Wednesday, 10 June 2020 4:29 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; N/R
N/R
Subject: RE: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

Melanie,
At this stage, the report is still to go to Council on 25 June, but the information is confidential, not
public.

Regards,

N/R | Manager
Transport and Infrastructure Planning | Built Infrastructure Group
Sunshine Coast Regional Council
Phone: (07) 5441 8258 | N/R
Email: N/R
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
Website: www.sunshinecoast.qld.gov.au
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From: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Sent: Wednesday, 10 June 2020 2:36 PM
To: N/R
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

[SCC External Email: Use caution with links and attachments]
Hi N/R

I note your mention of Barrs Road overpass as an agenda item at Council's Ordinary Meeting of 25 June.
The public announcement around the B2N project has been delayed until mid-July, unfortunately this
means that any information the TMR project team has provided through our confidential working group
discussions and exchanges cannot be made public, either in the agenda or at the meeting on 25 June.

Please note that the delayed announcement also affects the planned briefing of councillors. Hayley is
working to secure a new date in late July for a group briefing and will confirm details.

Following receipt of correspondence from N/R the Barrs/Moffatt Road crossing has been

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added to the agenda of tomorrow's B2N-SCC Working group meeting. Perhaps this is also an opportunity
for the OM agenda item inclusions to be discussed to ensure that only publicly available information is
included? Hayley will be in touch with N/R shortly to finalise the agenda and attendees.

Happy to discuss further if you want to give me a call.

Kind regards

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division |
Department of Transport and
Main Roads
_____
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From: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Sent: Tuesday, 2 June 2020 10:36 AM
To: N/R
Cc: N/R ; Hayley L Greaves
<Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: B2N Discussion with Councillors

Hi N/R

All well thank you, it is certainly giving us new challenges to overcome and new ways of working, hope
all is well at SCC too.

We are preparing for a round of briefings to mark the projects progression to the next stage and
preparing for delivery and Hayley is in the process of seeking approvals and diary dates for mid-June so
this would work well for us. Is it worthwhile setting out any key questions you would like us to focus on
so we can ensure everyone gets what the need from the meeting?

On a related matter are you able to assist us reaching a conclusion on the Mill St issue? We are
preparing the documents to go to market this week but still await a response.

Best regards Melanie

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division |
Department of Transport and
Main Roads
_____
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From: N/R
Sent: Sunday, 31 May 2020 12:32 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: N/R

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20200616 B2N Discussion with SCC Councillors re Barrs Rd link
Subject: B2N Discussion with Councillors

Melanie,
Hope all is well in these trying COVID-19 times.

As the new Council is settling in, it has become evident that Council's liaison with the B2N project
team would benefit from a meeting with the two councillors sharing the Transport portfolio. Would
you be agreeable to provide an update/progress report to Crs N/R and N/R at a date post
25 June (Council Ordinary Meeting where land acquisition with Council's road network linking in
with the Barrs Rd overpass.) ? There would be a few Council officers also in attendance such as
N/R and myself. Happy to discuss further detail but I thought
it best to check for agreement in principle first, recognising possible political sign-off at your end
as well.

s,
N/R Manager
Transport and Infrastructure Planning | Built Infrastructure Group
Sunshine Coast Regional Council
Phone: (07) 5441 8258 | N/R
Email: N/R
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
Website: www.sunshinecoast.qld.gov.au
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or endorsed organisations utilising the same infrastructure.
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Wendy L Feltus

From: Amanda M Joseph
Sent: Wednesday, 24 June 2020 9:02 AM
To: Scott A Whitaker; Margaret C Hoekstra
Cc: Melanie C Dei Rossi; Mark C Longhurst
Subject: RE: FOR APPROVAL: B2N Scope Variation - Barrs Road OLC Removal (Barrs Moffatt Overpass)
Attachments: 24062020_NCD Precon Scope Change - Barrs Moffatt overpass_RD Approved.pdf

Hi Marg/Mel

Please see attached approval

Kind Regards,

Amanda Joseph
Executive Assistant to Regional Director | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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amanda.m.joseph@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Scott A Whitaker
Sent: Tuesday, 23 June 2020 6:53 PM
To: Margaret C Hoekstra ; Amanda M Joseph
Cc: Melanie C Dei Rossi ; Mark C Longhurst
Subject: RE: FOR APPROVAL: B2N Scope Variation - Barrs Road OLC Removal (Barrs Moffatt Overpass)

Mel, approved. Thanks

Amanda, please add my electronic signature.

Kind Regards,

Scott Whitaker
Regional Director | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
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scott.a.whitaker@tmr.qld.gov.au
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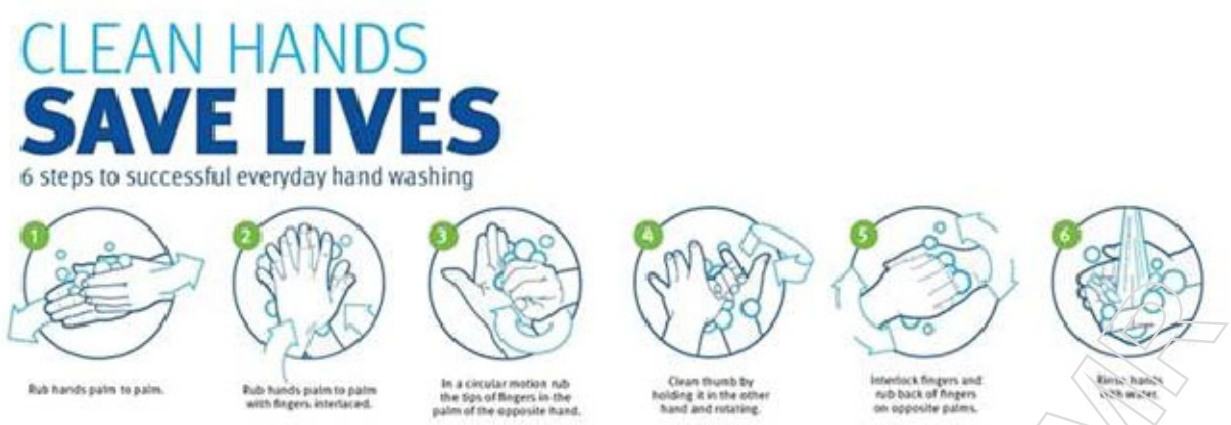

From: Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>
Sent: Tuesday, 23 June 2020 2:16 PM
To: Scott A Whitaker <Scott.A.Whitaker@tmr.qld.gov.au>
Cc: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>
Subject: FOR APPROVAL: B2N Scope Variation - Barrs Road OLC Removal (Barrs Moffatt Overpass)

Good afternoon Scott

Please find attached for your approval the B2N Scope Variation – Barrs Road OLC Removal (Barrs Moffatt Overpass).

Should you wish to discuss the attached please do not hesitate to contact me.

Regards

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Wendy L Feltus

From: N/R
Sent: Monday, 20 July 2020 5:43 PM
To: Melanie C Dei Rossi
Cc: N/R
Subject: Barrs Rd Overpass

Melanie,

Further to our discussion this morning on assorted B2N matters, I wish to talk to the Barrs Rd Overpass component in light of the following:

- Council and TMR agree that the provision of the Barrs Rd overpass provides the most cost effective solution to the removal of the Barrs Rd OLC.
- Council and TMR agree that the provision of the Barrs Rd overpass provides a significant 'one network' benefit through connection of the upgraded Johnson Rd/Moffat Rd corridor linking the Bruce Highway to Steve Irwin Way.
- Council also recognises the future potential benefit to have quarry haul trucks diverted from travelling through Glass House Mountains township resulting from the Barrs Rd overpass, pending future Council budget funding to upgrade Marsh and Barrs Roads.
- Council has formally adopted a corridor acquisition investment plan recognising the B2N planning for the Barrs Rd overpass, which implementation is being held in abeyance pending certainty on the B2N commitment to proceed with the Barrs Rd overpass.

My branch/Council needs to have certainty on the B2N commitment before pressing on with property acquisition, giving due consideration to the often extended lead times associated with property acquisition.

Your advice on certainty of commitment and timing to the Barrs Rd overpass is sought.

Happy to discuss. Your assistance in this matter is acknowledged.

Regards,

N/R | **Manager**
Transport and Infrastructure Planning | Built Infrastructure Group
Sunshine Coast Regional Council

Phone: **(07) 5441 8258 |** N/R
Email: N/R
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
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Preconstruction Scope Change Authorisation

Beerburrum to Nambour (B2N) Rail Upgrade

Barrs Moffatt Overpass

Project Summary

Region/District	North Coast Region
Road /Location/Local Government	Sunshine Coast Regional Council
Program	Rail Infrastructure Improvements
Project Number	858087
Project Description	Beerburrum to Nambour Rail Upgrade

Endorsement and Approval

Project Manager:

I agree to manage the delivery of this project within the revised scope and budget requirements

Name Mark Longhurst

Position Project Manager

Signature N/R Date 10/6/2020

Comments

Project Director

This project's amended scope will be delivered in accordance with the revised budget and time requirements:

Name Melanie Dei Rossi

Position Project Director

Signature N/R Date 23/06/2020

Comments

Regional Director

I accept the scope change and related impacts to the project and the variation to budget and time deliverables:

Name Scott Whitaker

Position Regional Director (North Coast)

Signature N/R Date 24/06/2020

Comments

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1 Purpose of this document

This document records the decision to change the Barrs Road east-west reconnection following removal from service of the Barrs Road open level crossing (OLC).

2 Project definition

2.1. Location

The B2N Rail Upgrade project focuses on a 39 kilometre section of track along the North Coast Line between Beerburrum to Nambour.

Stage 1 of the B2N project includes rail duplication from Beerburrum to Beerwah and associated road connection upgrades.

The change of scope relates specifically to Barrs Road in Glass House Mountains.

2.2. Objective

Consider network planning that has evolved since the Business Case (BC) was developed in 2016.

More specifically, to consider a request from Sunshine Coast Regional Council (SCRC) to provide an east west connection of the rail line as opposed to the northern connection into Glasshouse township. This would support Council's route planning to provide a freight route from Bruce Highway to Old Gympie Road to the west.

Attachment 1 – Proposal by SCRC submitted June 2019

Attachment 2 – 2016 BC plan showing connection of Barrs road north into Glasshouse township.

Attachment 3 – Current proposal to provide an east west connection over the rail line.

2.3. Delivery strategy

2019 - Projex Partners engaged to develop a concept design to enable a comparison of costings between the two options.

2019 - Technical Advisor N/R tasked to investigate technically-sound solutions.

2020 – Proposed solution peer reviewed by TMR Engineering and Technology.

2020 - TMR management, SCC and TMR Property Branch analyse and assess benefits/strategic needs and impacts

2.4. Project performance measurement/success criteria/KPIs

The revised option meets the project objective to reconnect Barrs Road to the east side of the rail line following closure of the open level crossing.

Active transport connections are maintained or enhanced.

Costs managed.

Delivery timelines not affected.

3 Project scope

3.1. Original scope

The Barrs Road open level crossing is a fully controlled single-track crossing of a high speed section of track. Removal of the open level crossing is one of the project's objectives, in line with

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the *Queensland Level Crossing Safety Strategy 2012-2021* and *National Railway Level Crossing Safety Strategy 2010-2020*.

The Business Case proposed a connection between Barrs Road and Coonowrin Road, that would provide direct access from Steve Irwin Way to the Glass House Mountains township (Attachment 2).

3.2. Amended scope

The alternative is a road over rail solution from Barrs Road, to Moffatt Road. Moffatt Road to be upgraded to provide a suitable connection back to Steve Irwin Way.

The bridge and approaches will deliver on an ultimate route strategy of east-west through movement with connections back to Steve Irwin Way. This connection will be suitable for B-double vehicles with centre line treatment and shoulders that are safe for cyclists.

The Barrs/Moffatt overpass allows for future Steve Irwin Way duplication on a compressed two span formation. The compressed formation width requires concrete barriers between carriageways and rail but is an acceptable compromise to manage high bridge costs and has been discussed with Sandra Hinrichsen and Steve Griffin of the North Coast Region planning team.

An alignment for future third track in this location has not been planned, but TMR Rail Planning have indicated that a level of future proofing for would be prudent. To this end, a spare span between road and rail will act as a PUP corridor until such time that a third track is required. This has been documented in a technical note by N/R

This bridge is also an ideal location for a Road Operations CCTV camera to monitor Steve Irwin Way.

3.3. Out of scope

Out of scope is considered to be everything beyond the connection roads back to Barrs Road and Steve Irwin Way.

3.4. Constraints

There are businesses, primary producers to the west as well as a residential area to the north of Barrs Road.

The Glass House Mountains National Park and Sunshine Coast Council's Glass House Mountains Seven Peaks Walk and Regional Trail Network to the immediate south of the proposed alignment are popular with visitors using a range of transport modes.

The cultural significance of the area to local Jinibara and Gubbi Gubbi traditional owners must be respected.

3.5. Assumptions

Areas to the west and east are not earmarked for residential development in the Sunshine Coast Planning Scheme 2014 or in the South East Queensland Regional Plan 2017 - Shaping SEQ. Therefore, there is no demand beyond a two lane two way bridge.

3.6. Urgency

No specific urgency other than normal progression of the project.

4 Stakeholder impacts

4.1. Property owners

N/R

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N/R

21 Barrs Road

Property owner was consulted during the 2016 BC development. In the original reference design, this property had a very small land requirement in the north east corner of the property.

In February 2020, the project team and property branch commenced consultation with the property owners to advise of the updated reference design and the impact on their property, with a total land take required.

The property owners were shocked by the news but have consequently submitted an application for early acquisition on 23 April 2020 through N/R. This application has been accepted and is being progressed.

N/R

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N/R

5 Project cost impacts

Initial cost comparisons showed there is little difference between the two options, when considering the broad scope, both have very similar scale of works, so it is unlikely that one option will be significantly higher or lower than the other.

6 Project schedule impacts

This has been included in the refinement of the Reference Design by N/R and has not caused any delays.

7 Attachments

Attachment 1 – Proposal by SCRC submitted June 2019

Attachment 2 – 2016 BC plan showing connection of Barrs road north into Glasshouse township.

Attachment 3 – Current proposal to provide an east-west road over rail connection.

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Deliberation

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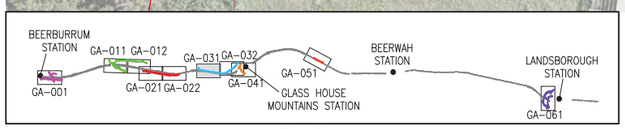

KEY PLAN

NOTES
1. For rail notes refer series number DI–010.
2. For longitudinal sections refer series number LS–001 to LS–065.

03	Final Issue		05/12/16	
02	Issue for draft review		24/08/16	
01	Issue for draft review		20/07/16	
A	Issued For Construction			
	Revisions/Descriptions	Certification	Date	Microfiled

CAD FILES | V:_Vault\Projects\30031613\CAD\DWG\06_GA\30031613–06–GA–031.dwg

Associated Job Nos
Auxiliary Drg Nos

Survey Data	
Datum	MGA94
Horiz. Grid	Zone 56
Height Origin	AHD Derived
Survey Books	

Scales
0 10 20 30 40m
Dimensions shown in metres except where shown otherwise

–
–
–

Reference Points

Preceding RP	Dist. to start of job (km)	From start to end of job	From end to Following RP	Following RP

Through Chainage from

BEERBURRUM TO NAMBOUR (B2N) GENERAL ARRANGEMENT – ROAD AREA E – SHEET 1

Drawn
Designed

ENGINEERING CERTIFICATION (RPEQ)				
ENG. AREA	NAME	SIGNATURE	NO.	DATE

Queensland Government

Job No.	–
Contract. No.	–
Drawing No.	GA–031 03
Series Number	GA–E01 of 2
	MRR_Detail (02/14)

Last Modified :- Dec 05, 2016 - 5:25pm

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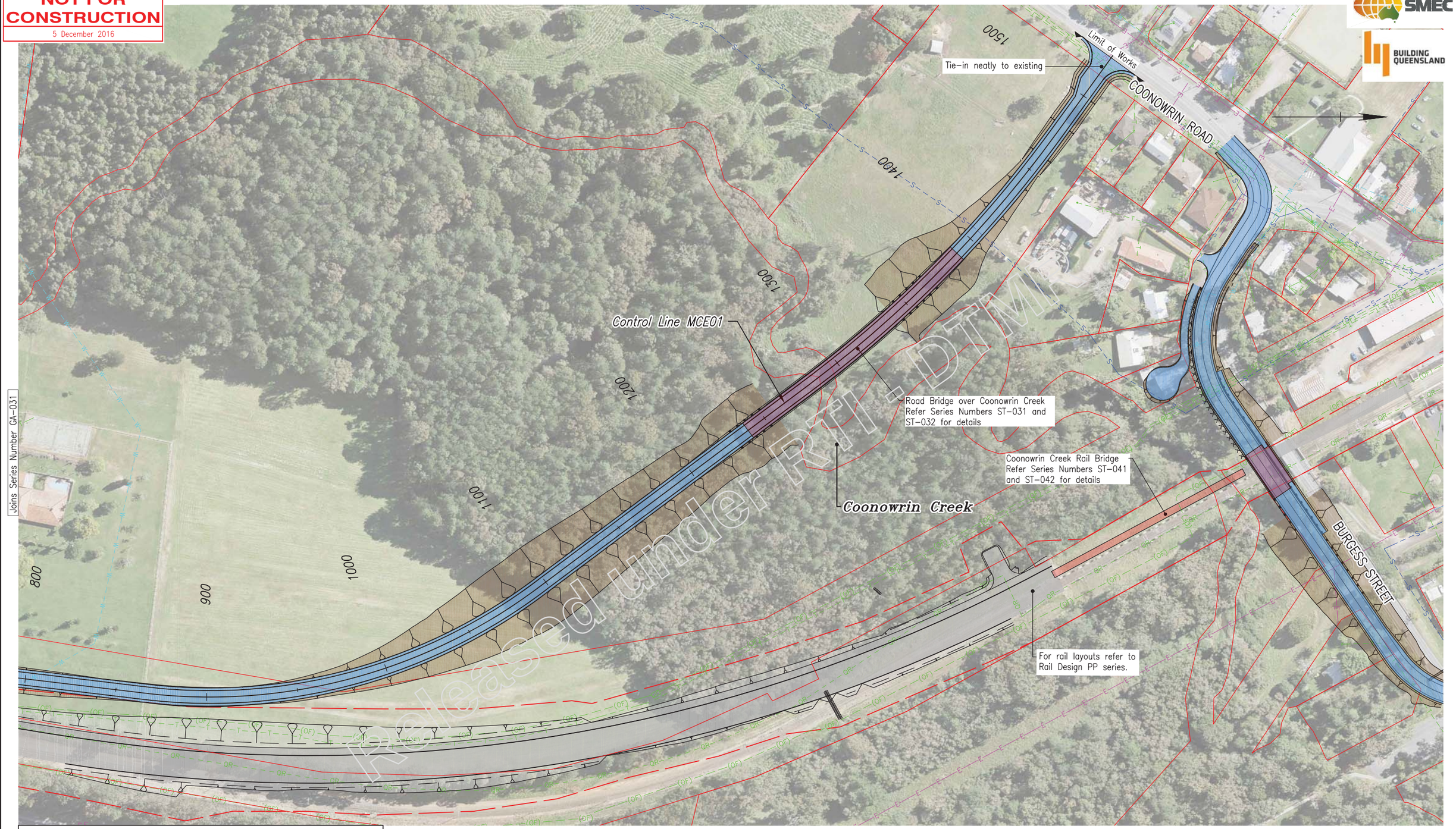
5 December 2016

SMEC

BUILDING QUEENSLAND

Joins Series Number GA-031



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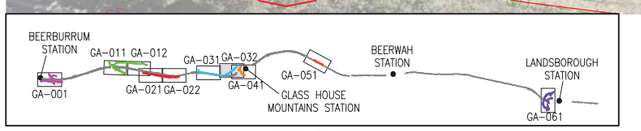

KEY PLAN

NOTES

1. For rail notes refer series number DI-010.
2. For longitudinal sections refer series number LS-001 to LS-065.

03	Final Issue		05/12/16	
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A	Issued For Construction			
	Revisions/Descriptions	Certification	Date	Microfiled

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Last Modified :- Dec 05, 2016 - 5:26pm

Associated Job Nos		Survey Data	
		Datum	MGA94
Auxiliary Drg Nos		Horiz. Grid	Zone 56
		Height Origin	AHD Derived
		Survey Books	

Scales
0 10 20 30 40m
Dimensions shown in metres except where shown otherwise

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Reference Points				
Preceding RP	Dist. to start of job (km)	From start to end of job	From end to Following RP	Following RP

Through Chainage from

BEERBURRUM TO NAMBOUR (B2N) GENERAL ARRANGEMENT – ROAD AREA E – SHEET 2

Drawn
Designed

ENGINEERING CERTIFICATION (RPEQ)				
ENG. AREA	NAME	SIGNATURE	NO.	DATE

Queensland Government

Job No.	–
Contract. No.	–
Drawing No.	GA-032 03
Series Number	GA-E02 of 2

MRR_Detail (02/14)

BARRS / MOFFATTS ROAD OVERPASS

TO CABOOLTURE

EXISTING NORTH COAST LINE

NORTH COAST LINE

NATIONAL PARK

PRIVATE

BARRS ROAD

WOODLANDS BROILER

Coonowin Creek

FLOWER FARM

REMOVAL OF LEVEL CROSSING

TO NAMBOUR

STEVE IRWIN WAY

TMR OWNED

TMR OWNED

TMR OWNED

TMR OWNED

TMR OWNED

PRIVATE

PRIVATE

PRIVATE

ULTIMATE CONNECTION WITH FULL DUPLICATION

SERVICE STATION

BOWEN ROAD

MOFFATT ROAD

ANDERSON ROAD

Released under the Right to Information Act

Our ref 858087
Your ref
Enquiries Mark Longhurst

Department of
Transport and Main Roads

23 March 2020

Dea

The Beerburrum to Nambour (B2N) Rail Upgrade project is a potentially critical infrstructure project for your local community and for the region.

The Department of Transport and Main Roads is updating the reference design for stage one of the B2N project. This will confirm the proposed engineering solutions and assure that project risks, cost estimates and timelines are thoroughly considered.

Our investigations have identified that 21 Barrs Road, Glass House Mountains (Lot 11 RP222413) may be directly affected by the current design.

This letter follows an invitation extended on 21 February 2020 to meet with the B2N project team to discuss the current project design and potential impacts to It is important that we speak with you as soon as possible to ensure you are aware of the project's plans.

To arrange a meeting, please contact the B2N Project team on 1800 785 974 (phone between 7.30 am and 5 pm, Monday to Friday) or via email at B2N@tmr.qld.gov.au. We look forward to meeting with you at a time that is convenient. Please be assured that the B2N project team are following appropriate actions and precautions based on recommendations from the Australian Government and the World Health Organisation.

Yours sincerely

N/R

Mark Longhurst
Project Manager (B2N)

Program Delivery and Operations
North Coast Region
PO Box 1600
Maroochydore Qld 4558

Telephone 1800 517 177
Facsimile
Website www.tmr.qld.gov.au/b2n
Email b2n@tmr.qld.gov.au
ABN 39 407 690 291

Released under TI - DTMR

Queensland Government

Our ref 858087
Your ref
Enquiries Mark Longhurst

Department of
Transport and Main Roads

21 February 2020

Dear

The Queensland Government's commitment to the progressive upgrade of the North Coast Line will improve the safety, efficiency and reliability of this vital transport service.

An important part of the upgrade is the Beerburrum to Nambour (B2N) Rail Upgrade project, a potentially critical infrastructure project for your local community.

The Department of Transport and Main Roads is finalising the detailed design for stage one of the B2N project. This will confirm the proposed engineering solutions and assure that project risks, cost estimates and timelines are thoroughly considered.

Our investigations have identified that 21 Barrs Road, Glass House Mountains (Lot 11 RP222413) may be directly affected by the current design.

I invite you to meet with the B2N project team to discuss the current project design and potential impacts to

To arrange a meeting, please contact the B2N Project team on 1800 785 974 (phone between 7.30 am and 5 pm, Monday to Friday) or via email at B2N@tmr.qld.gov.au. We look forward to meeting with you at a time that is convenient.

Yours sincerely

N/R

Mark Longhurst
Project Manager (B2N)

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Program Delivery and Operations
North Coast Region
PO Box 1600
Maroochydore Qld 4558

Telephone 1800 517 177
Facsimile
Website www.tmr.qld.gov.au/b2n
Email b2n@tmr.qld.gov.au
ABN 39 407 690 291

Wendy L Feltus

From: Ruth M Holding
Sent: Wednesday, 29 April 2020 2:21 PM
To: Ellyce C Galvin
Cc: Melinda J Ryals
Subject: RE: Estimate
Attachments: 21 Barrs Road GHM disclaimer.doc

Hi Ellyce,

The estimate for the whole take of 21 Barrs Road, Glasshouse Mountains is deliberation

This estimate must be read in conjunction with the attached disclaimer.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Wednesday, 29 April 2020 11:27 AM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Cc: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: Estimate

Good morning,

Could I please have an estimate for the following hardship.

Details are as follows:
Applicant –
Solicitor N/R
Lot/Plan – 11RP222413 – 21 Barrs Road, Glass House Mountains

Project which is affecting the property – B2N Early Works.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: TMR.Early.Acquisitions <TMR.Early.Acquisitions@tmr.qld.gov.au>
Sent: Wednesday, 29 April 2020 11:08 AM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: B2N <B2N@tmr.qld.gov.au>; TMR.Early.Acquisitions <TMR.Early.Acquisitions@tmr.qld.gov.au>
Subject: FW: Register Early Acquisition 2020_22

Good Morning Ellyce

We have registered this application.

Reference number is: **2020_22**

Thanks

Terry Logan
Principal Advisor | Transport System Management
Transport Strategy and Planning Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 15 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 1617
terry.logan@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Wednesday, 29 April 2020 10:52 AM
To: TMR.Early.Acquisitions <TMR.Early.Acquisitions@tmr.qld.gov.au>
Subject: Register Early Acquisition

Good morning,

Please find attached the Early Acquisition fo

Can I please have an ITP number
Could I please register the following hardship application

Details are as follows:
Applicant
Solicitor – N/R
Lot/Plan - Lot 11 on RP222413
Address – 21 Barrs Road, Glass House Mountains
Project which is affecting the property – Beerburrum to Nambour Rail Upgrade (B2N)

Thanks

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

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Estimate Disclaimers – Land Acquisition

***** PLEASE READ BEFORE CONTINUING INTO THE DOCUMENT *****

This information is for internal use only and is provided on a confidential basis. It is not to be given to an external party without the prior written consent of Property Acquisitions and Disposals, Department of Transport and Main Roads.

If this information falls within the scope of an RTI application please consult with Property Acquisitions and Disposals, Department of Transport and Main Roads prior to considering releasing this document.

This estimate was prepared on the following basis:

1. The estimate is based on the whole take requirement from 21 Barrs Road, Glasshouse Mountains.

2. The following estimate has been undertaken as a desktop exercise only and has been prepared as a guide for internal budgeting purposes.

3. The current market that these estimates have been undertaken is being impacted by the uncertainty that the Covid19 outbreak has caused. The market conditions are changing daily, therefore these estimates are current as at 29 April 2020. The estimated value assessed may change significantly and unexpectedly over a relatively short period of time.

4. The PAD Acquisition costs comprise an estimate of costs for valuation, title correction and survey and is based on the estimate of the real estate amount. The PAD On-Costs comprises of PAD's commission which is based on 11% of the settlement amount of the acquisition of land. The estimate is exclusive of any GST which may be applicable.

5. The estimate of compensation is based on loss of land and disturbance items. These are assessed on the current market value and the current potential 'highest and best use' of the land. No allowance has been made for enhancement.

6. No searches, such as town planning, council, flooding, heritage, contamination, environmental or building searches were undertaken for this estimate.

7. Inspections have not been carried out and no discussion or consultation has been conducted with owners or tenants.

8. The internal fit-out and finish of the properties could not be established but was assumed to be fair and reasonable.

9. Measurement of affected structures were not conducted.

10. The estimate is based on acquiring the freehold interest. No consideration has been given to acquiring secondary interests in land such as an easements or other encumbrances or other interests benefiting or burdening the land.

11. As no financial data is available for loss of crops, only a general allowance has been made for these losses.

12. The estimate does not include an allowance for interest.

13. The estimate does not include an allowance for any costs (including interest) associated with land court actions or proceedings.

- END OF DOCUMENT -

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MINUTES

STAKEHOLDER MEETING

BEERBURRUM TO NAMBOUR RAIL UPGRADE PROJECT (B2N PROJECT)

Lot/plan:	11RP777412
Owner:	
Address:	21 Barrs Rd, GHM.

Date: 31/03/2020 Time: 12pm

Venue: via skype.

Note taker: Hayley Greaves

Attendees: Ruth Holding, Mark Longhurst, via skype due to COVID-19

MEETING NOTES

Very shocked as news unanticipated, thought maybe just needed a bit of land.

Wants to know timeline & process

Ruth made seperate call. Discussed EA & Resumption process. Still in shock.

1/4/2020 - As arranged, Hayley called to follow up & see if they had any further questions. They asked about options again, copy of Property Acquisition brochure & EA Policy emailed.

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MEETING NOTES

2/4 - called & spoke with Hayley
Requested something in writing so they can approach lawyers for legal advice. Asked if they could see a plan to make it more real.

3/4 - Hayley dropped off hard copies of letter, plans, requirement brochure & EA Policy.

31/3 Ruth - Devastating to have conversation. went through Resumption & EA Policy.
- Main concern is employees
- just planted more trees
∴ claim for crop losses. etc
∴ market value etc
∴ timeframe - seeking certainty
∴ Family home. Govt doesn't care
∴ Highlighted recommendation to seek legal and valuation.

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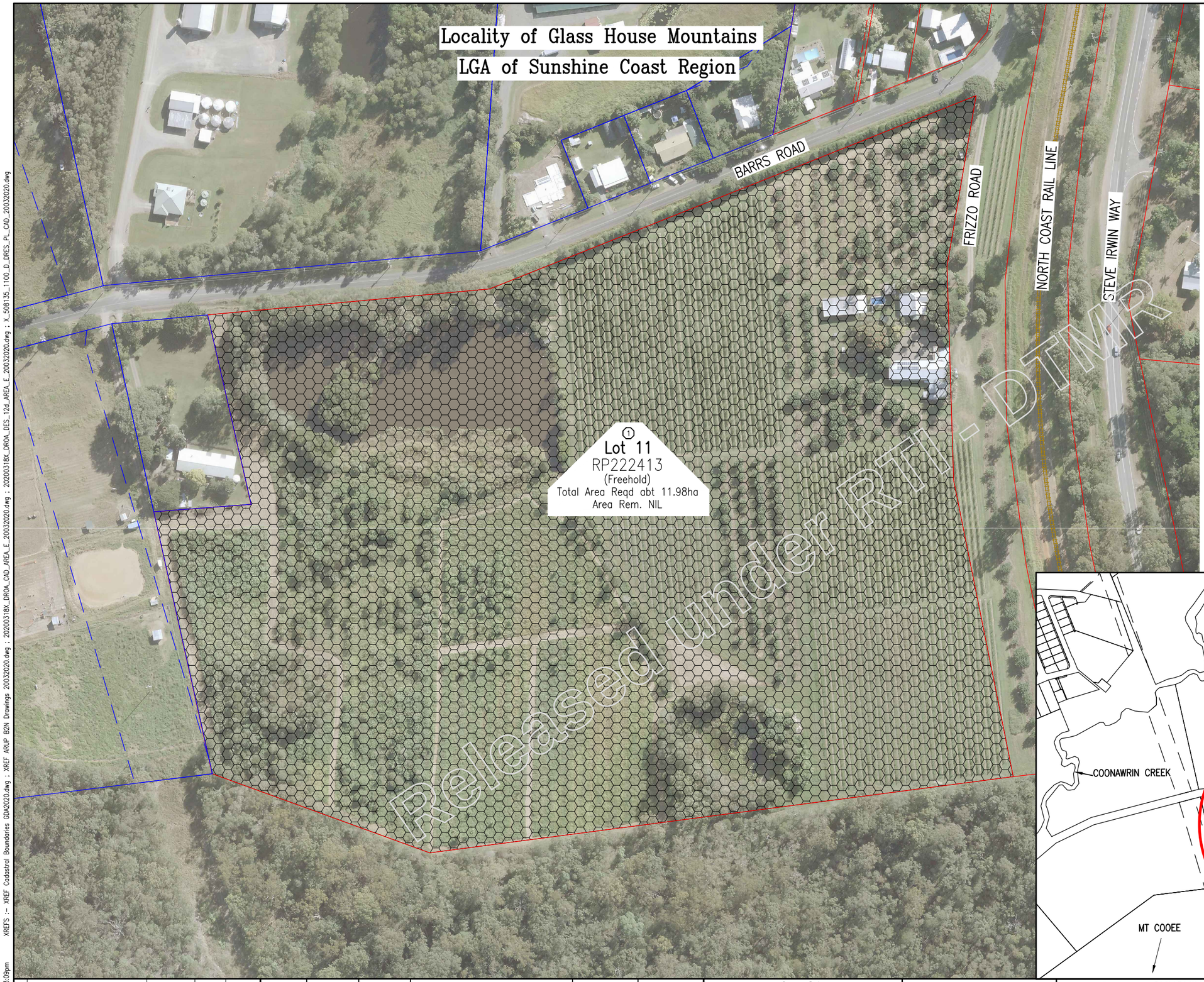
Department of Transport and Main Roads

PRELIMINARY ADVICE ONLY
2 April 2020

Locality of Glass House Mountains
LGA of Sunshine Coast Region



NOTES

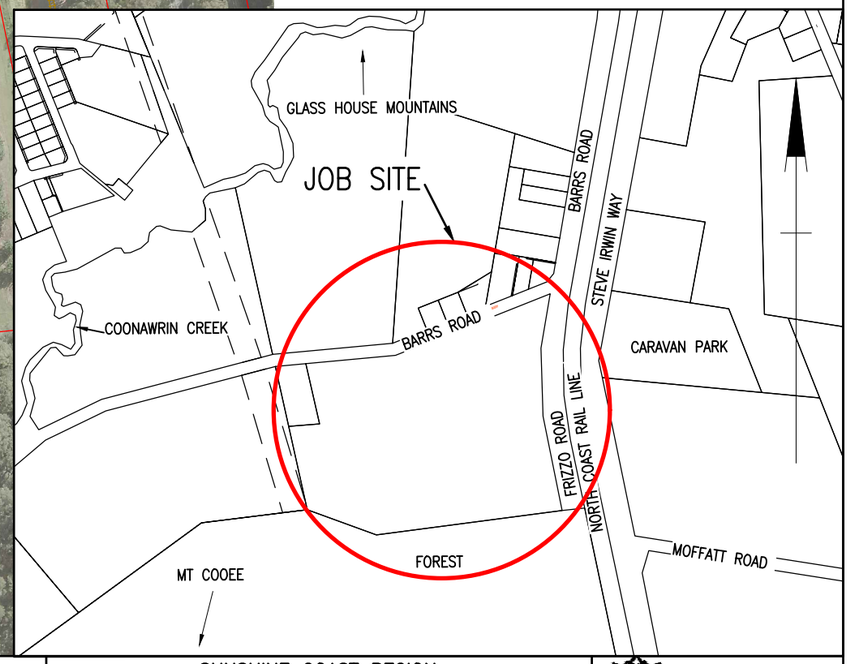
1. Coordinates of points are only to be used by the cadastral surveyor to locate the actual boundary location.

LEGEND

Possible requirement for land

Existing rail line

LOCALITY MAP



G							
F							
E							
D							
C							
B							
A	Issued For Consultation						
	Revisions/Descriptions	Certification	Date	Microfiled			

1	11	RP222413	FH Area Required for Transport (road)	abt 11.98ha	abt NIL
File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqt.	Area Rem.
File Reference And Resumption Details				Area Required Shown Thus	
Cadastral Map		Locality of Glass House Mountains		LGA of Sunshine Coast	

CAD FILES | D:\Downloads\WORKFROMHOME_DATA\16032020\11RP222413_RQ.dwg

Survey Data	
Datum	GDA2020
Horiz. Datum	MGA2020 ZONE56
Height Datum	AHD DERIVED
Survey Books	MR102314

Working drawings

Scales

0 10 20 30 40m

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

SUNSHINE COAST REGION
BEERBURRUM TO NAMBOUR RAIL UPGRADE

Auxiliary drawings:

Drawing	Reqmts.	TMR Review	Resumption Requirements Approved
S.Muhling	–		
Checked	Checked		
D.Parker		Date: / /	

Queensland Government

Job No.	
Resumption Plan No.	
Drawing No.	A
Series Number	1 of 1

MRR_Resumption (09/15)

Last Modified :- Apr 02, 2020 - 3:09pm
XREFS :- XREF Cadastral Boundaries GDA2020.dwg ; XREF ARUP B2N Drawings 20032020.dwg ; 20200318X_DROA_CAD_AREA_E_20032020.dwg ; X_508135_1100_D_DRES_PL_CAD_20032020.dwg

Memorandum

Our ref 858087
Your ref
Date 01st May 2020

To Mr Scott Whitaker
Regional Director (North Coast Region)
Level 2, 12 First Avenue, Maroochydore

Subject **Lot 11 on RP222413 at 21 Barrs Road, Glass House Mountains**

Proposed land acquisition under the *Transport and Main Roads' Early Acquisition Policy*

---

21 Barrs Road, Glass House Mountains QLD.

N/R has requested on behalf of his client, that the Department of Transport and Main Roads (TMR) purchase the abovementioned property due to financial hardship due to TMR's imminent land requirement.

Background

TMR have undertaken planning for the future Beerburrum to Nambour Rail Upgrade (B2N). The developing design currently indicates a substantial impact on Lot 11RP222413 and TMR expect that there is a requirement to resume this property as a whole for the Beerburrum to Nambour Rail Upgrade project for Stage 1. The attached map shows the location of Lot 11 on RP222413. Refer to **Attachment 1**.

TMR requested a meeting with via letter on 21st February 2020 and 23rd March 2020 to discuss that subsequent planning and refinement of the design which indicated potential impacts to 21 Barrs Road, Glass House Mountains (Lot 11 on RP222413). Correspondence is provided as **Attachment 2** has appointed N/R to act on this behalf.

N/R wrote to TMR on 23rd April 2020 on behalf of their client requesting that TMR consider an application for early acquisition to purchase their property. On 01st May 2020 a TMR officer sent a letter to N/R to advise that TMR were assessing their clients Early Acquisition application. Correspondence is provided as **Attachment 3.**

The current estimate cost for acquisition of this property is Deliberation based on advice dated 29th April 2020 from TMR's Property Acquisition and Disposal team. This advice is included as **Attachment 4.**

Program Delivery and Operations
North Coast Region / Maroochydore Office
PO Box 1600
Maroochydore Qld 4558

Telephone **+61 7 5451 7055**
Facsimile +61 7 5451 7098
Website www.tmr.qld.gov.au
Email **b2n@tmr.qld.gov.au**
ABN 39 407 690 291

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Recommendation

I recommend that you grant approval for TMR to negotiate the purchase of Lot 11 on RP222413.

The request to purchase meets the requirement of TMR's *Early Acquisition Policy* on the following grounds:

- The whole of property is located within the identified corridor for the Beerburrum to Nambour Rail Upgrade Project.
- Lot 11 on RP222413 has been identified as required for the Beerburrum to Nambour Rail Upgrade Stage 1 project. The property is identified as being required and for inclusion for Project Upgrade Category C Planning in PRISM.

TMR have recorded and documented such discussion on 31st March 2020 and Addendum Letter dated 01st May 2020 **"Attachment 5"**

Yours sincerely

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade Project)

Scott Whitaker
Regional Director (North Coast Region)

(Decision) Approved/Not Approved

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MR

Queensland Government

Early Acquisition of Land Request
Department of Transport and Main Roads

To: Director (Property Acquisitions and Disposals)

File number	Early Acquisition Registered Number	Local Authority Number	Road Number	Job Number
450/01766	2020_22	0280	490	

Project name

B2N: Beerburrum to Nambour Rail Upgrade

Property description

Lot	Plan	Address
11	RP222413	21 Barrs Road, Glass House Mountains QLD

Current WBS element (if applicable)

52-008581087.C.DE.1

Anticipated construction commencement date	Anticipated construction completion date	Region/District officer's name and contact number for enquiries
/ /	/ /	Mark Longhurst (B2N Project Manager)/ Ellyce Galvin Ph 1800 517 177

Is the property currently tenanted? No ☑ Yes ☐ Is vacant possession required at settlement? No ☐ Yes ☐

Can property rental continue after settlement? No ☑ Yes ☐

Are the structures to be demolished? No ☐ Yes ☑ Expected date of demolition of structures 03 / 10 / 2020

Please take the following action:

☑ The property owner/s have requested that the department purchase the property and a copy of this request is attached for your information.

Please commence negotiations to acquire the property. An Early Acquisition of Land Handover Package Checklist is attached containing relevant information to support these negotiations.

Decision maker's signature

Date / /

Decision maker's name

Designation

As delegate of the Chief Executive
Department of Transport and Main Roads

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Early Acquisition of Land Handover Package Checklist (If not attached, please give reason for non-attachment)

No.	Details	Attached	N/A	Comments
No. 1	Memo to Director (Property Acquisitions and Disposals) with approval to negotiate purchase, project and owner background.	☑	☐	
No. 2	Copy of owner's request to the Regional/District Director seeking purchase.	☑	☐	
No. 3	Copy of letter from the Regional/District Director to owner/s agreeing to enter into negotiations to purchase property.	☑	☐	
No. 4	Copy of advice from TCAF that funding has been approved, including ITP number.	☐	☑	ITP Number has been allocated, however TCAF funds not required. Project funds will be used for acquisition cost
No. 5	Copy of estimate from Property Officer.	☑	☐	
No. 6	Current Title Search (no older than one month).	☑	☐	
No. 7	Interests not registered on Title (billboards, unregistered leases, etc.)	☐	☑	
No. 8	Copy of the Survey Plan/Locality Plan/ Proposed Impact Plan for the relevant property.	☑	☐	
No. 9	Annexure 7.1 Native Title Assessment form.	☑	☐	
No. 10	Owner's contact details: • Home telephone number • Mobile telephone number • Business telephone number • Email address • Postal address.	☑	☐	All correspondence to be via N/R N/R
No. 11	Copies of any correspondence or consultation notes that exist between the Region/District and the owner.	☑	☐	
No. 12	Copy of RPData report including sales history and rental history.	☑	☐	

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Wendy L Feltus

From: TMR Native Title <sharepoint@intranet.tmr.qld.gov.au>
Sent: Thursday, 30 April 2020 7:44 AM
To: Ellyce C Galvin; Native Title
Subject: Assessment Initiated: B2N Early Acquisition - 21 Barrs Road, Glass House Mountains

Assessment has been initiated: B2N Early Acquisition - 21 Barrs Road, Glass House Mountains

Created by: Ellyce C Galvin on 30/04/2020 7:43:54 AM

Target Date: Saturday, 30 May 2020

Current Status: Yet to commence

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CoreLogic: RP Data Professional

Property Detail

Print this Page

21 Barrs Road Glass House Mountains, QLD, 4518

- - - 11.98Ha

Collapse | Main Photo (javascript:void(0)) | Street View (javascript:void(0)) | Map (javascript:void(0))



Property Attributes

- - - 11.98Ha Update Data

Property Type: House

Last Sale Details

Sale Price: $393,000
Sale Date: 13 Jun 2000
Settlement Date: 28 Jun 2000
Sale Type: Normal Sale

Land Use 1: Dwelling - Large Housesite
Zoning: RURAL (2130)

Legal Description

RPD: L11 RP222413
LA: Sunshine Coast Regional - Caloundra
Issue Date: Feb 01
VG Number: 00201100000000
Fee Code: Freehold
Owner Code: Private Person

Get Title Reference (javascript:openTitlesModal('4751976', 'QLD'))

Land Values

Valuation Date	Unimproved Capital Value	Valuation Number
30 Jun 2019	$560,000	00201100000000

Ownership

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A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 57 of 341

Property Tasks

Customise Tasks

Signature CMA Report | 1 Page PDF | Radius Search | Property Report | Valuation Report | Rental AVM Report | Suburb Stats Report | Add to My Watch List | Buy a Title Document

Export ADL Form Data | Depreciation Calculator | 中文版 房地产报告 | Signature Rental CMA

Suburb Snapshot

The following statistics apply to Houses in GLASS HOUSE MOUNTAINS*

- Change in Median Price (5yrs) is 17.4%
- Annual Change in Median Price (10yrs) is 1.2%
- Median Asking Rent for GLASS HOUSE MOUNTAINS is $440 per week
- Median Days on Market is 47 days

*Statistics are calculated over a rolling 12 month period.

Property Features

Other Features

- **Development Zone:** Rural Zone
- **Sewage:** No
- **Water:** Yes

Development Permits

Data Provided by **Cordell**

Submission Date	Permit Date	Permit No	DA Type	Build Value ~	Build Area ~	View All Details
Nov 2016	28 Nov 2016	6385	SWIMMING POOL/SPA	$ 31,326.00	37 m^2	View Detail

~ Actual or Best Estimate

Sales History

Transfer Date	Sale Type	Sale Price	Vendor Name	Vendor Relationship	Sold By
13 Jun 2000	Normal Sale	$393,000	N/R		
15 Apr 1991	Normal Sale	$250,000			

On The Market History - For Sale

Property Listing | Agency Campaigns

No information available.

On The Market History - For Rent

No information available.

Phone Records

Name	Address	Phone
N/R	21 BARRS RD GLASS HOUSE MOUNTAINS QLD 4518	N/R

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A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 58 of 341

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33803251
Search Date: 30/04/2020 08:38

Title Reference: 17333080
Date Created: 31/05/1989

Previous Title: 16317004

REGISTERED OWNER

Dealing No: 704163998 10/07/2000

ESTATE AND LAND

Estate in Fee Simple

LOT 11 REGISTERED PLAN 222413
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 16317004 (POR 779)

2. MORTGAGE No 704164001 10/07/2000 at 12:36
   CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: SMIS .

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From: Melanie C Dei Rossi
To: Ellyce C Galvin
Cc: Mark C Longhurst
Subject: RE: FOR APPROVAL: Early Acquisition Package - 21 Barrs Road
Date: Tuesday, 5 May 2020 5:10:00 PM
Attachments: M4637_CFD.pdf
image001.jpg

Happy to approve but the attached includes N/R as contact – assume this needs updating.

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

cid:image003.jpg@01D6038C.46C99890

From: Ellyce C Galvin
Sent: Friday, 1 May 2020 3:37 PM
To: Melanie C Dei Rossi
Cc: Mark C Longhurst
Subject: FOR APPROVAL: Early Acquisition Package - 21 Barrs Road

Good afternoon,

Please find attached Early Acquisition Package for 21 Barrs Road, Glass House Mountains for review and approval.

Mel – please sign the Memo if you approve. I will then forward the Memo and the M4637 Form for Scott to sign.

If you have any questions please don't hesitate to contact me.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region

Released under RTI - DTMR

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 25 February 2019 2:59 PM
To: Barbara van Heerden; Troy C Mills; Travis D James; ' N/R
Subject: Beerburrum - Nambour Rail Upgrade Survey works- progress report

Hi everyone

Please see below for progress update on the survey component of the B-N.

I have highlighted any key actions/ questions/ risks in blue below.

Survey Works in Progress

ID	Package/ Area	Status	Delivery ETA
MR102314 A	N/R		
MR102314 C			
MR102314 D			
MR102314 E			
MR102314 F,G			
MR102314 H			
MR102314 I			
MR102314 K			
MR102217			
MR102314 J	Barrs Rd- Moffats connection	TMR Internal- commence mid-March	12/04/2019
GNSS	N/R		
MR12314 B			
Rail Corridor Survey			

Key Risks & Requirements

- Notice of Entry
  - Will be issued to all impacted B-N properties- GIS Team assembling- Noe to be issued by 8th March.
  - Will require a cover letter to be approved by RD prior to issue to residents
- Deed of Agreement/ Access to QR Corridor
  - **Still awaiting advice if/ when access will be granted?**
  - We are able to commence any works on Station Carparks or the corridor until DoE or exemption approved

Released under RTI - DTMR

Comms

- No communication with externals planned until:
    - Ground survey commencement in Private Property (mid-March)
    - Negotiating/ discussing Corridor access with QR- awaiting DoA

Approvals

- Financial approval required for Survey consumables- will forward to RD through Troy.
- Training for staff- see below

Training and certification

- There are two mandatory certifications required to access the QR rail corridor-
    - Safely Access Rail Corridor (SARC)- approx. $490/pp
    - Working in Electrified Territory (WET)- approx. $220/pp
- Most surveyors trained for C2C:D, however I will need 2 staff refreshed that will be working on the B-N
- This may be a good opportunity to organise a 'group' session with anyone else planning on accessing the corridor- Designers/ Environment Officers etc – shall I arrange an estimate for the training?

Detailed survey timeline and delivery chart will be delivered shortly- still awaiting IT to approve Microsoft Project.

Please let me know if any issues of concerns.

Thanks

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI-DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 16 December 2019 4:45 PM
To: Mark C Longhurst; Melanie C Dei Rossi
Cc: Damian C Parker; Patrick K Stebbing; Jared S Muller; 'Brendan A Henry'
Subject: B-N Survey Progress Update

Good afternoon Melanie and Mark

Apologies for the delay in this- was in the field today.

Please see below for progress update for Survey and Site Investigation activities. I have also listed some of the key upcoming activities for 2020. Works are progressing well!

Of note, mention must be made of our internal TMR Surveyors- Pat and Jared, who have worked tirelessly to complete an extensive, and impressive volume of work in the last couple of months; including:

N/R

Current Status of Survey packages:

Park and Rides

- N/R

Ground and Feature Model areas

- N/R
- Barrs / Moffats- all areas complete by consultant (SCSP) excepting Lot 11 RP222413 – are we in a position yet to send our consultants on site to complete ground survey in this property?
- N/R

Survey Accurate Cadastral/ DCDB Model

- N/R

MLS Scanning

- N/R

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Control Survey

- N/R

Hydraulic Survey

- N/R

PUP Survey

- N/R

CORS/GNSS Base Stations

- N/R

Survey Model and Data Deliveries:

- Current issued model includes:
  - N/R
  - Moffats/ Barrs (ex Private Property)
  - N/R
- Anticipate to update our combined survey model at Christmas to include:
  - N/R
- Future update of model scheduled around end Jan 2020 to include
  - N/R
- Note priorities may change dependent upon advice from ARUP and QR etc

Survey Priorities- 2020:

Work Packages:

N/R

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Delivery Strategy:

-
- N/R

Procurement:

- N/R

P&R Site Investigations:

N/R

Thanks Melanie and Mark, hopefully I have covered everything!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Wendy L Feltus

From: Raymond F Miller
Sent: Friday, 5 July 2019 4:02 PM
To: Mark C Longhurst
Subject: B-N Survey Update

Hi Mark

Quick progress update:

- All contractors now re-started works, with anticipate delivery of initial packages Aug 2019
- MLS on hold due to equipment failure (no impact to program)
- Internal TMR works to commence 29th July
- Could you please let me know when the NoE's are issued?

ID	Package/ Area	Status	Consultant	Delivery ETA	Notes
GNSS	N/R				
GNSS					
MR102314 A					
MR 102314 B					
MR102314 C					
MR102314 D					
MR102314 E					
MR102314 F,G	Barrs Road- Coonowrin, Burgess St	Awarded- Works Underway	SCSP	August 2019	Amended area- Moffats/ SIW corner (old Caravan park)
MR102314 H	N/R				
MR102314 I					

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MR102314 K	N/R
MR102217	
MR102314 J	
MR102314 L	
MR12314 N	
MR102314 O ->	

** Works underway in Road Reserve **only**- No private property work until Notice of Entry issued

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Thursday, 23 July 2020 5:20 PM
To: N/R
Subject: FW: B2N project access for survey request - 21 Barrs Road

FYI

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District

-------- Original message --------
From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Date: 23/7/20 17:11 (GMT+10:00)
To:
Subject: B2N project access for survey request - 21 Barrs Road

Hi

Thank you for taking my call today. As discussed, our surveyors were seeking access to complete the topographical surveys to allow design options for the B2N project to be completed.

As shown in the map below, the green-shaded areas shows survey data already captured. We would like to complete surveys in the red-shaded area, between 27 July – 14 August if this is convenient. A TMR surveyor and two field assistants will complete the surveys. The surveyors use a 4wd for access and no other machinery will be used.

Thank you for your consideration, we appreciate that this is a challenging time for your family.

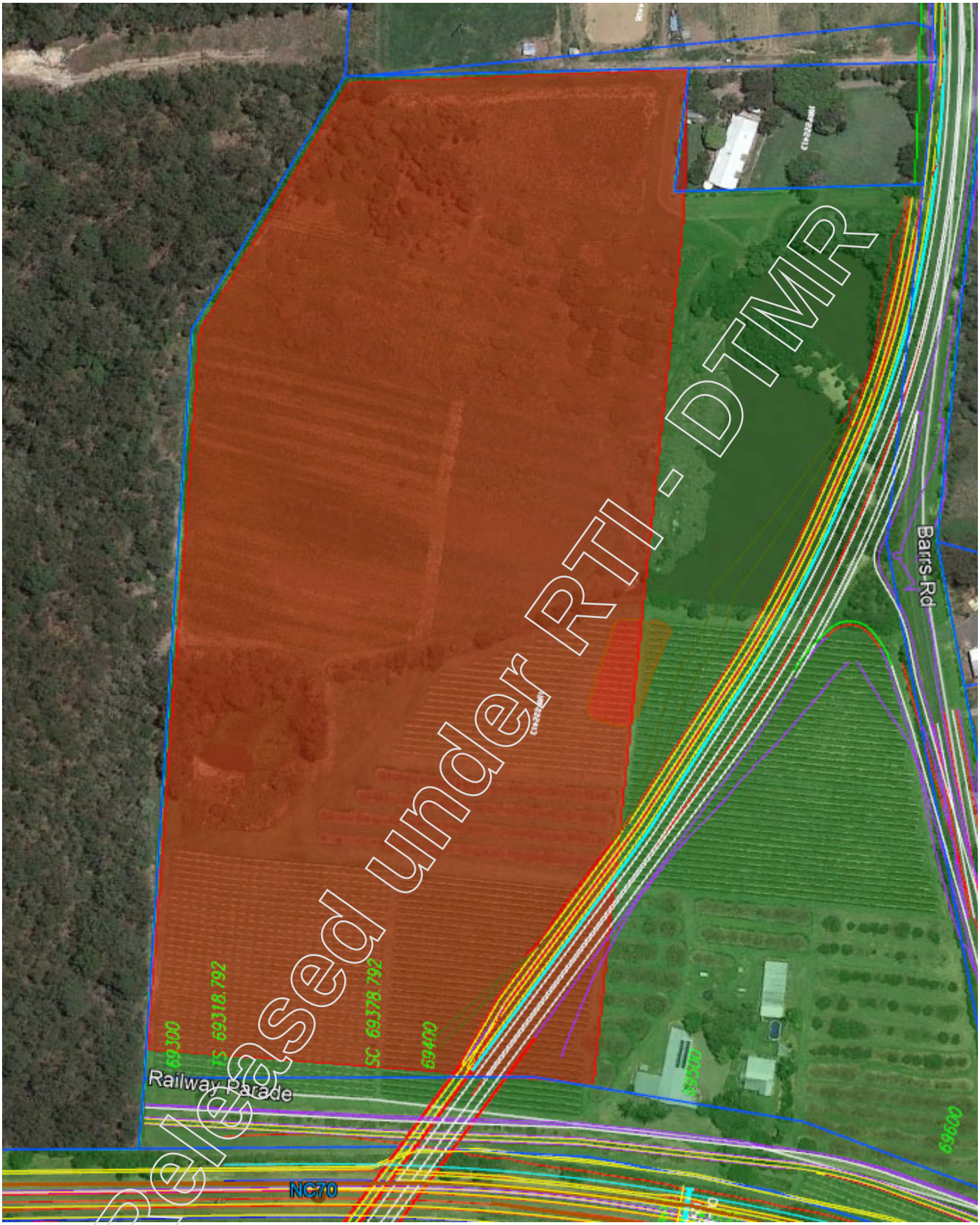
Please contact me at any time should you have any questions and let me know if there are any problems with this timing.

Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Phone: 1800 517 177
B2N@tmr.qld.gov.au
www.tmr.qld.gov.au/B2N

Released under RTI - DTMR



Released under RTI - DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Tuesday, 7 July 2020 1:28 PM
To: Andrew D Kinden
Subject: Fw: Upcoming property access- Topo Survey

21 Barrs Road contact:

From: Hayley L Greaves
Sent: Monday, April 20, 2020 10:08:15 AM
To: Raymond F Miller
Subject: RE: Upcoming property access- Topo Survey

My apologies, it is

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au



From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 10:07 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: Upcoming property access- Topo Survey

Hi Hayley

Just checking this number-

- 21 Barrs Rd are ok –

Released under RTI - DTMR

A lady answered and said wrong number?

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
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P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 9 April 2020 10:11 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: RE: Upcoming property access- Topo Survey

Hi Ray

- 21 Barrs Rd are ok –
-
-
-

N/R

I'm dropping by the office to collect the NoE file so I have something to play with in my spare time. I recall that TMR property office sent us a response to the NoE but I cant recall what they said. I recall that it went to Ellyce so I have followed up with her. I will update you with contacts for the tenanted properties as soon as I can.

I hope this helps

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Sent: Thursday, 9 April 2020 9:49 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: Upcoming property access- Topo Survey

Hi Hayley

Just wondering how discussions with 21 Barrs Road (1RP222413) are progressing? Would it be a suitable time for me to send our contract survey crews in there to complete ground survey?

Released under TI - DTMR

Additionally, we will need to access the following properties in the coming weeks for some extra Ground Survey (due to Reference Design changes). Could you please let me know if you have contact numbers for these:

- N/R

Thanks for your help Hayley!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
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P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Friday, 20 September 2019 3:49 PM
To: N/R
Subject: Fwd: Barrs Road Area, Glass House Section F - Additional Survey required

Hi N/R

Approved to proceed with the additional works as instructed.

However, please hold off accessing the private property until advised by us.

Thanks

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District

-------- Original message --------
From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Date: 6/9/19 06:33 (GMT+10:00)
To:
Cc: N/R
Subject: RE: Barrs Road Area, Glass House Section F - Additional Survey required

Thanks N/R

I'll send this through for approvals, will let you know when we can proceed.

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R

Released under RTI - DTMR

E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Wednesday, 4 September 2019 9:47 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: N/R
Subject: Barrs Road Area, Glass House Section F - Additional Survey required

Hi Ray

We have reviewed the additional survey required per the attached kmz and note as follows;

- N/R
- Full detail required on Moffats and Barrs Road
- N/R

We advise our fee to undertake the extra survey additional to our original scope is Deliberation ex GST.

Note this consists of Deliberation ex GST of service location by others.

Regards

N/R

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Wendy L Feltus

From: Raymond F Miller
Sent: Friday, 30 August 2019 1:31 PM
To: N/R
Subject: MR102314- Barrs Road Area extension
Attachments: MR102314 F 300819.kmz

Hi N/R

As discussed, we will need to expand the survey area around Barrs Road/ Moffats Road due to a recent design request from our PM. Updated extents attached in KML.

Full detail required in supplied area. Please note:

- N/R
- Full detail required on Moffats and Barrs Road
- N/R

Could you please provide an estimate (using TMR ECS rates) for completion of these additional areas? I will set this up as a variation to your existing contract.

Thanks for your help guys!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Thursday, 23 July 2020 2:57 PM
To: Hayley L Greaves
Cc: Andrew D Kinden
Subject: RE: 21 Barrs Rd

Thanks Hayley

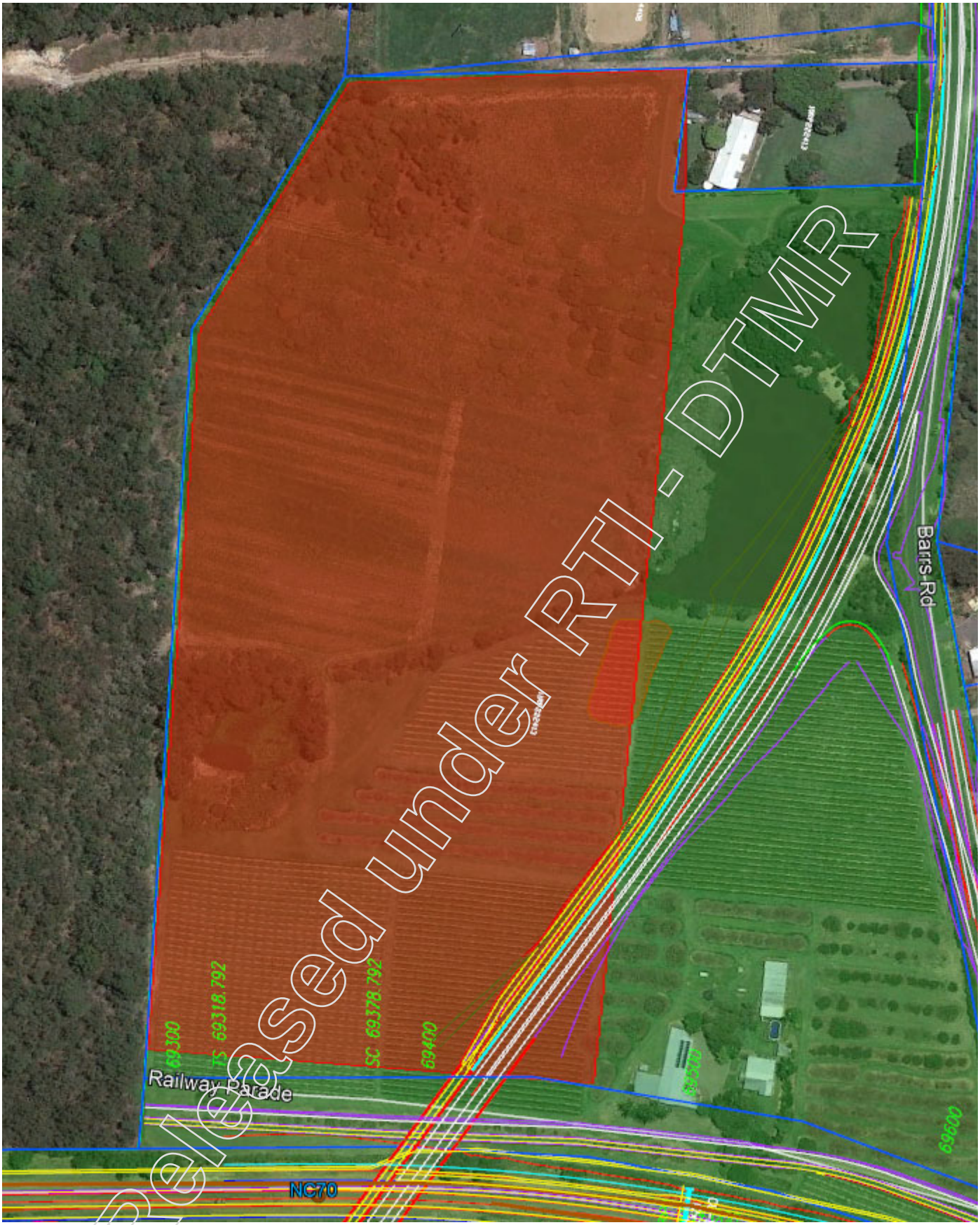
We will need access to extend the existing topo survey on the Property as per below image. Green areas denote survey data already captured by contractors (for older bridge design); we will need to extend to the red area to cover off on the current, and all possible future design variations for the Barrs Road bridge.

I intend on tasking Andy Kinden (DTMR Surveyor) and two field assistants to complete this task. No external contractors will be present on site for this work. 4wd access only and no machinery will be used.

Proposed timing- ideally we would like to access this property from 27/07 – 14/08, but happy to push to end to August if more acceptable.

Thanks for your help with this Hayley

Released under RTI - DTMR



Released under RTI - DTMR

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 23 July 2020 2:42 PM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: 21 Barrs Rd

Hi Ray

I spoke with and they are happy to have the surveyors enter the property. They have just asked that we put the request in writing (via email) outlining when and what we are seeking.

So, if you advise when the contractors are planning to undertake the survey, I will email and cc a copy to you.

Hope this helps

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Friday, 6 September 2019 6:33 AM
To: N/R
Cc:
Subject: RE: Barrs Road Area, Glass House Section F - Additional Survey required

Thanks N/R

I'll send this through for approvals, will let you know when we can proceed.

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Wednesday, 4 September 2019 9:47 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: N/R
Subject: Barrs Road Area, Glass House Section F - Additional Survey required

Hi Ray

We have reviewed the additional survey required per the attached kmz and note as follows;

- N/R
- Full detail required on Moffats and Barrs Road
- N/R

We advise our fee to undertake the extra survey additional to our original scope is Deliberation ex GST.

Note this consists of Deliberation ex GST of service location by others.

Regards

N/R

Released under RTI - DTMR

N/R

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Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 20 April 2020 8:57 AM
To: N/R
Subject: RE: Glasshouse GFM Completion - Section F

Thanks N/R 'll call them today to check.

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Monday, 20 April 2020 8:55 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: Re: Glasshouse GFM Completion - Section F

Hi Ray

We would be able to have a surveyor on-site to continue this job tomorrow - is that enough time your end to advise property owner?

Regards

N/R

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Released under RTI - DTMR

On Tue, 14 Apr 2020 at 15:13, Raymond F Miller <raymond.f.miller@tmr.qld.gov.au> wrote:

Thanks N/R ; no rush on Glasshouse.

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

---

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Tuesday, 14 April 2020 1:42 PM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: N/R
Subject: Re: Glasshouse GFM Completion - Section F

Hi Ray

We are just completing a job for N/R out at As such I will know more in the next few days regarding when we can recommence the Glasshouse job. Let me know if Glasshouse is urgent from your point of view and we will rethink our resources.

Regards

N/R

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On Thu, 9 Apr 2020 at 10:30, N/R wrote:

Hi Ray

Tks for that will be in touch shortly regarding when we can be on site.

Regards

N/R

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On Thu, 9 Apr 2020 at 10:18, Raymond F Miller <raymond.f.miller@tmr.qld.gov.au> wrote:

Hi N/R

Thanks for your patience with this. We now have the go-ahead to recommence survey on Barrs Road Private Property (remainder of Section F).

Released under RTI - DTMR

Could you please let me know when you would have availability over the coming weeks to allocate a crew? I'll make contact with the property owner following this to arrange access.

Thanks

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

---

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Wednesday, 22 January 2020 9:04 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: Glasshouse GFM Completion - Section F

Hi Ray

Just checking if there was any further news on go ahead for the final section of detail still to be completed for above?

No worries if not just thought I would check.

Regards

N/R

Released under RTI - DTMR

N/R



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****

Released under RTI - DTMR

Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 20 April 2020 10:14 AM
To: N/R
Subject: RE: Glasshouse GFM Completion - Section F

Hi N/R

Good to go,

Could N/R please doorknock to let the property owner know he has arrived for the day:

Otherwise please call

Thanks

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Monday, 20 April 2020 8:58 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: Re: Glasshouse GFM Completion - Section F

Tks Mate

No worries if it is a drama we can start later just have N/R available tomorrow.

Regards

N/R

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On Mon, 20 Apr 2020 at 08:56, Raymond F Miller <raymond.f.miller@tmr.qld.gov.au> wrote:

Thanks N/R, I'll call them today to check.

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From N/R
Sent: Monday, 20 April 2020 8:55 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: Re: Glasshouse GFM Completion - Section F

Hi Ray

We would be able to have a surveyor on-site to continue this job tomorrow - is that enough time your end to advise property owner?

Regards

N/R

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On Tue, 14 Apr 2020 at 15:13, Raymond F Miller <raymond.f.miller@tmr.qld.gov.au> wrote:

Thanks N/R ; no rush on Glasshouse.

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

---

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Tuesday, 14 April 2020 1:42 PM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc N/R
Subject: Re: Glasshouse GFM Completion - Section F

Hi Ray

We are just completing a job for N/R out at N/R . As such I will know more in the next few days regarding when we can recommence the Glasshouse job. Let me know if Glasshouse is urgent from your point of view and we will rethink our resources.

Regards

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N/R



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On Thu, 9 Apr 2020 at 10:30, N/R wrote:

Hi Ray

Tks for that will be in touch shortly regarding when we can be on site.

Regards

N/R



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On Thu, 9 Apr 2020 at 10:18, Raymond F Miller <raymond.f.miller@tmr.qld.gov.au> wrote:

Hi N/R

Thanks for your patience with this. We now have the go-ahead to recommence survey on Barrs Road Private Property (remainder of Section F).

Could you please let me know when you would have availability over the coming weeks to allocate a crew? I'll make contact with the property owner following this to arrange access.

Thanks

Kind Regards;

Raymond Miller

B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

---

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
Sent: Wednesday, 22 January 2020 9:04 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: Glasshouse GFM Completion - Section F

Hi Ray

Just checking if there was any further news on go ahead for the final section of detail still to be completed for above?

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No worries if not just thought I would check.

Regards

N/R

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****

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Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 20 April 2020 10:12 AM
To: Hayley L Greaves
Subject: RE: Upcoming property access- Topo Survey

Thanks for that- Just spoke to now- we will start survey work possibly tomorrow or Wed.

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

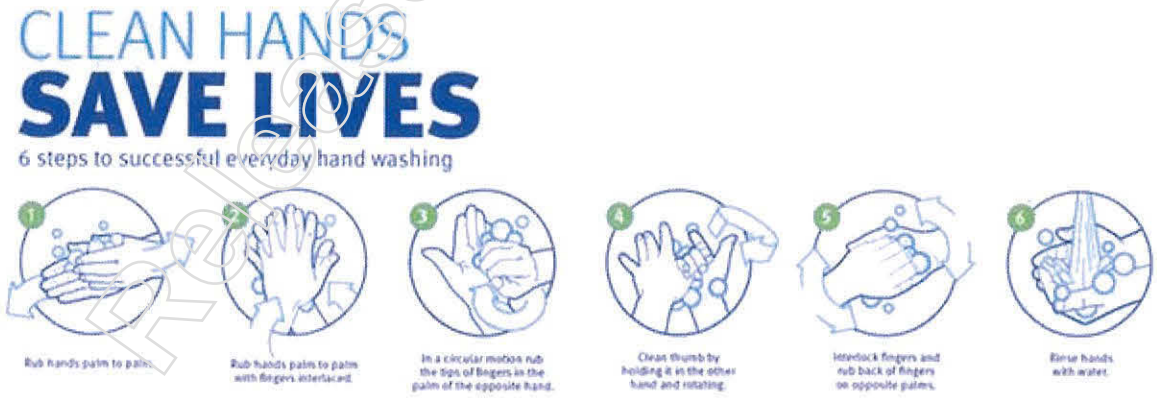
Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 10:08 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: RE: Upcoming property access- Topo Survey

My apologies

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au



From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 10:07 AM

Released under RTI - DTMR

To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: Upcoming property access- Topo Survey

Hi Hayley

Just checking this number-

- 21 Barrs Rd are ok –

A lady answered and said wrong number?

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
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P: 5459 1776 | M: N/R
E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 9 April 2020 10:11 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: RE: Upcoming property access- Topo Survey

Hi Ray

- 21 Barrs Rd are ok –
-
- N/R
-

I'm dropping by the office to collect the NoE file so I have something to play with in my spare time. I recall that TMR property office sent us a response to the NoE but I cant recall what they said. I recall that it went to Ellyce so I have followed up with her. I will update you with contacts for the tenanted properties as soon as I can.

I hope this helps

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Sent: Thursday, 9 April 2020 9:49 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: Upcoming property access- Topo Survey

Hi Hayley

Just wondering how discussions with 21 Barrs Road (1RP222413) are progressing? Would it be a suitable time for me to send our contract survey crews in there to complete ground survey?

Additionally, we will need to access the following properties in the coming weeks for some extra Ground Survey (due to Reference Design changes). Could you please let me know if you have contact numbers for these:

- N/R

Thanks for your help Hayley!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Wendy L Feltus

From: Raymond F Miller
Sent: Thursday, 9 April 2020 9:49 AM
To: Hayley L Greaves
Subject: Upcoming property access- Topo Survey

Hi Hayley

Just wondering how discussions with 21 Barrs Road (1RP222413) are progressing? Would it be a suitable time for me to send our contract survey crews in there to complete ground survey?

Additionally, we will need to access the following properties in the coming weeks for some extra Ground Survey (due to Reference Design changes). Could you please let me know if you have contact numbers for these:

- N/R

Thanks for your help Hayley!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au

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N/R

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 13 May 2020 9:24 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; John C Schmidt <John.C.Schmidt@tmr.qld.gov.au>
Subject: FW: Amendment to Gazettal of land preservation

Hi Ray

It would be good if you could work with Brendan to provided John Schmidt an updated preservation boundary for amendment.

Apart from the four N/R residential allotments, we are removing N/R and adding 21 Barrs Road, which I am sure you are familiar with.

It would be good if this could be pushed through ASAP for John to start this process.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From N/R
Sent: Tuesday, 12 May 2020 5:19 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; N/R
N/R N/R
N/R
Subject: RE: Amendment to Gazettal of land preservation

Hi Damian,

The four properties identified on the eastern side of the rail corridor off N/R in the figure below are not impacted by the current proposed works. The Business Case proposes a noise wall in this area (which is retained in the current concept design). At this stage there is no further impact (i.e. all rail widening is to the west in this area, with a single rail maintenance access also on the west). If QR concept of maintenance proposes any changes to maintenance access road this will also need to be considered, however the current concept design is not proposing works on the eastern side of the rail corridor. Also noting that any options for curve easing in this area will realign the rail corridor further west and away from these properties.

N/R

Kind regards,

N/R

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N/R

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Tuesday, May 12, 2020 5:04 PM
To: N/R
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; N/R
N/R
Subject: [External] Amendment to Gazettal of land preservation

Hi

I know there is a lot of urgent tasks floating around, however this one is urgent as we are managing some land transactions to avoid them getting more difficult, so your response by midday Wed would be appreciated.

We are about to start the process to have some amendments made to the list of properties that are captured under the land preservation system for this project.

There is two distinct sections we are amending, Barrs/Coonowrin and the N/R rea.
The Barrs/Coonowrin is very straight forward, however we have identified four residential allotments from the list as they appear to have being inadvertently included on the list.

I've included a snippet the four allotments as well as a PDF presentation plot to show context to the reference design.

N/R

ACTION
Please confirm that the inclusion of the four allotment was in fact a mistake and there is no reason not to remove them from the rail corridor reservation listing.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
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****

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Wendy L Feltus

From: Ellyce C Galvin
Sent: Thursday, 18 June 2020 1:59 PM
To: Melanie C Dei Rossi
Subject: B2N property transaction costs using B2N funds
Attachments: PAD B2N property costs to date.xml

Hi Mel,

Please see below list of properties purchased using B2N funds:

- N/R

Total N/R inc GST – total breakdown can been seen in PAD B2N property costs to date SS attached

There are 2 pending Early Acquisition applications for B2N:

- 21 Barrs Road, Glass House Mountains – estimated cost Deliberation We submitted this package to PAD for processing using B2N funds. This property still may not proceed via early acquisition and may end up being acquired via the formal resumption process
- N/R

If you require any clarification please don't hesitate to contact me.

Thank you

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Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
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Estimate Disclaimers – Land Acquisition

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If this information falls within the scope of an RTI application please consult with Property Acquisitions and Disposals, Department of Transport and Main Roads prior to considering releasing this document.

This estimate was prepared on the following basis:

1. The estimate is based on the whole take requirement from 21 Barrs Road, Glasshouse Mountains.

2. The following estimate has been undertaken as a desktop exercise only and has been prepared as a guide for internal budgeting purposes.

3. The estimate is current as at 24 February 2020 and is valid for a period of three months from that date.

4. The PAD Acquisition costs comprise an estimate of costs for valuation, title correction and survey and is based on the estimate of the real estate amount. The PAD On-Costs comprises of PAD's commission which is based on 11% of the settlement amount of the acquisition of land. The estimate is exclusive of any GST which may be applicable.

5. The estimate of compensation is based on loss of land and disturbance items. These are assessed on the current market value and the current potential 'highest and best use' of the land. No allowance has been made for enhancement.

6. No searches, such as town planning, council, flooding, heritage, contamination, environmental or building searches were undertaken for this estimate.

7. Inspections have not been carried out and no discussion or consultation has been conducted with owners or tenants.

8. The internal fit-out and finish of the properties could not be established but was assumed to be fair and reasonable.

9. Measurement of affected structures were not conducted.

10. The estimate is based on acquiring the freehold interest. No consideration has been given to acquiring secondary interests in land such as an easements or other encumbrances or other interests benefiting or burdening the land.

11. As no financial data is available for loss of crops, only a general allowance has been made for these losses.

12. The estimate does not include an allowance for interest.

13. The estimate does not include an allowance for any costs (including interest) associated with land court actions or proceedings.

- END OF DOCUMENT -

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From: Ruth M Holding
To: Ellyce C Galvin
Cc: Deanne E Wheeler; Melinda J Ryals
Subject: 21 Barrs Road, Glasshouse Mountain estimate
Date: Monday, 24 February 2020 12:09:54 PM
Attachments: 21 Barrs Road, GHM disclaimer.doc

Hi Ellyce,

The estimate for the whole take of 21 Barrs Road, Glasshouse Mountains is Deliberation. This estimate must be read in conjunction with the attached disclaimer.

Also, regarding the resumption package, we have reviewed the Background Information however Mel is in meetings for the rest of the day, so we'll give you a call tomorrow to discuss.

Any questions, please let me know.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin
Sent: Thursday, 20 February 2020 3:59 PM
To: Melinda J Ryals
Cc: Ruth M Holding ; Deanne E Wheeler
Subject: RE: B2N - Stage 1 resumptions

Hi Melinda,

That's Ok. I will use the 2019 estimates for my Stage 1 cost estimates.

Are you able to provide a cost estimate for a full take of 21 Barrs Road, Lot 11RP222413?

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
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P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

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From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Thursday, 20 February 2020 10:56 AM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Deanne E Wheeler <Deanne.E.Wheeler@tmr.qld.gov.au>
Subject: RE: B2N - Stage 1 resumptions

Hi Ellyce,

Unfortunately we will need to see the latest property impact plans in order to provide you with an updated estimate of compensation. Just using the area is not enough, as we need to be able to visualise the project impact to the improvements on site and the balance land.

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
(07) 3066 8515 | M: N/R melinda.j.ryals@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Wednesday, 19 February 2020 8:22 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Cc: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Deanne E Wheeler <Deanne.E.Wheeler@tmr.qld.gov.au>
Subject: RE: B2N - Stage 1 resumptions

Hi Melinda, we don't have confirmed boundaries as yet for Stage 1 (hopefully soon). Are you able to estimate based on the "area required Ha" column in the attached SS? I've updated a few of these properties since those last drawings you received in Sept so probably best to estimate off this Spreadsheet.

Thanks!

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558

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www.tmr.qld.gov.au

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Tuesday, 18 February 2020 1:57 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Deanne E Wheeler <Deanne.E.Wheeler@tmr.qld.gov.au>
Subject: Re: B2N - Stage 1 resumptions

Hi Ellyce

We're happy to update these estimates.

Could you please confirm if you would like us to work off the plans previously provided by Hayley in Sep 2019 (see attached)? If the project has any detailed drawings, it would be appreciated if a copy could be provided as it always assists with completing estimates.

Kind Regards,

Kind Regards

Melinda Ryals
Area Manager (Special Projects) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Monday, 17 February 2020 11:59 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>; Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Subject: B2N - Stage 1 resumptions

Hi Melinda and Ruth,

The B2N team have progressed further with identifying the impacted properties for Stage 1 works package. I have attached a list for the identified properties. (This list if separate from the early works package we have previously been working on.)

Are you able to provide an updated estimate costs for these properties?

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You will see in this list there is National Park land – we are likely to avoid these National Parks however if you could please provide these estimates that would be great.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Ruth M Holding
To: Ellyce C Galvin
Cc: Hayley L Greaves; Melinda J Ryals
Subject: 21 Barrs Road, Glasshouse Mountains
Date: Wednesday, 17 June 2020 8:44:46 PM

Hi Ellyce,

Just to provide you with a brief update on the early acquisition of 21 Barrs Road, GHM - we have exchanged valuation figures with the claimant solicitor, unfortunately we are quite far apart on values. The Valuer representing the claimant is at and the department's advice is This is just for the land, not any disturbance items. It appears there is a difference in valuation methodology adopted. We will continue our negotiations with a view of reaching agreement under early acquisition, however just thought I'd flag this with you to make sure this one is included in the resumption package for Stage 1, in the event we don't reach agreement under early acquisition.

Thanks.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Ruth M Holding
To: Hayley L Greaves; Ellyce C Galvin; Mark C Longhurst
Cc: Melinda J Ryals
Subject: 21 Barrs Road, Glasshouse Mountains
Date: Friday, 17 July 2020 2:15:57 PM

Hi Hayley & Ellyce,

Mel and I met with their Solicitor and Valuer earlier today to discuss the early acquisition of 21 Barrs Road. Both Valuers have used different methodology and unfortunately we did not reach agreement of any of the issues discussed, however the solicitor will lodge a claim and we will continue with early acquisition negotiations.

Throughout discussions, both stated they did not fully understand why their property was now required and requested information as to why the Project has decided to go through their property. Hayley, I know you have discussed this with them in the past, however can you please provide a summary outlining the reasons which I can forward onto their Solicitor. I note the summary contained within the new Background Information document may assist. Could you also advise if someone within the project would be willing to discuss this with their solicitor?

are also seeking to understand where the overpass would be situated on their property. It seems they are wondering if a part take resumption would be possible? I advised I would check with the Project to determine if we can provide them with the latest design plan, can you please advise if a design plan can be provided to their solicitor?

I also just wanted to flag with you that these owners may object, once the resumption process commences.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

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P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Sent: Thursday, 13 August 2020 3:34 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>; Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>; John C Schmidt <John.C.Schmidt@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; Carol L Lewis <Carol.L.Lewis@tmr.qld.gov.au>
Subject: RE: Amendment to Gazettal of land preservation

Hi Hayley

Screenshot from PRISIM below- looks like Barrs/ Moffats have been added as CAT B, but N/R has not been removed from CAT D?

Brendan/ John, could you please advise current status?

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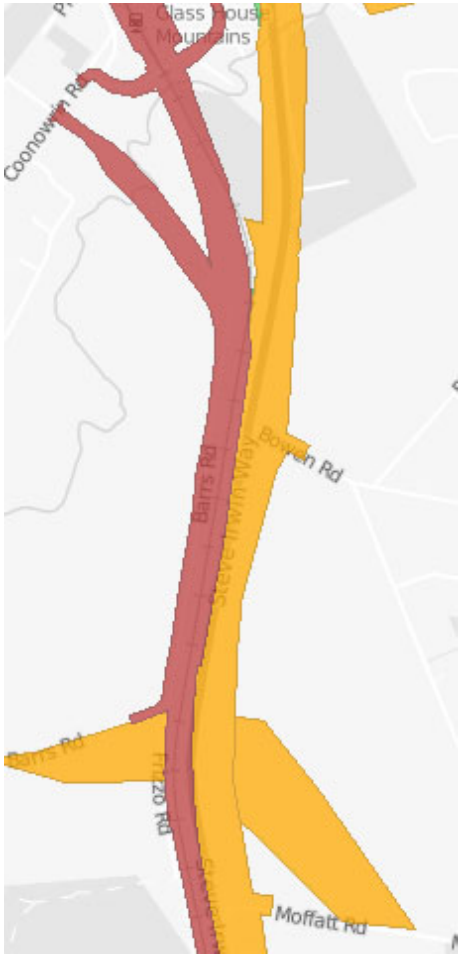

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
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P: 5459 1776 | M: N/R

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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Wednesday, 12 August 2020 11:03 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; John C Schmidt <John.C.Schmidt@tmr.qld.gov.au>; Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>; Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; Carol L Lewis <Carol.L.Lewis@tmr.qld.gov.au>
Subject: RE: Amendment to Gazettal of land preservation
Importance: High

Hi Damian

Can you advise if this process has progressed? Our response to the Minister's officer regarding N/R is yet to go out so they have asked for a refresh of the content I provided. I believe that the content is still current unless we have progressed with the process to release the requirement on any of these properties.

Appreciate your advice

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 13 May 2020 9:24 AM
To: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; John C Schmidt <John.C.Schmidt@tmr.qld.gov.au>
Subject: FW: Amendment to Gazettal of land preservation

Released under RTI - DTMR

Hi Ray

It would be good if you could work with Brendan to provided John Schmidt an updated preservation boundary for amendment.

Apart from the four N/R residential allotments, we are removing N/R and adding 21 Barrs Road, which I am sure you are familiar with.

It would be good if this could be pushed through ASAP for John to start this process.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

N/R

Released under RTI - DTMR

N/R

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Tuesday, May 12, 2020 5:04 PM
To: @arup.com>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; @arup.com>
Subject: [External] Amendment to Gazettal of land preservation

Hi

I know there is a lot of urgent tasks floating around, however this one is urgent as we are managing some land transactions to avoid them getting more difficult, so your response by midday Wed would be appreciated.

We are about to start the process to have some amendments made to the list of properties that are captured under the land preservation system for this project.

There is two distinct sections we are amending, Barrs/Coonowrin and th N/R area.
The Barrs/Coonowrin is very straight forward, however we have identified four residential allotments from the list as they appear to have being inadvertently included on the list.

I've included a snippet the four allotments as well as a PDF presentation plot to show context to the reference design.

N/R

ACTION

Released under RTI - DTMR

Please confirm that the inclusion of the four allotment was in fact a mistake and there is no reason not to remove them from the rail corridor reservation listing.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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N/R

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Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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N/R

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Tuesday, 31 March 2020 2:09 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: DIRECTION REQUIRED: Early Acquisition Application N/R

Good afternoon,

Released under RTI - DTMR

I believe we have now undertaken consultation today with the property owner at 21 Barrs Road regarding the B2N project impacts to their property. We still have the below Early Acquisition Application pending. May I please have some direction on N/R EA application? Are we rejecting the application and lifting the Category C listing on this property? If we are still undecided, what actions are required so we can close this EA application?

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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ellyce.c.galvin@tmr.qld.gov.au
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From: Ellyce C Galvin
Sent: Monday, 16 March 2020 3:02 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: DIRECTION REQUIRED: Early Acquisition Application - N/R

Hi Mel,

We have received an application for Early Acquisition for N/R re acting on behalf of N/R N/R They have applied for Early Acquisition for TMR to purchase their property due to an offer to purchase for N/R was revoked due to the land requirement for B2N. *(Note: not all evidence has been supplied by N/R to demonstrate they have attempted to sell for a fair market price).* PAD's estimate for compensation is for N/R for this property.

The B2N project land requirement for N/R is pending as the the Barrs Road over pass option is being explored.

However the B2N haven't consulted the property owners at 21 Barrs Road regarding the impacts to their land for the Barrs Road overpass, however a letter has been sent 21st February 2020 to the property owners to meet to discuss impacts to their land. If the Barrs Road overpass doesn't proceed and is not an option than the B2N may want to consider the Barrs Road connection back through the Glasshouse mountains for which we would likely resume N/R

Diagram attached for your reference.

Options below for the Early Acquisition Application

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Option 1: Progress the assessment of Early Acquisition
I can request further evidence from their lawyers to demonstrate hardship in accordance with the Early Acquisition policy, and have Mark and Scott approve/reject the application

Option 2: Stall the application for Early Acquisition
Stall the application assessment for 1 week
Action: contact property owners to meet asap to discuss land impacts at 21 Barrs Road to gauge their receptiveness to the resumption process of their land.
2 Outcomes
Outcomes #1: Property owners seem receptive of the resumption process and subsequently the Category C land requirement is removed on N/R so TMR aren't forced into purchasing a property they don't require for the B2N projec
Outcomes #2: Property owners not receptive of the resumption process and the B2N team reconsider the Barrs Road overpass option and whether this proceeds or not

Give me a call if you require.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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October 2016

Beerburrum to Nambour Rail Upgrade Project

Reference design ready for business case

The Queensland Government is committed to the progressive priority upgrade of the North Coast Line to improve its safety, efficiency and reliability.

As part of the Beerburrum to Nambour Rail Upgrade Project (B2N Project), a business case is being developed to investigate the upgrade of the North Coast Line.

The business case is examining ways to improve the alignment and increase passenger and freight usage.

It is also investigating how infrastructure maintenance and operating costs can be reduced over the life of the project.

As part of preparing the business case, a reference design has been developed to demonstrate the project's proposed engineering solutions and provide assurance that project risks and cost estimates have been investigated thoroughly.

The reference design has focused on four main areas:

- **Enhance rail and road network integration** (for example, improve efficiency and reliability of the rail, maintain or improve both rail and road safety)
- **Community and environment** (for example, minimise impacts on the community and facilities, as well as the environment and ecology)
- **Provide value for money** (for example, developing a cost-effective and fit for purpose proposal)
- **Constructability** (for example, staged works to minimise impact on traffic and community, and consider existing infrastructure and flood zones).

Previous consultation – Glass House Mountains and Landsborough

The B2N Project team extends its thanks to the more than 130 local residents and stakeholders who provided feedback at four community information sessions in June 2016.

In Glass House Mountains, the project team sought feedback on two proposed options for the removal of the Barrs Road level crossing.

At Landsborough, residents provided feedback on the proposal to replace the Caloundra Street level crossing with a grade separated crossing, how they move around their local area, and the expansion of the park and ride facilities. This information helped the project team to develop and evaluate a range of possible options for the potential grade separation of the Caloundra Street level crossing.

More than 100 individual pieces of feedback were received via feedback forms and emails, with additional input collated online via the CollabMap interactive tool on the project website. This input has proved valuable in developing the reference design for the business case.

What is a business case?

A business case provides an assessment of a proposed project, by identifying both the benefits sought and problems to be solved, as well as ascertaining the best way to achieve the desired outcomes.

Business cases typically include a cost benefit analysis which enables the government to make informed investment decisions about infrastructure projects.

Business cases usually include community feedback on the proposed project and detail the broader economic and social impacts. They also detail how it will benefit local residents and businesses, solve infrastructure problems and improve facilities, while being cost-effective, timely and efficient.

The B2N business case is being developed by independent statutory body, Building Queensland, in partnership with the Department of Transport and Main Roads.

BUILDING QUEENSLAND

Queensland Government

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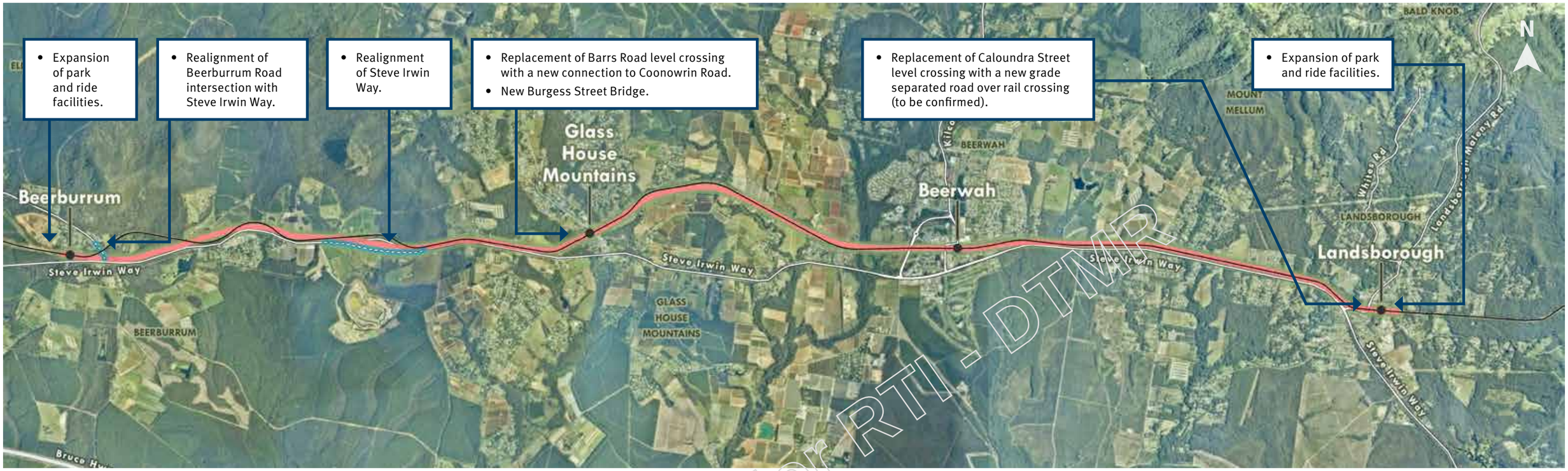
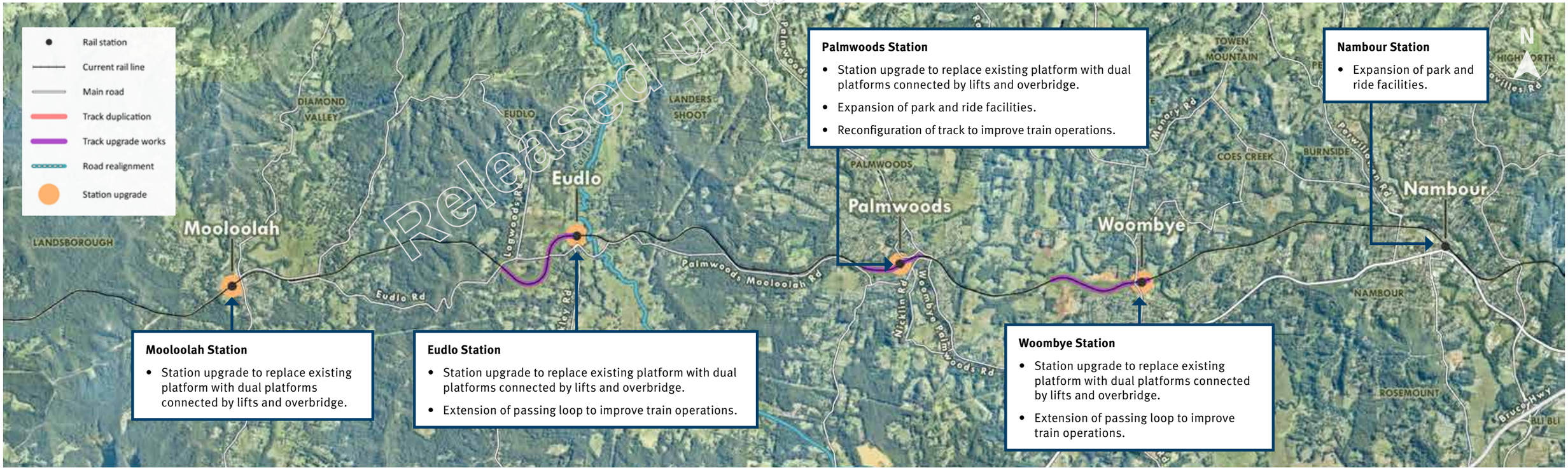
Beerburrum to Landsborough – track duplication on improved alignment



Landsborough to Nambour – upgrades to existing infrastructure



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Next steps

The project team is now preparing the business case based on the reference design. The business case is expected to be presented to government for consideration in 2017.

Find out more

The project team is committed to engaging with the community.

Further information sessions are being held in the coming weeks to display the business case reference design and provide information on how various options were assessed and the designs finalised.

Residents will be able to provide feedback at the sessions, by post or online until Monday 31 October 2016.

All feedback received will be analysed and collated into a report to accompany the business case.

Community information sessions

The project team will hold a series of B2N Project community information sessions in the coming weeks. The information sessions will provide an opportunity for community members and stakeholders to discuss the project, ask questions of the project team and provide feedback.

Landsborough Sports Complex (15 Tunnel Ridge Road, Landsborough)	
Saturday 15 October 2016	10am–12.30pm
Tuesday 18 October 2016	5.30pm–8pm

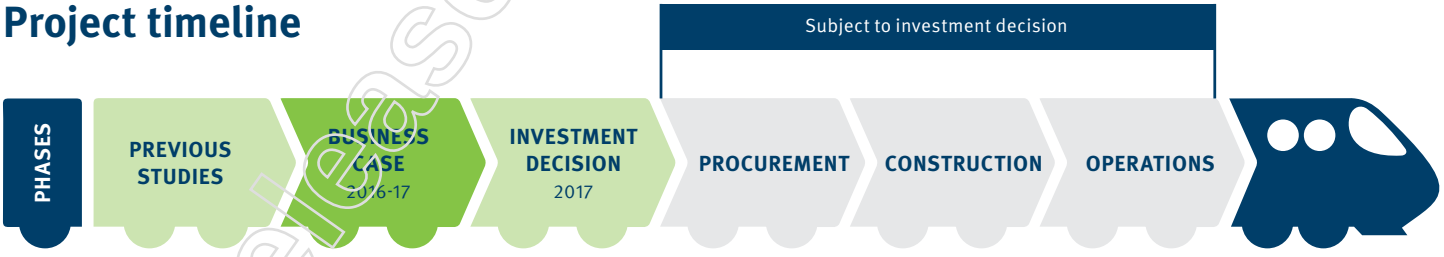
Glass House Mountains Community Hall (8 Coonowrin Road, Glass House Mountains)	
Wednesday 19 October 2016	5.30pm–8pm

Displays will also be at key locations across the Sunshine Coast, including council offices and libraries.

Get online

More information is available on the project webpage (**www.tmr.qld.gov.au/B2N**) or you can go to CollabMap — an interactive mapping tool — where you will find maps of the reference design in your area (**www.collaborativemap.com/B2N**).

Project timeline



Contact Us

For more details on the project, contact us at:

Phone: 1800 785 974* (8.30am–5pm, Monday–Friday)

Email: B2N@tmr.qld.gov.au **Website:** www.tmr.qld.gov.au/B2N

Post: The B2N Project team, GPO Box 50, Brisbane QLD 4000

* *Free call from anywhere in Australia. Call charges may apply for mobile phones and pay phones. Check with your service provider for call costs.*

13 QGOV (13 74 68)
www.tmr.qld.gov.au | www.qld.gov.au

Released under RTI by TMR

Media release

JOINT STATEMENT
Deputy Premier, Treasurer and Minister for Aboriginal and Torres Strait Islander Partnerships
The Honourable Jackie Trad
Minister for Transport and Main Roads
The Honourable Mark Bailey

Palaszczuk Government steams ahead on Beerburrum to Nambour

The Palaszczuk Government is delivering for Sunshine Coast commuters, announcing $160.8 million in funding for the Beerburrum to Nambour Upgrade as part of this year's Budget.

Deputy Premier and Treasurer Jackie Trad said this funding will allow the project to get underway immediately.

"The Palaszczuk Government has a clear track record of investing in the public transport infrastructure Queensland needs to support our growing population," Ms Trad said.

"That's why we're getting on with it – with money on the table now to get this duplication underway as soon as possible.

"The Beerburrum to Nambour Rail Duplication will deliver increased capacity, travel time savings for passenger and freight services, and increased reliability on the North Coast Line.

"It will reduce the competition between passenger and freight services, and enable vital public transport links to the rapidly growing Sunshine Coast area.

"This project wouldn't be able to happen if the Palaszczuk Government hadn't kickstarted it by doing the business case and submitting to Infrastructure Australia last year after 3 years of inaction by the former LNP Government."

The Beerburrum to Nambour Rail Upgrade Project involves duplication of about 20 kilometres of North Coast Line between Beerburrum and Landsborough.

Transport and Main Roads Minister Mark Bailey said Infrastructure Australia had given a favourable assessment of the business case for the upgrade recognising it as a priority project.

"While we welcome the Turnbull Government's recent funding announcement for this project, it's important to note they have not contributed their fair share under the national land transport network agreement," Mr Bailey said.

"Despite the fact that the federal LNP Government amended the national land transport network to include the Beerburrum to Nambour rail line so far they have only offered funding on a 50:50 basis.

Ironically, the rail line runs adjacent to the Bruce Highway, which receives 80:20 funding.

Mr Bailey recently approved the gazettal of land requirements, further signalling the State's commitment to progressing the project.

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"Declaration of the land requirements, which have already been subject to community consultation, will occur in the coming weeks, giving the local communities from Beerburrum to Nambour more certainty, and opening up the option for impacted properties to apply for early acquisition, subject to meeting early acquisition criteria," he said.

With the current funding on table for this project totalling more than $550 million, detailed design work can get underway now, to be followed by the commencement of construction.

"There's no reason why work can't start on this now while we continue to negotiate with the Turnbull government to get Queensland's fair share. We just need Malcolm Turnbull to get the funding flowing now"

"This is a huge project which we know will take years to complete, so let's get to work straight away and start to see this infrastructure delivered for the Sunshine Coast."

"It is also important to remember that none of these proposed new rail lines will work without Cross River Rail to open up the network.

"The only way extra capacity on the Sunshine Coast can work is if there are no bottlenecks further down the line."

ENDS

Media contact: **Clare Manton** N/R

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Wendy L Feltus

From: Ellyce C Galvin
Sent: Friday, 21 February 2020 10:52 AM
To: Mark C Longhurst
Subject: B2N Resumption Expenditure per FY

Hi Mark,

As discussed please see below estimated expenditure per FY for B2N

Resumption Priority	Description	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
A1	Beerburrum to Barrs Road	Deliberation						
A1a	Steve Irwin Way Duplication							
A2	Glass House mountains to Beerwah							
A3	Landsborough Park & Ride							
A3b	Landsborough Park n Ride SE Extra							
A3c	Landsborough Park n Ride - foundry							
B1	Landsborough overpass							
B2	Landsborough North National Park (passing loops)	N/R						
C	Landsborough North							
	Total							

	Properties already purchased	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
B2N	TMR/GLR purchased properties using B2N funds FY 19/20	N/R						
TCAF	TMR/GLR purchased properties using TCAF							
B1a	Landsborough overpass - Early Acquisition due to settle by June 2020							
N	Properties not required							
	Total							
	GRAND Total							

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Wendy L Feltus

From: Ellyce C Galvin
Sent: Thursday, 4 June 2020 2:13 PM
To: Damian C Parker; Mark C Longhurst
Cc: Hayley L Greaves
Subject: B2N Scope Variation document

Hi Damian and Mark,

With our stage 1 resumption package due for submission to PAD by end of June 2020 I see importance to have the Scope Variation document finalised and approved prior to submission of our package.

21 Barrs Road, Glass House Mountains have applied for early acquisition and valuers have attended however this is not a guarantee this EA application will settle as both parties (TMR and Property owners) need to agree on a settlement price. We have recently had two Early Acquisition applications halt for this reason and then these properties issued with an NIR.

Having this scope variation document approved will demonstrate we have escalated this deviation for review and approval.

Damian, are there any other properties that have been identified that are not included in the Cat C and are considered a deviation that need to be included into the Scope Variation document?

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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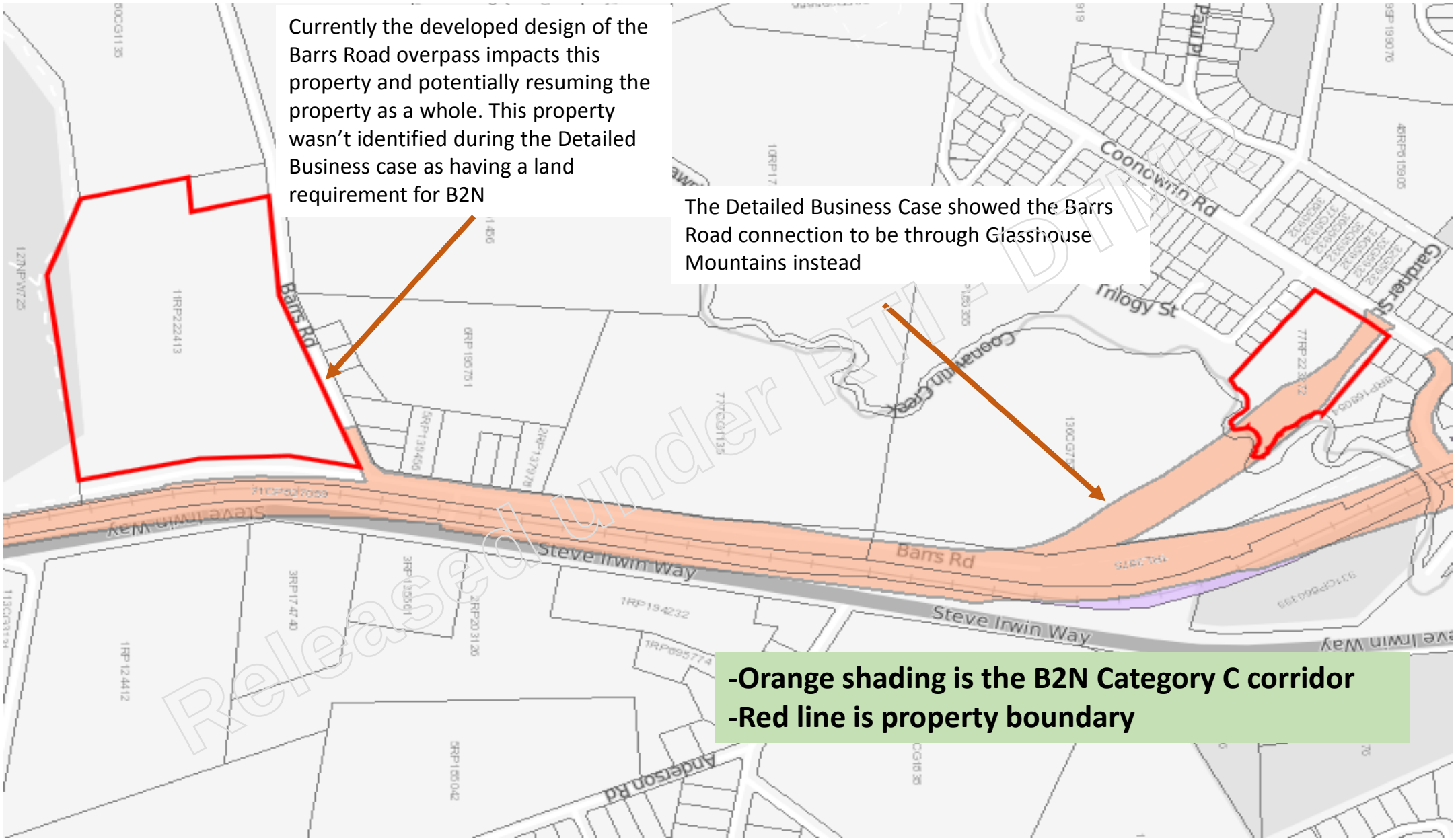

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Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 25 February 2019 2:59 PM
To: Barbara van Heerden; Troy C Mills; Travis D James; N/R
Subject: Beerburrum - Nambour Rail Upgrade Survey works- progress report

Hi everyone

Please see below for progress update on the survey component of the B-N.

I have highlighted any key actions/ questions/ risks in blue below.

Survey Works in Progress

ID	Package/ Area	Status	Delivery ETA
N/R			
MR102314 F,G	Barrs Road- Coonowrin, Burgess St	Procurement- Tender Closes 28/02	30/04/2019
N/R			
MR102314 J	Barrs Rd- Moffats connection	TMR Internal- commence mid-March	12/04/2019

N/R

Key Risks & Requirements

- Notice of Entry
  - Will be issued to all impacted B-N properties- GIS Team assembling- Noe to be issued by 8th March.
  - Will require a cover letter to be approved by RD prior to issue to residents
- Deed of Agreement/ Access to QR Corridor
  - **Still awaiting advice if/ when access will be granted?**
  - We are able to commence any works on Station Carparks or the corridor until DoE or exemption approved

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Comms

- No communication with externals planned until:
    - Ground survey commencement in Private Property (mid-March)
    - Negotiating/ discussing Corridor access with QR- awaiting DoA

Approvals

- Financial approval required for Survey consumables- will forward to RD through Troy.
- Training for staff- see below

Training and certification

- There are two mandatory certifications required to access the QR rail corridor-
    - Safely Access Rail Corridor (SARC)- approx. $490/pp
    - Working in Electrified Territory (WET)- approx. $220/pp
- Most surveyors trained for C2C:D, however I will need 2 staff refreshed that will be working on the B-N
- This may be a good opportunity to organise a 'group' session with anyone else planning on accessing the corridor- Designers/ Environment Officers etc – shall I arrange an estimate for the training?

Detailed survey timeline and delivery chart will be delivered shortly- still awaiting IT to approve Microsoft Project.

Please let me know if any issues of concerns.

Thanks

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au

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Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 11 November 2019 6:54 AM
To: N/R
Subject: B-N Project- Barrs Road

Hi N/R

Spoke to our Project Manager on Friday re your current Barrs Road survey.

Unfortunately the consultation Issues with the property owner on the corner of Barrs/ Railway corridor (Lot 11 RP222413) have still not been resolved.

At this stage, we will need to adopt the following approach:

1. Finalise and deliver all survey in your brief (Coonowrin/ Barrs/ Steve Irwin/ Moffats/ Scrub area etc) with the *exception* of Lot 11 RP222413
2. TMR to use ALS/ Lidar in Lot 11 RP222413
3. When Comms issues resolve- remobilise and complete survey in subject Lot.

Could you please let me know if this ok, and when you could deliver item 1?

Thanks for your patience and flexibility over the course of this project!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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Wendy L Feltus

From: Raymond F Miller
Sent: Tuesday, 12 February 2019 7:17 AM
To: Barbara van Heerden
Cc: Troy C Mills; N/R Travis D James
Subject: B-N Survey Commencement

Good morning Barbara

Thank you for the opportunity to meet yesterday.

A summary of survey discussions:

- N/R
- I note the additional survey areas required around Landsborough 'Y' and the alternative Barrs Road access. I will include these areas in the first package of works. N/R N/R
- N/R

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Wendy L Feltus

From: N/R
Sent: Wednesday, 2 November 2016 11:32 AM
To: B2N
Subject: Sunshine Coast Council - Officers Submission PART 1
Attachments: B2N Rail Upgrade Officers Submission Oct 2016 part 1.pdf

Importance: High

Follow Up Flag: Flag for follow up
Flag Status: Completed

Good morning

Please find attached Sunshine Coast Council's Officers' Submission in relation to the reference design for the Beerburrum to Nambour Rail Upgrade Project, for consideration by the project team.

Noting that the full document was oversized, therefore has been sent in two parts.

Thank you.

N/R **Manager**
Transport and Infrastructure Policy | Planning and Environment Department
Sunshine Coast Regional Council

Phone: N/R
Email N/R
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
Website: www.sunshinecoast.qld.gov.au

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Wendy L Feltus

From: N/R
Sent: Tuesday, 18 August 2020 12:28 PM
To: Melanie C Dei Rossi; Mark C Longhurst; Ellyce C Galvin; Hayley L Greaves; Carol L Lewis
Subject: Emailing: Appendix L Issues and Opportunities Register
Attachments: Appendix L Issues and Opportunities Register.pdf

Hi team, not sure if you have seen this but it contains some useful information about some of the issues that cam up through the Business Case development and how they were dealt with.

Kind Regards,

N/R

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Wendy L Feltus

From: Melinda J Ryals
Sent: Monday, 6 July 2020 2:47 PM
To: Ellyce C Galvin
Cc: Hayley L Greaves
Subject: FW: Full Resumption – 21 Barrs Road, Glass House Mountains – - B2N Project

Hello Ellyce

We have had a query from the solicitor acting on behalf of the owners at 21 Barrs Road, are you or someone from the team able to provide some detail to enable us to respond?

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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N/R

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B2N Estimates - Stage 1

Estimate Disclaimers – Land Acquisition
***** PLEASE READ BEFORE CONTINUING INTO THE DOCUMENT *****

This information is for internal use only and is provided on a confidential basis. It is not to be given to an external party without the prior written consent of Property Acquisitions and Disposals, Department of Transport and Main Roads.

If this information falls within the scope of an RTI application please consult with Property Acquisitions and Disposals, Department of Transport and Main Roads prior to considering releasing this document.

This estimate was prepared on the following basis:

1. The estimate is based on the resumption plans (1-10) provided to PAD on 21 July 2020;

2. The following estimate review has been undertaken as a desktop exercise only and has been prepared as a guide for internal budgeting purposes;

3. Should there be any changes to land requirements, or should further detailed information become available, please contact Property Acquisitions and Disposals (PAD) to allow for a review of the estimate provided;

4. The current market that these estimates have been undertaken is being impacted by the uncertainty that the Covid19 outbreak has caused. The market conditions are changing daily, therefore these estimates are current as at 27 July 2020. The estimated value assessed may change significantly and unexpectedly over a relatively short period of time;

5. The estimate is based on current sales evidence available;

6. The estimate has been undertaken on the current zoning and on the current ownership. Should town planning advice reveal otherwise or the ownership change, this will need to be reviewed;

7. The estimate of compensation is based on loss of land and consideration of injurious affection, severance and disturbance items. These are assessed on the current market value and the current potential 'highest and best use' of the land. This includes, park and reserves and other government owned land, which is fully compensable based on current market value and the highest and best use of the land. No allowance has been made for enhancement;

8. The PAD Acquisition Costs comprise an estimate of costs for valuation, title correction and survey and is based on the estimate of the real estate amount. The PAD Commission comprises of PAD's commission which is based on 11% of the settlement amount of the acquisition of land. The estimate is exclusive of any GST which may be applicable;

9.

10 N/R

11

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12. N/R

13. In relation to any road closures, as no areas have been provided, therefore we cannot provide estimates for these requirements.

14. No searches, such as title searches, town planning, council, flooding, heritage, contamination, environmental or building searches were undertaken for this estimate;

15. Inspections have not been carried out and no discussion or consultation has been conducted with owners or tenants;

16. The internal fit-out and finish of the properties could not be established but was assumed to be fair and reasonable;

17. Measurement of affected structures were not conducted;

18. Accommodation works, where applicable, have not been included in the estimate. Accommodation works are assumed to be a cost of construction;

19. The estimate assumes that sufficient noise attenuation measures will be constructed by the project;

20. The estimate assumes that legal access will be granted in the after situation to all properties;

21. The estimate is based on acquiring the freehold interest. No consideration has been given to acquiring secondary interests in land such as an easements or other encumbrances or other interests benefiting or burdening the land;

22. As no financial data is available for any businesses or crop losses, only a general allowance has been made for any business losses, business relocation or business extinguishment;

23. The estimate assumes that in respect of any other part takes, that any land requirement will be clear of all structures and will not impede access;

24. The estimate includes an allowance for interest;

25. The estimate does not include an allowance for any costs (including interest) associated with land court actions or proceedings.

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B2N RESUMPTION ESTIMATE (STAGE 1) JULY 2020

Drawing no.	RPD	Address	Owners	Full/Part Take	Total Area	Area Required	Compensation Real Estate	Compensation Other (Disturbance)	PAD Acq Cost	PAD Commission	Total
							N/R				
4	11RP222413	21 Barrs Road, Glasshouse Mountains		Whole	11.98 ha	11.98 ha					Deliberation
							N/R				

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Exempt Sch.3(7) Legal Professional Privilege

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Exempt Sch.3(7) Legal Professional Privilege

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From: Ellyce C Galvin
Sent: Thursday, 20 February 2020 3:59 PM
To: Melinda J Ryals
Cc: Ruth M Holding; Deanne E Wheeler
Subject: RE: B2N - Stage 1 resumptions

Hi Melinda,

That's Ok. I will use the 2019 estimates for my Stage 1 cost estimates.

Are you able to provide a cost estimate for a full take of 21 Barrs Road, Lot 11RP222413?

Thank you ??

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
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N/R

N/R

Property	Funds used	Estimate including Commission	Comment
21 Barrs Road, Glass House Mountains	-	Deliberation	Safer option for this property is to proceed with Early Acquisition and conclude acquisition via the same process as appose to NIR. This property is a new take and required in full. This is a softer approach for these sensitive property owners
	Total (Estimates only)		
Grand Total		N/R	

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N/R

A)
495/10345 21 Barrs Road Glass House Mountains Qld 4518 0.00

N/R

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N/R

495/10345	21 Barrs Road Glass House Mountains Qld 4518	$0.00	0.00

N/R

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Wendy L Feltus

From: Ellyce C Galvin
Sent: Thursday, 20 February 2020 3:59 PM
To: Melinda J Ryals
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Thank you ☺

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
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From: Melinda J Ryals
Sent: Thursday, 20 February 2020 10:56 AM
To: Ellyce C Galvin
Cc: Ruth M Holding ; Deanne E Wheeler
Subject: RE: B2N - Stage 1 resumptions

Hi Ellyce,

Unfortunately we will need to see the latest property impact plans in order to provide you with an updated estimate of compensation. Just using the area is not enough, as we need to be able to visualise the project impact to the improvements on site and the balance land.

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Wednesday, 19 February 2020 8:22 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Cc: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Deanne E Wheeler <Deanne.E.Wheeler@tmr.qld.gov.au>
Subject: RE: B2N - Stage 1 resumptions

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Hi Melinda, we don't have confirmed boundaries as yet for Stage 1 (hopefully soon). Are you able to estimate based on the "area required Ha" column in the attached SS? I've updated a few of these properties since those last drawings you received in Sept so probably best to estimate off this Spreadsheet.

Thanks!

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Tuesday, 18 February 2020 1:57 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Deanne E Wheeler <Deanne.E.Wheeler@tmr.qld.gov.au>
Subject: Re: B2N - Stage 1 resumptions

Hi Ellyce

We're happy to update these estimates.

Could you please confirm if you would like us to work off the plans previously provided by Hayley in Sep 2019 (see attached)? If the project has any detailed drawings, it would be appreciated if a copy could be provided as it always assists with completing estimates.

Kind Regards,

Kind Regards

Melinda Ryals
Area Manager (Special Projects) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Monday, 17 February 2020 11:59 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>; Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Subject: B2N - Stage 1 resumptions

Hi Melinda and Ruth,

The B2N team have progressed further with identifying the impacted properties for Stage 1 works package. I have attached a list for the identified properties. (This list if separate from the early works package we have previously been working on.)

Are you able to provide an updated estimate costs for these properties?

You will see in this list there is National Park land – we are likely to avoid these National Parks however if you could please provide these estimates that would be great.

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Thank you 😊

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
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Wendy L Feltus

From: N/R
Sent: Tuesday, 31 March 2020 10:25 PM
To: Damian C Parker
Cc: Ellyce C Galvin
Subject: RE: B2N Land Requirement meeting tomorrow

Ok thanks Damian.

Ellyce, you may need to touch base (if you haven't already) with PAD to discussion if you need to have the decision brief as part of the resumption package for these properties.

N/R

From: Damian C Parker
Sent: Tuesday, 31 March 2020 10:16 PM
To
Cc: Ellyce C Galvin
Subject: RE: B2N Land Requirement meeting tomorrow

[EXTERNAL SENDER]
Hi N/R
Yes, there is two,
Hayley has consulted with N/R and we are finalising resumption package to be submitted this week.
Hayley has started consultation with 21 Barrs Road, but early days, we are preparing a full take plan for this one.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads
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damian.c.parker@tmr.qld.gov.au
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From: N/R
Sent: Tuesday, 31 March 2020 10:13 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: RE: B2N Land Requirement meeting tomorrow

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Hi Ellyce,

Was there any update on the decision brief/sign off for the land takes that were not part of the detailed business case reference design? I thought there was a property for the SIW early works where this might be the case?

Thanks

N/R

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Tuesday, 31 March 2020 4:16 PM
To: N/R Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: B2N Land Requirement meeting tomorrow

[EXTERNAL SENDER]
Hi everyone,

Tomorrow's B2N Land requirement meeting has been postponed, there isn't much of an update from last week, the resumption pack for Early Works requires Mark's review. Owner consultation has now been completed for all Early Works properties. We are only awaiting resumption plans to be finalised.

We can catch up next week regarding Stage 1 impacted properties.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
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****

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Wendy L Feltus

From: Ellyce C Galvin
Sent: Tuesday, 25 February 2020 8:27 AM
To: Mark C Longhurst
Subject: RE: B2N Resumption Expenditure per FY

Good morning Mark,

N/R is now allocated to FY20/21
A full take of 21 Barrs Road is estimated to be Deliberation This amount is now included in the below SS in package *"A1 -- Beerburrum to Barrs Road"*

Thanks

Resumption Priority	Description	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
A1	Beerburrum to Barrs Road	Deliberation			Deliberation			Package to b

N/R

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Properties already purchased	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
N/R							

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst
Sent: Friday, 21 February 2020 3:23 PM
To: Ellyce C Galvin
Subject: RE: B2N Resumption Expenditure per FY

Hi Ellyce,

N/R can go in 20/21.
Just waiting to add in property at Barrs Rd when we get an estimate.

Regards,

Released under RTI - DTMR

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52820 | M: N/R
mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Friday, 21 February 2020 10:52 AM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: B2N Resumption Expenditure per FY

Hi Mark,

As discussed please see below estimated expenditure per FY for B2N

Resumption Priority	Description	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
A1	Beerburrum to Barrs Road	Deliberation			Deliberation			Package to

N/R

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Properties already purchased	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
N/R							

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
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Wendy L Feltus

From: Ellyce C Galvin
Sent: Monday, 17 February 2020 1:43 PM
To: Brendan A Henry
Subject: RE: Cat B/C history - 21 Barrs Road, Glass House Mountains

Thanks Brendan!

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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From: Brendan A Henry
Sent: Monday, 17 February 2020 12:15 PM
To: Ellyce C Galvin
Cc: Jimaima D LeGrand
Subject: RE: Cat B/C history - 21 Barrs Road, Glass House Mountains

Ellyce,
This lot is adjacent to (but not impacted by) the Category C PRISM polygon for B2N.
A separate Category B polygon (impacting this property) for the Barrs Road overpass option was entered into PRISM late last year.

Kind regards,

Brendan Henry GISP-AP
A/Principal Advisor (Survey / GIS) | North Coast Region
Program Delivery & Operations | Department of Transport and Main Roads

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brendan.a.henry@tmr.qld.gov.au
www.tmr.qld.gov.au



From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Monday, 17 February 2020 12:02 PM
To: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>
Subject: Cat B/C history - 21 Barrs Road, Glass House Mountains

Hi Brendan,

Are you able to assist with any Cat C/B History for 21 Barrs Road, Glass House Mountains – Lot 11 RP 222413?

Thank you ☺

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Wendy L Feltus

From: Damian C Parker
Sent: Tuesday, 21 April 2020 8:06 AM
To: Mark C Longhurst; Ellyce C Galvin
Subject: RE: FOR REVIEW: Background Information

Hi Mark/Ellyce

The para below does not really talk about Councils desire to construct an east west link. This is pretty important part of our justification for taking 21 Barrs.

The value engineering also identified some additional curve easing that will improve overall rail efficiency, I feel it is important to mention this as there are some additional small land takes that were not identified in the earlier BC stage.

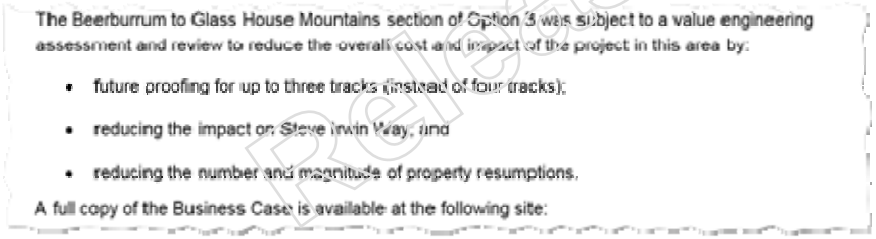
Consultation with National Parks and SCRC also identified the need to provide a west side active transport for a range of users from school kids to recreational users of the seven peaks recreational trail network. This is also important as there are some extra land takes for this.

I agree with Marks comment about refinement

Under the second package of stage 1, include
Reconnection of Burns to Bertaeus
Active Transport connections to remove missing links

Seems like the project benefits stopped short

This following para seems like it needs to point out that there are some new land takes not identified in the BC stage, in fact I kind of disagree with the statement about reducing magnitude and number off.


The Beerburrum to Glass House Mountains section of Option 3 was subject to a value engineering assessment and review to reduce the overall cost and impact of the project in this area by:

- future proofing for up to three tracks (instead of four tracks);
- reducing the impact on Steve Irwin Way; and
- reducing the number and magnitude of property resumptions.

A full copy of the Business Case is available at the following site:

Released under RTI - DTMR

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
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(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst
Sent: Monday, 20 April 2020 5:26 PM
To: Damian C Parker
Cc: Ellyce C Galvin
Subject: FW: FOR REVIEW: Background Information

Hi Damian,

Should we change to:

~~Development~~ Refinement of the 2016 Detailed Business Case Design explored further options for improved project functionality and community benefit. Consultation with the Sunshine Coast Regional Council in relation to elimination of the Barrs Road level crossing with a new T junction connection into Glass House Mountains revealed concerns of undesirable access of trucks from the quarries from the west through the Glass House Mountains township. Council identified an option to connect Barrs Road more directly to Moffatts Road to the east of the railway to provide a more direct east west link to Johnson Road interchange with the Bruce Highway. This Barrs Road east-west link option was subsequently assessed and developed by TMR which provides improvements in functionality, overall community benefit and reduced environmental impact to the Tibrogargan Creek.

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Exempt Sch.3(7) Legal Professional Privilege

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 7 July 2020 4:13 PM
To: Melinda J Ryals
Cc: Ellyce C Galvin; Ruth M Holding
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains – B2N Project

Hi Melinda

We are unable to advise timing of delivery as the main contract is 'design and construct'. That means they have to finalise detailed design and work out a delivery schedule within the delivery timeframe of completion by 2024. Whether they start at the southern end or elsewhere, vacant possession of all properties is required at the time of awarding the contract.

The following is perhaps more precise:

- The overpasses at Barrs Road and at Burgess Street are part of the Beerburrum to Nambour Rail Upgrade (B2N) stage 1.
-
- N/R

I hope this is a little clearer.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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From: Melinda J Ryals
Sent: Tuesday, 7 July 2020 10:39 AM
To: Hayley L Greaves
Cc: Ellyce C Galvin ; Ruth M Holding
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains B2N Project

Hi Hayley

I have had a chat with Ellyce this morning, just thought I would run the response back through the project before I send to the solicitor.

I think the response should be brief.

Construction works for the proposed new overpass on Barrs Road, at this stage, is expected to commence in late 2020/early 2021.

The existing Burgess Road overpass will also be upgraded as part of these works? (Is this to commence at the same time?)

Thanks for any assistance

Mel

Kind Regards

Melinda Ryals

Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Divisilateon | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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(07) 3066 8515 | M: N/R | melinda.j.ryals@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Monday, 6 July 2020 5:41 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains B2N Project

Hi Melinda

I'm assuming that the first question relates to how much time they have left at the property but am unsure of the relevance of the second question. As there are resumptions in the area, and as I've not managed to catch up with the property owner at 4 Burgess St as yet, I am not keen to release too much information.

- Tenders for early works on the Steve Irwin Way duplication at GHM are now open and work will commence on this section late 2020/early 2021. Vacant possession of 21 Barrs Road is required by June/July 2021 (to coincide with awarding of the main contract).
- N/R

I hope this is of assistance.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Monday, 6 July 2020 2:47 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: Full Resumption – 21 Barrs Road, Glass House Mountains B2N Project

Hello Ellyce

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We have had a query from the solicitor acting on behalf of the owners at 21 Barrs Road, are you or someone from the team able to provide some detail to enable us to respond?

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

N/R

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Wendy L Feltus

From: Damian C Parker
Sent: Tuesday, 31 March 2020 6:00 PM
To: Hayley L Greaves
Cc: Shane N Muhling; Ellyce C Galvin
Subject: RE: requirement plan for 21 Barrs Road

Hi Hayley

Will this plan be a full take?
Shane can do this after all is said and done for the SIW packages

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves
Sent: Tuesday, 31 March 2020 2:56 PM
To: Damian C Parker
Cc: Shane N Muhling ; Ellyce C Galvin
Subject: requirement plan for 21 Barrs Road

Hi Damian

We have finally caught up with the property owner at 21 Barrs Road, Glass house Mountains (11RP222413).

They are digesting the news and we will continue to speak with them to answer their questions. As part of the process, we are seeking to be able to provide them with a requirement plan. WE are unsure if they will apply for early acquisition but, in the meantime, Ellyce will prepare a resumption package so a resumption plan is also needed. Are you able to assist and can you advise a timeline?

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Many thanks, we appreciate your help.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Wendy L Feltus

From: Hayley L Greaves
Sent: Friday, 5 June 2020 10:13 AM
To: Ruth M Holding
Cc: Ellyce C Galvin
Subject: RE: update on 21 Barrs Rd, GHM

Thanks Ruth

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
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From: Ruth M Holding
Sent: Friday, 5 June 2020 10:12 AM
To: Hayley L Greaves
Cc: Ellyce C Galvin
Subject: RE: update on 21 Barrs Rd, GHM

Hi Hayley,

Bernie Duncan had been engaged by the department to do a valuation, he inspected the property last Monday (25 May) and advised he would have his report completed in 2-3 weeks, therefore I am expecting Bernie's report sometime next week, early the week after at the latest.

Once I receive Bernie's report, I will be in contact with their solicitor N/R to exchange valuation figures.

Kind Regards,

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Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

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P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Friday, 5 June 2020 10:07 AM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: update on 21 Barrs Rd, GHM

Hi Ruth

I am speaking with the owners at 21 Barrs Road today. Can you update me on where we are with this EA? I wont pass on anything confidential, I just want to be prepared.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Monday, 20 April 2020 6:24 PM
To: Ellyce C Galvin
Cc: Mark C Longhurst; Damian C Parker
Subject: SCC submission 2016
Attachments: B2N Grade Separations Report Draft_30Aug16.pdf

Hi Ellyce

Not sure if any of this information will be helpful in pulling together the supporting information for the deviation from the reference design for Barrs Road. I expect that Mark and Damian have more current documentation that can be appended to your report.

Barrs Road is mentioned in the June 2016 and October 2016 SCC submission_combined (I have linked to the G drive as is 33MB). In the June 2016 submission, they flag the issue of 'consideration of long term road network operation with this additional connection'. In the October 2016 submission, they state 'the form and control of the 4-way interesectionproposed at CoonowrinRoad/Gardner Road/ new Barrs Road intersection should be further considered' ((p15

They refer to a Multi Criteria assessment workshop held for Barrs Road and the Landsborough overpass in June 2016 (p28). Workshop details were found in the SMEC Grade Separations Report 2016.

I haven't had a thorough read of the report (perhaps Mark or Damian can advise its relevance) so am not sure if it will be helpful at all. …

A quick scan shows

6.2 Feedback (concerns & mitigations):

- Would like to see Barrs Road realigned to connect with Steve Irwin Way rather than bringing traffic straight into town'
- Several specific suggestions for location and connections to be worked through by project team

7. Multi-Criterial Analysis

- Each of the options option was assessed on the selected criteria under the following broad areas:
  - Enhances Road & Rail Network Integration
  - Community & Environment
  - Provides Value for Money

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- Constructability
- Results detailed in Appendix F
- 7 options considered, Appendix J shows diagrams for each. None of these is the current option.
- It seems to me that all options came in at 'below average' with one promoted as the preferred option with recommended changes to bring it to 'average' rating.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Project Stage	Rail Chainage (kms)	LOTPLAN	St #	Street name	St type	Town 1	OWNERS	Tenancy	Date available	SERVICE_ADDRESS	Land Area Ha	Area Required Ha	Area remaining Ha	Part or Full Take	Current Use	Purpose	Cat
N/R																	
Stage 1	69.4	11RP222413	21	BARRS	RD	GLASS HOUSE MOUNTAINS					12.0041			Full			B
N/R																	

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Wendy L Feltus

From: Damian C Parker
Sent: Thursday, 4 June 2020 4:37 PM
To: Hayley L Greaves
Cc: Ellyce C Galvin; Mark C Longhurst
Subject: Stage 1 resumption list
Attachments: B2N Stage 1 resumption list.pdf

Hi Hayley

I've got the list down to 25 properties, but some are forestry and some are TMR with lease holders

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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Queensland Government

Notice of Entry

Transport Infrastructure Act 1994 – sections 35, 36 and 37
For Low Impact Works (for example Surveying and Testing)
(use form F4976 for Accommodation Works and Extraction of Quarry Material)

Part A – Owner/Occupier to keep

Name:

Postal Address:

Departmental reference information

Reference number:	450/01766
Project number:	858087
Region:	North Coast Wide Bay Burnett
Road name:	Beerburrum – Nambour Rail Upgrade
Local Government:	Sunshine Coast Council
Land Address:	21 Barrs RD
	GLASS HOUSE MOUNTAINS
Land Description:	11 RP222413

Dear Sir/Madam

The purpose of this notice is to seek your permission for Department of Transport and Main Roads officers or agents to enter onto the land mentioned above. The reason for this entry is to facilitate the provision of transport infrastructure – more detailed information is set out below.

This notice also serves to give you advance notice that the Department of Transport and Main Roads wishes to enter onto your land. While the minimum notice that must be given to you is seven days, the Department of Transport and Main Roads endeavors where possible to give as much as practicable so that various matters may be addressed.

The Department of Transport and Main Roads may enter onto your land either upon your written permission or after seven days following receipt of this notice. The preferred method of entry is with your written approval. To assist us in this matter would you please grant the Department of Transport and Main Roads entry onto your land? **Please complete Part B by the specified return date (see page 3). Please return Part B to the relevant regional office or email address (see page 4)**. If you do not return Part B by the specified return date, the Department of Transport and Main Roads will be entitled to enter your land pursuant to section 35(1)(a) of the *Transport Infrastructure Act*.

Frequently asked questions and a copy of the applicable sections (35, 36 and 37) of the *Transport Infrastructure Act* are printed on page 2 for your information.

If you require more details the contact person is Raymond Miller on telephone 1800 517 177

Yours sincerely

Regional/District Director

Entry details (completed by the Department of Transport and Main Roads)

Purpose of entry (that is, surveying or testing works)	Details or proposed use of land	
• Temporary use to collect survey measurements and conduct inspections	• Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections • Place survey pegs and markers. • Accessing with 4WD vehicles	
Details of things to be done on the land		
Ground survey & Inspections • Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections • Place survey pegs and markers. • Accessing with 4WD vehicles	Estimated commencement date	Period of occupation/use
	27/01/2020	5 months
	Sketch plan attached?	Yes ☐ No ☒

Entry authorisation (completed by the Department of Transport and Main Roads)

Officer's Name	Position (Delegate of the Director- General, Department of Transport and Main Roads)
Troy Mills	A/Manager (Technical Services), North Coast District

Signature	Date	Time	Method of delivery notice
N/R	13/01/2020		By post

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Frequently Asked Questions

Do I have to be there when staff or agents require entry?

It is not necessary for you to be home when the work is performed on your property provided that departmental staff or agents can gain access to your land.

Will your staff contact me with the exact time of their visit?

Staff will endeavour to contact you prior to entry to the land based on the information you provide in Part B. If contact cannot be made with you for whatever reason staff will enter the land to carry out their work.

Can I refuse entry to your staff or agents?

You may not refuse the Department of Transport and Main Roads' staff or agents who enter your land for the purpose of occupying and using the land for road works under s35(1) of the *Transport Infrastructure Act* after the Department of Transport and Main Roads has provided you with seven days written notice or you have provided your written approval.

What happens if your staff injure themselves on my land?

The Department of Transport and Main Roads' employees are covered for injury which occurs in connection with the Department of Transport and Main Roads' activities.

What if my dog/animal attacks your staff?

The Department of Transport and Main Roads will contact you, so arrangements can be made to ensure our staff can have safe entry to undertake the work. If our staff are attacked, they will leave the land, taking reasonable measures to protect themselves from the animal. They will then contact their supervisor and someone from the Department of Transport and Main Roads will contact you, so we can work together with you to ensure the work can be completed safely.

I have secured land and don't want to leave gates unlocked for your staff?

Access to your land will be arranged with you in this instance. At the completion of the work the property will be resecured as directed by you.

Will your staff be leaving anything on the property?

While the work is being done, departmental staff may leave equipment, pegs and marks on your property. All equipment will be removed once works have been completed. The Department of Transport and Main Roads retains ownership of all equipment while it is on your land.

After the work is completed, pegs and marks may remain on your land. These pegs and marks should not impact on your normal use of the land. Generally, these pegs and marks are no longer required by the Department of Transport and Main Roads.

If you believe that these pegs or marks are going to impact on the normal use of your land, please make your concerns known in Part B under the heading *'Other relevant information you think the Department of Transport and Main Roads might need to be aware of'* so that appropriate arrangements can be made.

The Department of Transport and Main Roads will use its reasonable endeavours not to alter or affect the land more than is reasonably practicable.

Extract from *Transport Infrastructure Act 1994*

35 Temporary occupation and use of land

(1) To carry out road works or accommodation works, the chief executive, or someone authorised in writing by the chief executive, (***temporary occupier***) may temporarily occupy and use land, including roads, and do anything on the land that is necessary or convenient to be done.
(2) Subsection (1) does not authorize the temporary occupier to extract quarry material from a watercourse in a wild river area.
(3) However, without limiting subsection (1), the subsection does authorise the chief executive to extract and use quarry material reserved to the State and administered under the *Forestry Act 1959* from land

36 Notice of entry or permission to enter

(1) The person who is proposing to occupy and use land under section 35 (***proposed temporary occupier***) must–
  (a) give at least 7 days written notice to the owner or occupier of the land and the following persons–
    (i) if the land is land from which quarry material mentioned in section 35(3) is to be extracted–to the chief executive of the department in which the *Forestry Act 1959* is administered;
    (ii) if the land is administered under the *Land Act 1994*–to the chief executive of the department in which that Act is administered; or
  (b) obtain the written approval of the owner or occupier to the occupation or use.
(2) The notice must state –
  (a) the road works and any accommodation works to be carried out; and
  (b) the use proposed to be made of the land; and
  (c) details of the things proposed to be done on the land; and
  (d) an approximate period when the occupation or use is expected to continue; and
  (e) if accommodation works are proposed to be carried out on the land–the owner or occupier may, within 7 days after the notice is given, make submissions to the proposed temporary occupier about the accommodation works proposed to be carried out on the land.
(3) A notice may be given under subsection (1) in relation to land even if it is proposed to resume the land for road works.
(4) If accommodation works are proposed to be carried out on the land, the proposed temporary occupier must consider any submissions that are made within the 7 days after the notice is given, before carrying out the accommodation works.
(5) After the end of 7 days after service of a notice under subsection (1), or with the agreement of the owner or occupier, the land may be entered, and the road works specified in the notice carried out.
(6) If urgent remedial attention is required, subsection (1) does not apply but the person who is proposing to occupy or use the land must, if it is practicable, notify the owner or occupier of the land orally.

37 Compensation for physical damage from entry etc.

(1) An owner of land that is entered, occupied or used under section 35 may give a written notice to the chief executive claiming compensation for physical damage caused by the entry, occupation or use or for the taking or consumption of materials.
(2) Compensation is not payable unless a claim is received by the chief executive within 1 year after occupation or use has ended.
(3) However, the chief executive may allow a claim to be made at a later time.
(4) Compensation awarded under this section must not be more than the compensation that would have been awarded if the land had been acquired.

Privacy Statement: The Department of Transport and Main Roads collects the information on this form such as your name and signature for the purpose of giving notification under the *Transport Infrastructure Act* to occupy and/or use the land as specified above. Authorised departmental officers have access to this information and will not disclose your personal details to a third party without your consent unless required by law.

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Part B – Please return this section to the Department of Transport and Main Roads

Entry Authorisation

Please return to the Department of Transport and Main Roads by:

15/11/2019

Departmental reference information (completed by the Department of Transport and Main Roads)

Reference number: 450/01766

Project number: 858087

Road Name: Beerburrum to Nambour Rail Upgrade

Land address: 21 BARRS RD, GLASS HOUSE MOUNTAINS (Lot 11 RP222413)

Contact name:

Contact details:

Purpose of entry	Details or proposed use of land
• Temporary use to collect survey measurements and conduct inspections	• Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections • Place survey pegs and markers. • Accessing with 4WD vehicles
Details of things to be done on the land	
Ground survey & Inspections • Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections • Place survey pegs and markers. • Accessing with 4WD vehicles	

Estimated commencement date	Period of
15/11/2019	5 months

Owner/Occupier to complete the following section

Are you the owner or occupier (that is, renting/leasing the land)**?**

Owner and Occupier ☐ Owner ☐ Occupier ☐

Preferred contact phone number/s and best time to make contact

Do you require telephone notification prior to entry? Yes ☐ No ☐

Does the land contain an animal that the department should be aware of? Yes ☐ No ☐

Animal details

Do you wish to be present when the work is performed? Yes ☐ No ☐

Does the land have locked gates preventing entry? Yes ☐ No ☐

Other relevant information you think the Department of Transport and Main Roads might need to be aware of (that is, environmental (Parthenium Weed), access issues, and so on). Please attach any documents or extra information if there is insufficient room.

I authorise officers or agents of the Department of Transport and Main Roads to enter/temporarily occupy the above-mentioned land from this date for the duration and purpose specified above.

Owner/Occupier's full name (please print) | Signature | Date

Released under RTI - DTMR

Relevant office is highlighted below:

List of Department of Transport and Main Roads offices

Barcaldine office
69 Ash Street, BARCALDINE QLD 4725
PO Box 3, BARCALDINE QLD 4725

Brisbane office
313 Adelaide Street, BRISBANE QLD 4000
PO Box 70, SPRING HILL QLD 4004

Bundaberg office
23 Quay Street, BUNDABERG QLD 4670
Locked Bag 486, BUNDABERG DC QLD 4670

Cairns office
Floor 4/15 Lake Street, CAIRNS QLD 4870
PO Box 6185, CAIRNS MAIL CENTRE QLD 4870

Cloncurry office
16-22 Ramsay Street, CLONCURRY QLD 4824
PO Box 338, CLONCURRY QLD 4824

Emerald office
83 Esmond Street, EMERALD QLD 4720
PO Box 5096,
CENTRAL QUEENSLAND MAIL CENTRE QLD 4720

Gympie office
50 River Road, GYMPIE QLD 4570
PO Box 183, GYMPIE QLD 4570

Mackay office
44 Nelson Street, MACKAY QLD 4740
PO Box 62, MACKAY QLD 4740

Maroochydore office
12 First Avenue, MAROOCHYDORE QLD 4558
PO Box 1600, MAROOCHYDORE QLD 4558

Nerang office
36-38 Cotton Street, NERANG QLD 4211
PO Box 442, NERANG QLD 4211

Rockhampton office
31 Knight Street,
NORTH ROCKHAMPTON QLD 4702
PO Box 5096,
CENTRAL QLD MAIL CENTRE QLD 4702

Roma office
30 McDowall Street, ROMA QLD 4455
PO Box 126, ROMA QLD 4455

Toowoomba office
1-5 Phillip Street, TOOWOOMBA QLD 4350
Locked Bag 1, WARWICK QLD 4370

Townsville office
445 Flinders Street, TOWNSVILLE QLD 4810
PO Box 1089, TOWNSVILLE QLD 4810

Warwick office
306 Wood Street, WARWICK QLD 4370
Locked Bag 1, WARWICK QLD 4370

or

Email the completed and signed form to:

NCD_SURVEY_ADMIN@tmr.qld.gov.au

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Department of Transport and Main Roads

PRELIMINARY ADVICE ONLY
6 September 2019

Locality of Glass House Mountains
LGA of Sunshine Coast Region



NOTES
1. Boundaries are only t
the actual boundary l
2. Boundaries are from t

LEGEND
Possible r

N/R

LOCALITY MAP

G				
F				
E				
D				
C				
B				
A	Issued For Consultation			
	Revisions/Descriptions	Certification	Date	Microfiled

Last Modified :- Sep 06, 2019 - 11:36am XREFS :-

CAD FILES | G:\MARD\DATA_DESIGN_MINOR WORKS\Infrastructure Delivery\ID-134 ~ B2N Nambour P&R\Autocad\Resumptions\11RP222413_RQ.dwg

1	11	RP222413	Freehold Transport Corridor (road) Purposes	abt 460m²	abt 11.93ha
File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqt.	Area Rem.

File Reference And Resumption Details — Area Required Shown Thus

Cadastral Map | Locality of Glass House Mountains | LGA of Sunshine Coast

Survey Data	
Datum	GDA2020
Horiz. Datum	MGA2020 ZONE56
Height Datum	AHD DERIVED
Survey Books	MR102313

Working drawings

Scales
0 5 10 15 20m

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

SUNSHINE COAST REGION
21 BARRS ROAD, GLASS HOUSE MOUNTAINS

Auxiliary drawings:

Drawing	Reqmts.	TMR Review	Resumption Requirements
S.Muhling	M.Longhurst		Approved
Checked	Checked		
T.James		Date: / /	

Queensland Government

Job No.	
Resumption Plan No.	
Drawing No.	A
Series Number	1 of 1

MRR_Resumption (09/15)

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Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 23 July 2020 2:42 PM
To: Raymond F Miller
Subject: 21 Barrs Rd

Hi Ray

I spoke wit nd they are happy to have the surveyors enter the property. They have just asked that we put the request in writing (via email) outlining when and what we are seeking.

So, if you advise when the contractors are planning to undertake the survey, I will email and cc a copy to you.

Hope this helps

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Monday, 6 July 2020 2:50 PM
To: Damian C Parker
Subject: 21 Barrs Rd query

Hi Damian

Can you advise on the following questions from the solicitor of 21 Barrs Road??

"Could you please provide details of the proposed overpass project in terms of time lines for the proposed works.

Further, please advise as to whether it is intended that the proposed overpass will replace the existing overpass located in the township."

Many thanks

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Wednesday, 17 June 2020 10:49 AM
To: Ruth M Holding
Subject: 21 Barrs Road, GHM

Hi Ruth

I have received an email from the lawyer representing 21 Barrs Road asking when they can expect to receive the valuation.

Are you able to provide an update?

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

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Notice of Entry

Transport Infrastructure Act 1994 – sections 35, 36 and 37
For Low Impact Works (for example Surveying and Testing)
(use form F4976 for Accommodation Works and Extraction of Quarry Material)

Part A – Owner/Occupier to keep

Name:

Postal Address:

Departmental reference information

Reference number:	450/01766
Project number:	858087
Region:	North Coast Wide Bay Burnett
Road name:	Beerburrum – Nambour Rail Upgrade
Local Government:	Sunshine Coast Council
Land Address:	21 Barrs RD
	GLASS HOUSE MOUNTAINS
Land Description:	11 RP222413

Dear Sir/Madam

The purpose of this notice is to seek your permission for Department of Transport and Main Roads officers or agents to enter onto the land mentioned above. The reason for this entry is to facilitate the provision of transport infrastructure – more detailed information is set out below.

This notice also serves to give you advance notice that the Department of Transport and Main Roads wishes to enter onto your land. While the minimum notice that must be given to you is seven days, the Department of Transport and Main Roads endeavors where possible to give as much as practicable so that various matters may be addressed.

The Department of Transport and Main Roads may enter onto your land either upon your written permission or after seven days following receipt of this notice. The preferred method of entry is with your written approval. To assist us in this matter would you please grant the Department of Transport and Main Roads entry onto your land? **Please complete Part B by the specified return date (see page 3). Please return Part B to the relevant regional office or email address (see page 4)**. If you do not return Part B by the specified return date, the Department of Transport and Main Roads will be entitled to enter your land pursuant to section 35(1)(a) of the *Transport Infrastructure Act*.

Frequently asked questions and a copy of the applicable sections (35, 36 and 37) of the *Transport Infrastructure Act* are printed on page 2 for your information.

If you require more details the contact person is Raymond Miller on telephone 1800 517 177

Yours sincerely

Regional/District Director

Entry details (completed by the Department of Transport and Main Roads)

Purpose of entry (that is, surveying or testing works)	Details or proposed use of land	
• Temporary use to collect survey measurements and conduct inspections	• Undertake surveys and inspections • Place survey pegs and markers. • Accessing with 4WD vehicles	
Details of things to be done on the land		
Ground survey & Inspections • Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections and surveys • Place survey pegs and markers. • Accessing with 4WD vehicles	Estimated commencement date	Period of occupation/use
	03/02/2020	6 months
	Sketch plan attached? Yes ☐ No ☒	

Entry authorisation (completed by the Department of Transport and Main Roads)

Officer's Name	Position (Delegate of the Director- General, Department of Transport and Main Roads)
Troy Mills	A/Manager (Technical Services), North Coast District

Signature	Date	Time	Method of delivery notice
N/R	21/01/2020		By post

Released under RTI by DTMR

Frequently Asked Questions

Do I have to be there when staff or agents require entry?

It is not necessary for you to be home when the work is performed on your property provided that departmental staff or agents can gain access to your land.

Will your staff contact me with the exact time of their visit?

Staff will endeavour to contact you prior to entry to the land based on the information you provide in Part B. If contact cannot be made with you for whatever reason staff will enter the land to carry out their work.

Can I refuse entry to your staff or agents?

You may not refuse the Department of Transport and Main Roads' staff or agents who enter your land for the purpose of occupying and using the land for road works under s35(1) of the *Transport Infrastructure Act* after the Department of Transport and Main Roads has provided you with seven days written notice or you have provided your written approval.

What happens if your staff injure themselves on my land?

The Department of Transport and Main Roads' employees are covered for injury which occurs in connection with the Department of Transport and Main Roads' activities.

What if my dog/animal attacks your staff?

The Department of Transport and Main Roads will contact you, so arrangements can be made to ensure our staff can have safe entry to undertake the work. If our staff are attacked, they will leave the land, taking reasonable measures to protect themselves from the animal. They will then contact their supervisor and someone from the Department of Transport and Main Roads will contact you, so we can work together with you to ensure the work can be completed safely.

I have secured land and don't want to leave gates unlocked for your staff?

Access to your land will be arranged with you in this instance. At the completion of the work the property will be resecured as directed by you.

Will your staff be leaving anything on the property?

While the work is being done, departmental staff may leave equipment, pegs and marks on your property. All equipment will be removed once works have been completed. The Department of Transport and Main Roads retains ownership of all equipment while it is on your land.

After the work is completed, pegs and marks may remain on your land. These pegs and marks should not impact on your normal use of the land. Generally, these pegs and marks are no longer required by the Department of Transport and Main Roads.

If you believe that these pegs or marks are going to impact on the normal use of your land, please make your concerns known in Part B under the heading *'Other relevant information you think the Department of Transport and Main Roads might need to be aware of'* so that appropriate arrangements can be made.

The Department of Transport and Main Roads will use its reasonable endeavours not to alter or affect the land more than is reasonably practicable.

Extract from *Transport Infrastructure Act 1994*

35 Temporary occupation and use of land

(1) To carry out road works or accommodation works, the chief executive, or someone authorised in writing by the chief executive, (***temporary occupier***) may temporarily occupy and use land, including roads, and do anything on the land that is necessary or convenient to be done.
(2) Subsection (1) does not authorize the temporary occupier to extract quarry material from a watercourse in a wild river area.
(3) However, without limiting subsection (1), the subsection does authorise the chief executive to extract and use quarry material reserved to the State and administered under the *Forestry Act 1959* from land.

36 Notice of entry or permission to enter

(1) The person who is proposing to occupy and use land under section 35 (***proposed temporary occupier***) must–
  (a) give at least 7 days written notice to the owner or occupier of the land and the following persons–
    (i) if the land is land from which quarry material mentioned in section 35(3) is to be extracted–to the chief executive of the department in which the *Forestry Act 1959* is administered;
    (ii) if the land is administered under the *Land Act 1994*–to the chief executive of the department in which that Act is administered; or
  (b) obtain the written approval of the owner or occupier to the occupation or use.
(2) The notice must state –
  (a) the road works and any accommodation works to be carried out; and
  (b) the use proposed to be made of the land; and
  (c) details of the things proposed to be done on the land; and
  (d) an approximate period when the occupation or use is expected to continue; and
  (e) if accommodation works are proposed to be carried out on the land–the owner or occupier may, within 7 days after the notice is given, make submissions to the proposed temporary occupier about the accommodation works proposed to be carried out on the land.
(3) A notice may be given under subsection (1) in relation to land even if it is proposed to resume the land for road works.
(4) If accommodation works are proposed to be carried out on the land, the proposed temporary occupier must consider any submissions that are made within the 7 days after the notice is given, before carrying out the accommodation works.
(5) After the end of 7 days after service of a notice under subsection (1), or with the agreement of the owner or occupier, the land may be entered, and the road works specified in the notice carried out.
(6) If urgent remedial attention is required, subsection (1) does not apply but the person who is proposing to occupy or use the land must, if it is practicable, notify the owner or occupier of the land orally.

37 Compensation for physical damage from entry etc.

(1) An owner of land that is entered, occupied or used under section 35 may give a written notice to the chief executive claiming compensation for physical damage caused by the entry, occupation or use or for the taking or consumption of materials.
(2) Compensation is not payable unless a claim is received by the chief executive within 1 year after occupation or use has ended.
(3) However, the chief executive may allow a claim to be made at a later time.
(4) Compensation awarded under this section must not be more than the compensation that would have been awarded if the land had been acquired.

Privacy Statement: The Department of Transport and Main Roads collects the information on this form such as your name and signature for the purpose of giving notification under the *Transport Infrastructure Act* to occupy and/or use the land as specified above. Authorised departmental officers have access to this information and will not disclose your personal details to a third party without your consent unless required by law.

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Part B – Please return this section to the Department of Transport and Main Roads

Entry Authorisation

Please return to the Department of Transport and Main Roads by:

15/11/2019

Departmental reference information (completed by the Department of Transport and Main Roads)

Reference number: 450/01766

Project number: 858087

Road Name: Beerburrum to Nambour Rail Upgrade

Land address: 21 BARRS RD, GLASS HOUSE MOUNTAINS (Lot 11 RP222413)

Contact name:

Contact details:

Purpose of entry	Details or proposed use of land
• Temporary use to collect survey measurements and conduct inspections	• Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections • Place survey pegs and markers. • Accessing with 4WD vehicles
Details of things to be done on the land	
Ground survey & Inspections • Undertake survey to collect terrain and feature data. • Conduct Flora and Fauna inspections • Place survey pegs and markers. • Accessing with 4WD vehicles	

Estimated commencement date	Period of
03/02/2020	6 months

Owner/Occupier to complete the following section

Are you the owner or occupier (that is, renting/leasing the land)**?**

Owner and Occupier ☐ Owner ☐ Occupier ☐

Preferred contact phone number/s and best time to make contact

Do you require telephone notification prior to entry? Yes ☐ No ☐

Does the land contain an animal that the department should be aware of? Yes ☐ No ☐

Animal details

Do you wish to be present when the work is performed? Yes ☐ No ☐

Does the land have locked gates preventing entry? Yes ☐ No ☐

Other relevant information you think the Department of Transport and Main Roads might need to be aware of (that is, environmental (Parthenium Weed), access issues, and so on). Please attach any documents or extra information if there is insufficient room.

I authorise officer/s or agents of the Department of Transport and Main Roads to enter/temporarily occupy the above-mentioned land from this date for the duration and purpose specified above.

Owner/Occupier's full name (please print) | Signature | Date

RELEASED UNDER RTI BY DTMR

Relevant office is highlighted below:

List of Department of Transport and Main Roads offices

Barcaldine office
69 Ash Street, BARCALDINE QLD 4725
PO Box 3, BARCALDINE QLD 4725

Brisbane office
313 Adelaide Street, BRISBANE QLD 4000
PO Box 70, SPRING HILL QLD 4004

Bundaberg office
23 Quay Street, BUNDABERG QLD 4670
Locked Bag 486, BUNDABERG DC QLD 4670

Cairns office
Floor 4/15 Lake Street, CAIRNS QLD 4870
PO Box 6185, CAIRNS MAIL CENTRE QLD 4870

Cloncurry office
16-22 Ramsay Street, CLONCURRY QLD 4824
PO Box 338, CLONCURRY QLD 4824

Emerald office
83 Esmond Street, EMERALD QLD 4720
PO Box 5096,
CENTRAL QUEENSLAND MAIL CENTRE QLD 4720

Gympie office
50 River Road, GYMPIE QLD 4570
PO Box 183, GYMPIE QLD 4570

Mackay office
44 Nelson Street, MACKAY QLD 4740
PO Box 62, MACKAY QLD 4740

Maroochydore office
12 First Avenue, MAROOCHYDORE QLD 4558
PO Box 1600, MAROOCHYDORE QLD 4558

Nerang office
36-38 Cotton Street, NERANG QLD 4211
PO Box 442, NERANG QLD 4211

Rockhampton office
31 Knight Street,
NORTH ROCKHAMPTON QLD 4702
PO Box 5096,
CENTRAL QLD MAIL CENTRE QLD 4702

Roma office
30 McDowall Street, ROMA QLD 4455
PO Box 126, ROMA QLD 4455

Toowoomba office
1-5 Phillip Street, TOOWOOMBA QLD 4350
Locked Bag 1, WARWICK QLD 4370

Townsville office
445 Flinders Street, TOWNSVILLE QLD 4810
PO Box 1089, TOWNSVILLE QLD 4810

Warwick office
306 Wood Street, WARWICK QLD 4370
Locked Bag 1, WARWICK QLD 4370

or

Email the completed and signed form to:

NCD_SURVEY_ADMIN@tmr.qld.gov.au

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Minutes

N/R

Project title	Beerburrum to Nambour Rail Upgrade Project	Job number 271725
Meeting name and number	Meeting with Sunshine Coast Council	File reference
Location	Microsoft Teams	Time and date 1pm 16 July 2020
Purpose of meeting	B2N Stage 1 – SCC Meeting to discuss PSTR, proposed works and road works	
Present	N/R	N/R
Apologies	Hayley Greaves (TMR)	
Circulation	Those present	

Action

1. General

2.

N/R

Prepared by Naomi Joyce

Date of circulation 17 July 2020

Date of next meeting

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Action

N/R

3.

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Action

4.

N/R

5.

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Action

6. Barrs Rd/Moffat Rd Overpass

- SCC have confirmed that Moffat Rd/Johnson Rd link into SIW is the priority movement with 5000 vpd expected whereas only 800 vpd are expected on the connection to the West. The PSTR will be updated to identify this change in priority with Barrs Road overpass forming the minor leg at a T junction with Moffat Road. Speed of Barrs Rd will also be reduced to 70kph posted. Original design was 90kph allowing for B-doubles, there is a money saving opportunity here if only semi-trailers are allowed for on Barrs Rd overpass. SCC to review and confirm the required design vehicle for Barrs Road to Moffat Road connection. Noted that this corridor will aim to remove B-doubles from Glasshouse mountains town,

SCC to confirm design vehicle and speed for Barrs Road overpass

- Bridge spans allow for future road, rail and active transport corridors. Active transport is also allowed for on the bridge (a 3m shared path and 2m road shoulders). Noted that active transport connection from Barrs Road to Burgess Street on western side of rail corridor across Coonowrin Creek is no longer included in B2N Stage 1 works.

SCC to provide Moffat Rd plans and design speed

- PSTR should state that Barrs Rd connection should tie into council plans for Moffat Rd. SCC to provide plans for Moffat Rd corridor upgrades so that tenderers can ensure their works tie into council's plans. SCC to confirm design speed of this eastern road corridor.

TMR and SCC to arrange additional meeting to discuss these road packages

- SCC stated that they would be interested in doing the construction simultaneously with the same contractor. SCC has approval for starting negotiations with land owners for Johnston Rd / Moffat Rd. Junction between B2N works and SCC works will be determined by the location of the Bars Rd intersection. TMR and SCC to discuss packaging opportunities.

Arup - Additional lane to be included in reference design

- SCC would prefer a dedicated left and right turn lane on the approach to SIW intersection – PSTR to be updated.

7.

N/R

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8.

9.

N/R

10.

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11.

N/R

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Queensland Government

Our ref 858087
Your ref
Enquiries Mark Longhurst

Department of
Transport and Main Roads

21 January 2020

Dear

SUBJECT: Beerburrum to Nambour (B2N) Rail Upgrade project update

The Queensland Government is progressively upgrading the North Coast Line to increase safety, efficiency and reliability on rail services between Brisbane and the Sunshine Coast.

In 2016 and 2018, the Queensland Government declared the future road and rail land requirements as per section 242 of the *Transport Infrastructure Act 1994,* to protect the land against development applications incompatible with the future rail projects.

The Department of Transport and Main Roads (TMR) has commenced surveying activity along the proposed route for the Beerburrum to Nambour (B2N) Rail Upgrade project. As your property at 21 Barrs Road, Glass House Mountains (Lot 11, Plan 222413) is near the declared area, we enclose a Notice of Entry form for access to your property to undertake surveying. The survey data will provide the detailed information required to finalise the project design. The project team will then arrange to meet with landholders along the route to discuss any potential impacts and project timelines.

The current committed funding for the B2N project totals $550.8 million, comprising $390 million from the Australian Government and $160.8 million from the Queensland Government. As the current funding is insufficient to complete all features listed in the business case, TMR is adopting a staged approach to delivery of the project while the Australian and Queensland Governments continue funding negotiations.

For further information, follow the project online at www.tmr.qld.gov.au/B2N or contact Hayley Greaves, Community Engagement Officer for the B2N Project on 1800 517 177 or email b2n@tmr.qld.gov.au.

Yours sincerely

N/R

Leah McKenzie
District Director (North Coast)

Program Delivery and Operations
North Coast Region
PO Box 1600
Maroochydore Qld 4558

Telephone **+61 7 1800 517 177**
Facsimile +61 7 (07) 5451 7098
Website www.tmr.qld.gov.au
Email **B2N@tmr.qld.gov.au**
ABN 39 407 690 291

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 21 January 2020 1:38 PM
To: Raymond F Miller
Cc: Mark C Longhurst; NCD_SURVEY_ADMIN
Subject: B2N project - NoE sent for 21 Barrs Road GHM
Attachments: 11RP222413_NoE_letter_Jan2020.pdf; 11RP222413_NoE_ 21 Barrs Rd_Glasshouse Mountains.pdf

Hi Ray

I am confirming that the NoE for 21 Barrs Road was sent today by registered mail. We have advised that access is required from Monday 3 February for a period of up to 6 months.

Please find copies attached for your records. I have save these in DMS and noted that any replies to be sent to NCD_survey_admin mail box, so you should receive notification of any snail mail feedback. Likewise, I'll let you know if I receive any direct contact.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast and Wide Bay Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 23 July 2020 5:11 PM
To:
Subject: B2N project access for survey request - 21 Barrs Road

Hi

Thank you for taking my call today. As discussed, our surveyors were seeking access to complete the topographical surveys to allow design options for the B2N project to be completed.

As shown in the map below, the green-shaded areas shows survey data already captured. We would like to complete surveys in the red-shaded area, between 27 July – 14 August if this is convenient. A TMR surveyor and two field assistants will complete the surveys. The surveyors use a 4wd for access and no other machinery will be used.

Thank you for your consideration, we appreciate that this is a challenging time for your family.

Please contact me at any time should you have any questions and let me know if there are any problems with this timing.

Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Phone: 1800 517 177
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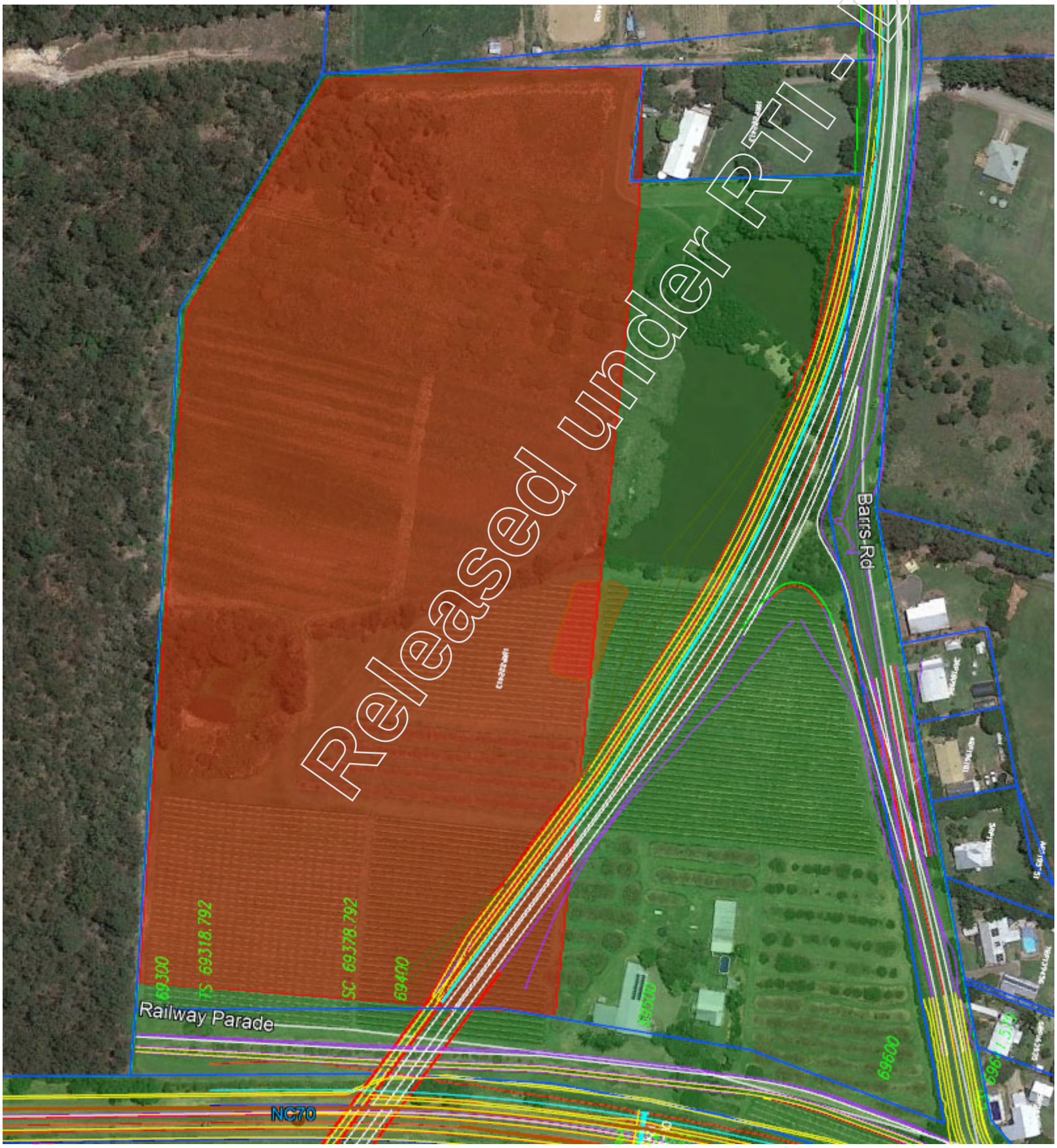

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www.sunshinecoast.qld.gov.au
Officer: N/R
Direct Telephone:
Email: N/R
Our Reference: D2016/1154458
Your Reference:

27 October 2016

The B2N Project Team
GPO Box 50
BRISBANE QLD 4000

B2N@tmr.qld.gov.au

To the project team

Reference Design of Beerburrum to Nambour Rail Upgrade Project
Sunshine Coast Council: Officers' Submission

I refer to the current consultation process seeking feedback on the reference design for the Beerburrum to Nambour Rail Upgrade Project and provide, for consideration of the project team, an officers' submission. The Sunshine Coast Council has not formally endorsed this submission.

Council has been consistent in its call for the commencement of the project as soon as possible. It is recognised as an integral part of the long term transport network for travel to, from and within the Sunshine Coast. Further, it is recognised as essential transport infrastructure and supported in the following key documents:

- Sustainable Transport Strategy
- Regional Economic Development Strategy (REDS)
- Sunshine Coast Planning Scheme

The submission contains comment relating to matters will require further investigation, analysis, discussion and design prior to and/or during the detail design phase of this project. Sufficient time needs to be included in the future process to properly accommodate these matters. The project needs to adequately deal with the surrounding consequential community wide impacts as well as the technical aspects within the immediate corridor footprint.

Council offers its cooperation to assist in resolving issues in specific localities and to progress the design, particularly where current and ongoing responsibilities cross or abut the project. Council officers have extensive knowledge along the corridor which could be of benefit to the future project designers and the project.

I invite you to contact Council's Manager Transport and Infrastructure Policy, N/R on telephone should you have any queries or require any clarification of the submission.

Yours faithfully

N/R

Chief Executive Officer
Encl.

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Beerburrum to Nambour Rail Upgrade Project
Building Queensland Business Case Development – Consultation October 2016
Sunshine Coast Council – Officer Submission October 2016

General

Council continues to be supportive of the rail upgrade and seeks to work cooperatively to progress the project.

While a value for money and fiscally responsible approach is necessary, the project and its consequential changes will leave a long term legacy around the project on the community and economic outcomes. Council wishes to assist the State and its project team to identify, understand and seek to mitigate those project impacts to create a positive legacy for the region.

The comments in this submission are based on the reference design as displayed on the collaborative mapping on the project website during the consultation period, with a view to inform of matters to be further considered and dealt with during or prior to the detailed design phase. Council reserves the right to provide further feedback in a timely manner as more detailed information is made available in the future.

The community expectation is that the project will recognise and deal appropriately with impacts to people and property. Wide community support would be gained if some of these impacts could be addressed prior to the procurement and construction phase of the project.

There is considerable activity required to clear and prepare the realignment corridor for the project to proceed, some of which will take time to accomplish. The opportunity exists for early works to occur in the immediate future to commence this activity. It is recommended the business case incorporate this preparatory phase of work.

Council reserves the right to provide further comments on the project as information is made available.

Rail Duplication Alignment

The reference design indicates the extent of track realignment to create the improved duplicated rail corridor.

In the June 2016 submission, it was suggested that the following principles be applied to the alignment design:

- Regard for community assets;
- No worsening, perhaps improved flood immunity;
- Local access for property maintained or improved;
- Overall transport network, its operation and performance maintained or improved for all modes;
- Elements to maintain and improve community connectivity and cohesiveness across the widened corridor;
- Economic viability of centres not be denigrated by the project;
- Community impacts be acknowledged and addressed.

It is recommended that these principles continue to be applied through the detailed design phase of the project.

A cooperative approach during detailed design would likely result in savings in cost, time and resources for all parties and the project. The above principles remain relevant and the detailed design team should seek to incorporate the detailed knowledge of council officers in many areas of the alignment and its surrounds

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Council requests input to the design of any realignment/relocation of local roads and community facilities which are impacted by the proposed project works,

The offer is extended to the project team to explore opportunities in the detailed design phase for enhanced outcomes related to coordinated flooding and stormwater works and environmental outcomes through liaising with Council officers.

Local Roads

Significant concerns exist in relation to local road realignment and impacts to the Matthew Flinders rest area at Caves Road in relation to flood immunity of realigned local roads, height clearance to permit normal vehicle access on a local road, property access to realigned roads as well as the location and access to a replacement rest area. The reference design layout does not appear to have fully dealt with these matters.

The proposed option for Barrs Road provides a more direct connection with the local centre of Glass House Mountains. However it does put additional traffic load onto the local road network which should be checked during detailed design for intersection performance. A check should be made at detailed design stage on any impacts to local school bus service routes.

Beerwah

Any upgrades to sections proximate to Beerwah need to ensure that the feasibility of the CAMCOS line to the coast is not compromised by the new infrastructure.

Any proposed rail upgrade through Beerwah and northwards will need to ensure that the feasibility of the CAMCOS rail alignment to the Coast is not compromised.

Active Transport

The proposed rail project does intercept existing active transport links which must be maintained or reinstated. These are discussed below.

The realignment of several sections of Steve Irwin Way provides the opportunity of instituting on-road cycle lanes along these sections of Steve Irwin Way as designated in the Principal Cycle Network Plan and comply with the DTMR Cycling Infrastructure Policy. Some tie in works may be needed.

Beerburrum to Glasshouse Mountains section

It is not clear whether the reference design rail alignment truncates or removes the existing active transport link between Beerburrum and Glass House Mountains. The opportunity may present itself for a new redirected active transport link or reinstating the existing link using sections of the existing rail alignment for minimum expenditure as a substitute to providing the facility along the full length of Steve Irwin Way. The route will also form a critical link for future recreational and tourist cycling in the Glasshouse Mountains scenic region providing economic stimulus to these rural townships. The part use of this alternate alignment will provide significantly improved amenity and safety.

The proposed long term route is as follows:

- Follow the existing rail alignment north from Beerburrum Rd , Beerburrum with a single bridge across the new alignment (WGS 1984 Long: 152.95751, Lat: -26.94678) re-joining Steve Irwin Way (at 152.95616, -26.94097);
- Parallel Steve Irwin Way then re-join the existing alignment (at 152.95650, -26.93558);
- Re-join Steve Irwin Way (at approximately 152.95736, -26.92959) and continue along the diversion until the pathway re-joins the existing alignment of Steve Irwin Way;
- Connecting to existing pathway system in Glasshouse Mountains.

New bridges at Beerburrum and Glasshouse Mountains need to cater for both on-road cycle and off-road pedestrian and cycle movements.

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Glasshouse Mountains to Beerwah section

Reuse a part of the existing rail alignment north of Glasshouse Mountains township as a substitute for providing a link adjacent to Steve Irwin Way, which is very constrained in many locations.

The proposed route is as follows:

- Use the section of existing alignment from north of Sahara Rd (at 152.95221, -26.89398) to Youngs Rd (at 152.95027, -26.88418);
- The alignment would then lie to the west of the rail corridor to Kello Rd subject to future negotiations between Council and property owners.

The project will need to maintain and reinstate walking and cycling facilities from Kello Rd across Coochin Creek through the Beerwah Sportsgrounds to Sportsground Dr.

Beerwah to Landsborough section

Maintain/improve the active transport link through the existing culvert (at 152.95917, -26.83032). New bridge at Landsborough needs to cater for both on-road cycle and off-road pedestrian and cycle movements.

The walking and cycling connections from the residential estate east of Steve Irwin Way and the bus stops on Steve Irwin Way need to maintained as direct and convenient connections to the village centre at Maleny St and Cribb St. Every effort should be made for maintaining community connectivity via a pedestrian and cycle crossing near the site of the existing level crossing either over or under the rail to reduce the travel time from the residential estates east of the rail line.

Flooding and Stormwater

There are many sections of the corridor which require clear and cooperative arrangements and understandings of hydraulic outcomes to achieve best for community and value for money outcomes. There will be several locations where drainage structures adjacent to the rail corridor will need to be improved to achieve the design brief level of hydraulic performance from commencement of rail operations.

One example of this important detailed design phase element is on the north side of Beerwah where, to achieve a flooding /drainage performance outcome and property protection either side of the project, cooperation between multiple parties will be required. This is due to the existing sizing and physical proximity of drainage assets of Council, then Queensland Rail, then Department of Transport and Main Roads, within respective side by side corridor responsibilities. This not only applies to cross drainage infrastructure issues but also access for ongoing maintenance responsibility issues.

Environmental outcomes

Bushland habitat connectivity opportunities exist and the priority sites are listed in Table 1.

It is possible that the duplication, upgrades and realignments proposed for the Beerburrum to Nambour rail line could achieve net environmental benefits, through improving east-west connectivity for important bushland habitat areas using mechanisms including:

- improving bushland protection status in rail corridor and adjacent public land parcels;
- restoring degraded bushland (including obsolete alignments) through offsets and other means;
- practical engineering solutions to maximise wildlife permeability/movement across the rail corridor at strategic locations.

The best way to achieve net environmental benefits is to undertake discussions between appropriate stakeholders before or early in the detailed design phase of the project to identify and pursue some key locations where conservation and engineering mechanisms could make the greatest improvements in regional habitat connectivity.

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It is highly likely that prior to the commencement of the detailed design of this project a Pumicestone Passage catchment (Beerburrum to Landsborough) conservation and rehabilitation plan will be developed in partnership between Sunshine Coast and Moreton Bay Regional Councils, the State Government, HQPlantations and other organisations, under the Pumicestone Passage and Catchment Action Plan. The detailed design of this project will need to identify key locations along the rail corridor where strategic conservation outcomes in this future plan could be achieved.

Based on preliminary analysis of core and connecting habitat areas, the following locations in Table 1, have been identified along the rail corridor and present opportunities where conservation and engineering actions to improve habitat connectivity could achieve important local ecological outcomes. Some partnering or adjoining activities may be required. It is proposed that these would be refined during detailed design.

Table 1: priority sites for biodiversity outcomes

Catchment	Location	Potential conservation opportunities
Pumicestone Passage	1+km north of Beerburrum rail station	Improve linkage between Mt Beerburrum forestry habitat (589AP6213) to (and across) Steve Irwin Way via HQPlantations lots (611FTY1877)
Pumicestone Passage	Tibrogargan Creek crossing (Evans Rd)	Consolidate vegetated areas along creek under existing and new rail line to improve linkage from east to west
Pumicestone Passage	Coonowrin Creek crossing (adjacent to Glass House Mountains station	Consolidate vegetated areas along creek under existing and new rail line to improve linkage from east to west
Pumicestone Passage	Coonowrin Creek tributary crossing (under Railway parade and rail line)	Consolidate vegetated areas along creek to improve linkage from parks to east and west
Pumicestone Passage	Coochin Creek (north of Kello Rd)	Consolidate vegetated areas along creek to improve linkage from east to west
Pumicestone Passage	Mellum Creek crossing (750m south of Landsborough station)	Consolidate vegetated areas along creek to improve linkage across Old Landsborough Rd and rail corridor
Mooloolah River	1km north of Landsborough station (creek crossing)	Consolidating vegetated areas along creek to improve linkages between local core habitat areas
Mooloolah River	Dularcha National Park	Investigate augmentation of wildlife permeability through upgrades to improve functionality within this core habitat area
Mooloolah River	Mooloolah River crossing (Neill St)	Consolidate vegetated areas along river to improve linkage from east to west (across rail corridor and Neill St)
Mooloolah River	Core vegetated area south of The Pinch Lane	Investigate augmentation of wildlife permeability through upgrades to improve functionality within this core habitat area
Maroochy River	Eudlo Creek and Paynter Creek crossings	Consolidate vegetated areas along creek to improve linkage from east to west
Maroochy River	Eudlo Creek National Park	Investigate augmentation of wildlife permeability through upgrades to improve functionality within this core habitat area

Rail stations and surrounds - Beerburrum to Landsborough

In the June 2016 submission it was suggested that the following principles be applied for this activity:

- Station enhancements meet SEQ wide upgrade standards related to:
  - Equitable accessibility (DDA compliance)
  - Real Time Information
  - Improved shelter;
- Improve passenger benefits through enhanced aesthetics, comfort and safety;
- Park and ride capability improvements;

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- Improved connectivity to local active networks.

Council is concerned with the proposal for no station improvements to these existing stations. It is important to improve the 'offer' to travellers and enhance the general aesthetics, comfort and safety improvements to demonstrate the esteem that passengers are held. This is critical in enabling a travel choice change leading to a permanent mode shift.

It is recommended that the project detailed design phase provides for:

- real time information availability at each station;
- provision of Wi-Fi hotspots, and other communication channels at all stations, to enable transport journey planning and advice through mobile devices;
- amenity and shelter improvements to match the expected higher passenger loadings, particularly at the Landsborough station;
- detailed local active transport connectivity in and around the stations connecting to existing and future networks in cooperation with Council and adjacent property owners;
- a check of accessibility compliance;
- appropriate safety outcomes for passengers and residents using facilities to cross the corridor 24 hours per day;
- simple aesthetic and comfort improvements to enhance the passenger experience at the start of this major operational improvement.

It is expected that the project design criteria would meet all required standards related to lighting and accessibility standards throughout the station and surrounding environs. This may involve partnering with Council to continue the linkage into the townships as well as the active corridors leading to the stations.

Park and Ride Areas

There is a growing expectation that the use of appropriate technology is incorporated into new work. Where station parking arrangements result in several separate areas, real time information relating to numbers of available spaces remaining should be displayed at the entry to facilitate easy use by customers.

Glass House Mountains

The reference design would appear to provide for the future expected quantity of parking and improved quality of park and ride facilities offered at each station except Glass House Mountains. Aerial photography indicates that little remaining capacity remains in the formed area. This omission should be rectified at detailed design stage.

Beerburrum

The reference design demonstrates the potential scale of park and ride possible at Beerburrum, however, the extent of parking to meet medium term needs should be reviewed during detailed design phase.

Beerwah

There is a need for formalisation and expansion of the Beerwah park and ride area to prevent spill over parking onto adjacent streets.

Landsborough

It is suggested that there be an immediate expansion of the park and ride at Landsborough ahead of this project to:

- Provide for current and future needs;
- Support travellers' needs;
- Remove impacts from spill over parking.

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Wendy L Feltus

From: Raymond F Miller
Sent: Monday, 27 July 2020 9:08 AM
To: Raymond F Miller; Hayley L Greaves
Subject: Conversation with Raymond F Miller

Raymond F Miller 9:05 AM:

Morning Hayeley- just following up are we ok to contact and access Barrs Road from Today? Cant remember if we were waiting a response from the owners?

Raymond F Miller 9:05 AM:

thanks

Hayley L Greaves 9:06 AM:

Yes. I can call and let them know you are starting today if you like...

Raymond F Miller 9:06 AM:

That would be great, Ill also ask Andy to doorknock to introduce etc

Hayley L Greaves 9:06 AM:

ok. ill call them now

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Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 2 April 2020 1:37 PM
To: Shane N Muhling; Hayley L Greaves
Subject: Conversation with Shane N Muhling

Hayley L Greaves 12:53 PM:

Hi Shane

Hayley L Greaves 12:56 PM:

CAn you advise status of requiremetn plan for 21 Barrs Road GHM? We have told them that we are to take their property but, so far, they've not received any official notification. They are, understandably shocked and upset but are also in the dark as to what is planned...

Hayley L Greaves 12:56 PM:

Appreciate any feedback you can provide

Hayley L Greaves 1:33 PM:

Can you provide and ETA as bout the unknown...

Shane N Muhling 1:34 PM:

Just sent you an email Hayley.

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 17 December 2019 8:46 AM
To: Leah P McKenzie
Subject: FOR APPROVAL (DUE January 2020): PCxxx Letter and Notice of Entry for B2N survey
Attachments: 11RP222413_NoE_letter_Jan2020.docx; 11RP222413_NoE_ 21 Barrs Rd_Glasshouse Mountains.docx

Item: PCxxxx – Letter and NoE for 21 Barr Road, Glass House Mountains for survey access

Communications officer: Hayley Greaves

Comments:

- For distribution in January 2020
- Sharepoint not generating ID numbers, hence no PC number allocated

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast and Wide Bay Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Friday, 21 February 2020 11:35 AM
To: Mark C Longhurst
Subject: FOR APPROVAL: 21BarrsRd Meeting invite
Attachments: PO_21BarrsRd_Meeting_invite_21Feb2020.docx

Item: PC17601 Invitation to property owner at 21 Barrs Road to meet to discuss potential impacts of B2N project to his property

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Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 18 June 2020 8:13 AM
To: Mark C Longhurst
Subject: FW: 21 Barrs Road, Glasshouse Mountains

FYI

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding
Sent: Wednesday, 17 June 2020 8:45 PM
To: Ellyce C Galvin
Cc: Hayley L Greaves ; Melinda J Ryals
Subject: 21 Barrs Road, Glasshouse Mountains

Hi Ellyce,

Just to provide you with a brief update on the early acquisition of 21 Barrs Road, GHM - we have exchanged valuation figures with the claimant solicitor, unfortunately we are quite far apart on values. The Valuer representing the claimant is at nd the department's advice is This is just for the land, not any disturbance items. It appears there is a difference in valuation methodology adopted. We will continue our negotiations with a view of reaching agreement under early acquisition, however just thought I'd flag this with you to make sure this one is included in the resumption package for Stage 1, in the event we don't reach agreement under early acquisition.

Thanks.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI by TMR

Wendy L Feltus

From: Hayley L Greaves
Sent: Monday, 27 April 2020 2:21 PM
To: Ellyce C Galvin
Cc: Mark C Longhurst
Subject: FW: B2N: 21 Barrs Road Glass House Mountains
Attachments: Ltr to TMR Early Acq 27.04.20.pdf

Hi Ellyce

What are your thoughts? Can we get this through in current climate? They will be expecting this one as the original enquiry came through to Ruth a couple of weeks ago.

I think that this application doesn't provide sufficient information to support the EA criteria under section 5.1 but their application does appear to meet the criteria under section 5.4.

Appreciate your thoughts

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding
Sent: Monday, 27 April 2020 1:49 PM
To: Hayley L Greaves ; Ellyce C Galvin
Cc: Mark C Longhurst ; Melinda J Ryals
Subject: FW: B2N: 21 Barrs Road Glass House Mountains

Hi Hayley & Ellyce,

Please find attached the early acquisition application for 21 Barrs Road, GHM.

Can you please review and respond to N/R

Thank you.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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N/R

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Wendy L Feltus

From: Hayley L Greaves
Sent: Monday, 27 July 2020 9:10 AM
To:
Subject: FW: B2N project access for survey request - 21 Barrs Road

Hi

My apologies

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves
Sent: Thursday, 23 July 2020 5:11 PM
To:
Subject: B2N project access for survey request - 21 Barrs Road

Hi

Thank you for taking my call today. As discussed, our surveyors were seeking access to complete the topographical surveys to allow design options for the B2N project to be completed.

As shown in the map below, the green-shaded areas shows survey data already captured. We would like to complete surveys in the red-shaded area, between 27 July – 14 August if this is convenient. A TMR surveyor and two field assistants will complete the surveys. The surveyors use a 4wd for access and no other machinery will be used.

Thank you for your consideration, we appreciate that this is a challenging time for your family.

Please contact me at any time should you have any questions and let me know if there are any problems with this timing.

Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Phone: 1800 517 177
B2N@tmr.qld.gov.au
www.tmr.qld.gov.au/B2N

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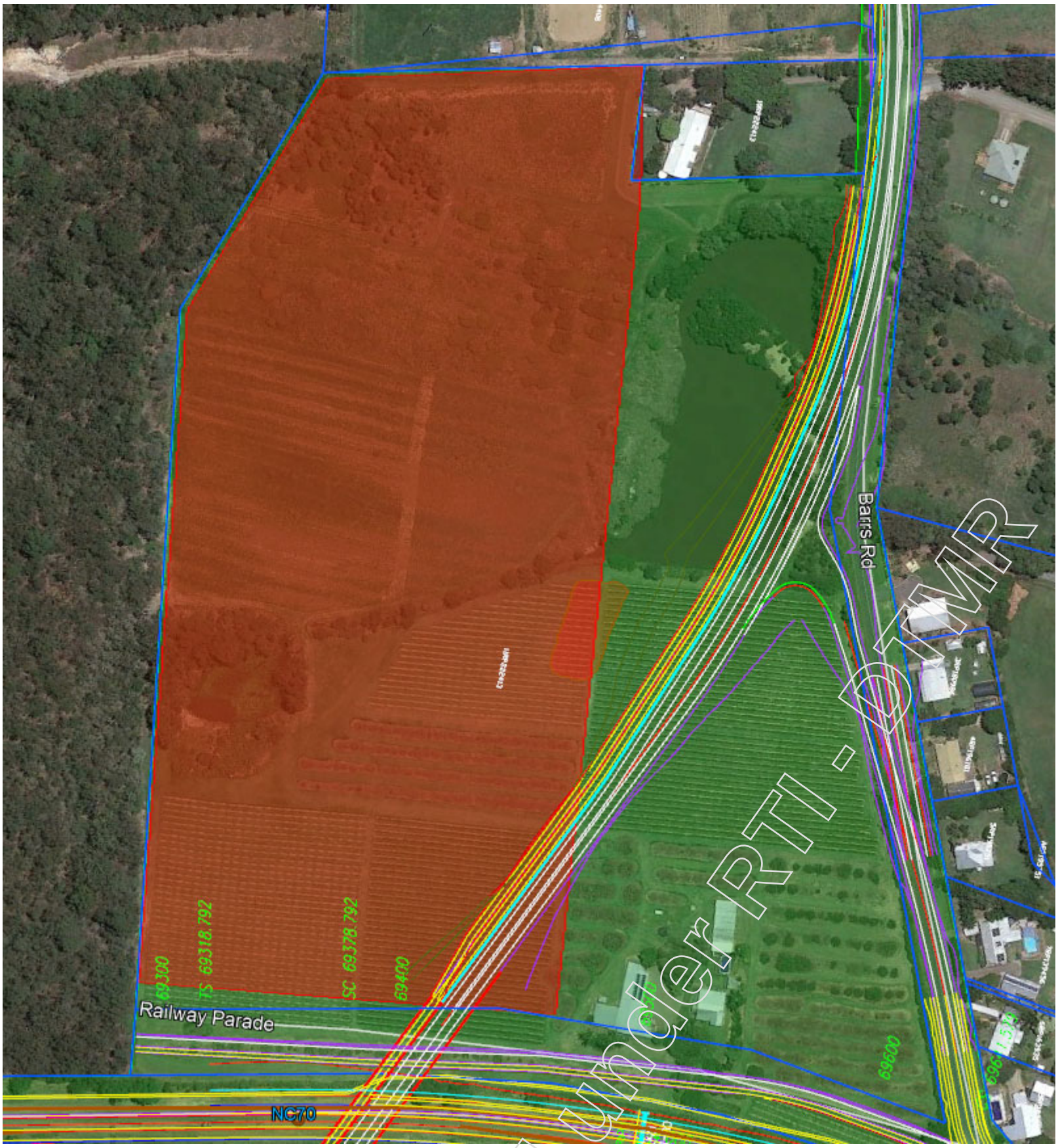

Released under RTI - DTMR

Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 12 May 2020 10:00 AM
To: Damian C Parker
Cc: Mark C Longhurst
Subject: FW: Follow up on Meeting regarding B2N (Beerburrum to Nambour) - N/R Sunshine Coast Council) Map Attached providing an early take on what might be progressed at Glass House Mountains as an approach to Barrs Road alignment
Attachments: 170893_20190604.pdf

Hi Damian

I found this in the folder. It appears that the attached map was provided by N/R from SCC. It seems to indicate what council is committing and what TMR could/should provide regarding Barrs Rd. I thought this may be helpful in preparing those ownership and maintenance docs…

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Amanda M Joseph **On Behalf Of** Barbara van Heerden
Sent: Thursday, 27 June 2019 11:05 AM
To: Mark C Longhurst ; N/R
Cc: Jacqui Hyne
Subject: FW: Follow up on Meeting regarding B2N (Beerburrum to Nambour) N/R (Sunshine Coast Council) Map Attached providing an early take on what might be progressed at Glass House Mountains as an approach to Barrs Road alignment

Hi Mark and N/R

Barbara would like you both to please monitor and ensure N/R actions the list below.

Thank you

Kind Regards,

Amanda Joseph
Executive Assistant to Regional Director | North Coast and Wide Bay Burnett Region
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 1 | 17 Southern Drive | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 5451 9279
amanda.m.joseph@tmr.qld.gov.au
www.tmr.qld.gov.au

From: NCDRecords
Sent: Tuesday, 11 June 2019 9:33 AM
To: Barbara van Heerden
Cc: Juliette R Vernyik ; Jacqui Hyne ; Mark C Longhurst
Subject: Follow up on Meeting regarding B2N (Beerburrum to Nambour) - N/R (Sunshine Coast Council) Map Attached providing an early take on what might be progressed at Glass House Mountains as an approach to Barrs Road alignment

Related to DMS item 167589

Kind Regards,

Paula Nagas
Records Team
Program Delivery & Operations | Department of Transport and Main Roads

First Floor | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558

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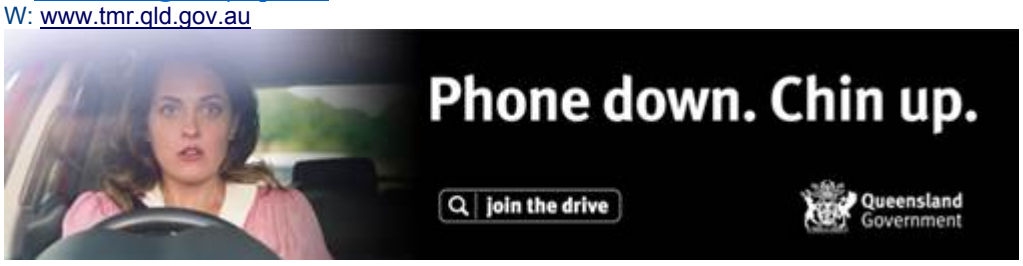
E: ncdrecords@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: N/R
Sent: Tuesday, 11 June 2019 8:00 AM
To: NorthCoast <northcoast@tmr.qld.gov.au>
Cc: N/R NCDRecords <NCDRecords@tmr.qld.gov.au>
Subject: B2N (Marsh/Barrs Rds/Steve Irwin Way/Johnston/Moffats Rds Map)

Barbara,

Please find attached the Map I tabled at our meeting, providing an early take on what might be progressed at Glass House Mt as an approach to the Barrs Rd realignment. Concept only for discussion. I have provided indicative-only alignments, minimising the task for B2N.

As per our discussions, I will endeavour to:

- Seek a 'Council' position on deferring or pursuing the removal of the OLC at Landsborough; cases for and against
- Identify delays at the Landsborough OLC
- Provide Stage one car park numbers for Landsborough.
- Provide revised Council comment on the impacts of the rail upgrade on Council/Community interests and assets, pending provision by TMR of the alignment now under consideration.

Happy to discuss.

Regards,

N/R | **Manager**
Transport and Infrastructure Planning | Built Infrastructure Group
Sunshine Coast Regional Council

Phone N/R
Email:
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
Website: www.sunshinecoast.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Friday, 1 May 2020 3:36 PM
To: Mark C Longhurst
Cc: Damian C Parker; Ellyce C Galvin
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal
Attachments: NCD Precon Scope Change Authorisation 20200429.doc

Hi there

My suggestions are marked up in the attached.

Happy Friday!

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst
Sent: Thursday, 30 April 2020 2:04 PM
To: Hayley L Greaves
Cc: Damian C Parker ; Ellyce C Galvin
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Hayley,

I have made some changes.
Are you able to assist in finalising the document?

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
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mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Thursday, 30 April 2020 9:50 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Hayley

I have started a short summary of impacts to property owners, it would be good if you could add to this.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
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damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

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From: Damian C Parker
Sent: Wednesday, 29 April 2020 10:01 PM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Mark

One of us will need to catch up with but also our need to just get this done so she understand our complete rewrite.

I've smashed this out for your review. I do hope I am on the right track. I've kept it as brief as possible which I hope will be OK with Scott and Leah. Small images in the body will help, I'll see if Verity can help with this tomorrow.

This will need more input from Hayley and Mel, I've left some yellow highlight.

We may need dates from Hayley of when we have meet with Leah and Scott to show externals that we had concurrence from management to proceed with this scope change long before this document and the initial consult with 21 Barrs.
That is, this document is a summary of TMR decision process prior to consulting.

We will also need to check in with Stewart, Griffo and Sandra as I have referred to meetings with them.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads
Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Tuesday, 28 April 2020 3:50 PM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: FOR REVIEW: Scope Variation re: DBC deviation of Barrs Road OLC elimination

Hi Mark and Damian,

I have drafted up the attached scope change document in relation to the Barrs Road open level crossing elimination with a new connection. I have based this draft off the emails attached from Hayley and also documentation Damian has dropped into the B2N scope folder - \02 DEVELOPMENT\01 Project Management\02 Scope - Teams\Barrs Moffatt overpass

Can you please review and provide some advice that I'm heading in the right direction with this document and where I should expand and detail further?

Your assistance is very much appreciated.

Cheers

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
Floor 2 | 12 First Ave| Maroochydore Qld
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Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 9 April 2020 6:15 PM
To: Raymond F Miller
Subject: FW: Upcoming property access- Topo Survey

Hi Ray

- 21 Barrs Rd are ok
-
- N/R
-

I cant find a response so far for the last tenant but will do a search through the paperwork I picked up from Ellyce's desk today and confirm .

Have a fantastic Easter

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Sent: Thursday, 9 April 2020 9:49 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: Upcoming property access- Topo Survey

Hi Hayley

Just wondering how discussions with 21 Barrs Road (1RP222413) are progressing? Would it be a suitable time for me to send our contract survey crews in there to complete ground survey?

Additionally, we will need to access the following properties in the coming weeks for some extra Ground Survey (due to Reference Design changes). Could you please let me know if you have contact numbers for these:

-
-
- N/R

Thanks for your help Hayley!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 28 July 2020 4:31 PM
To:
Subject: koala dog detection survey
Attachments: Survey Area 2.PNG

Hi

I will follow up with a phone call tomorrow to discuss but thought I would send the email and map first. We are hoping to check the area along Barrs Road, near your dam and up toward N/R place at number N/R I apologise for yet another intrusion but hope that this can be completed quickly and with minimal impact to you.

TMR has engaged the services of the University of the Sunshine Coast Detection Dogs for Conservation (DDC) to detect the presence or absence of koalas in the B2N project footprint. This information will assist with the project's submission to the Australian Government in compliance with the Environment Protection and Biodiversity Conservation Act 1999.

The attached map shows:

- Red lines indicate the overall environmental survey area
- Blue is potential koala habitat
- Yellow is boundary of properties in the survey footprint

In the areas where all three areas overlap, we will use specially trained dogs to detect the presence or absence of koalas.

A **Notice of Entry** form to access the front of your property at 21 Barrs Roads, Glass House Mountains, Lot 11RP222413, in accordance with section 35(1)(a) of the *Transport Infrastructure Act,* issued in February 2020 remains current.

The survey will be conducted on Thursday 30 July, weather permitting. A team consisting of two handlers and two habitat detection dogs will conduct surveys using the casual survey technique. When in the field, the detection dogs are fitted with unique USC jackets and GPS tracking collars.

Handlers focus on covering as much of a site as possible, making use of wind and access points to increase efficiency. The casual survey technique is an efficient way to survey large areas, however it does mean that the dogs are not constrained by the handler. While the detection dogs are trained to be obedient and non-threatening to the public and other fauna, we are **requesting that any dogs on your property are restrained during the survey**.

For protection of these specialised dogs, we also ask that property owners advise if **baiting for wild dogs has been recently undertaken in the vicinity**.

The DDC use highly skilled, well-trained habitat detection dogs. The detection dogs work under strict Animal Ethics approvals (USC: ANA18128, ANA18134, ANS1752) and have appropriate Queensland Government wildlife permits.

For the protection of your property, the dogs are treated against fleas and ticks and are frequently checked during field work. The dogs are also regularly washed and thoroughly brushed before entering new sites to prevent introduction and spread of weed propagules and/or insects.

Your consideration is very much appreciated and I will call tomorrow to discuss further.

Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Phone: 1800 517 177
B2N@tmr.qld.gov.au
www.tmr.qld.gov.au/B2N

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 24 March 2020 1:40 PM
To: Ruth M Holding
Subject: - no answer

Hi Ruth

No answer from 21 Barrs Road, Glass House Mountains (Lot 11 RP222413). I'll keep trying to get hold of him and then book in a time for us all to talk.

Enjoy the serenity at home!

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 28 April 2020 8:36 AM
To: Ellyce C Galvin
Cc: Mark C Longhurst
Subject: RE: B2N: 21 Barrs Road Glass House Mountains

Hi Ellyce

Thank you for your feedback. I think the issue, with regard to is the need to plan ahead. They may not be able to show a current loss of income but they will have to demonstrate the likely income of the current crops for compensation (if they have to leave before harvest time). One of their likely motivators is the need to relocated ahead of the main planting / crop establishment season. I'm sure their lawyer can do this.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin
Sent: Tuesday, 28 April 2020 8:18 AM
To: Hayley L Greaves
Cc: Mark C Longhurst
Subject: RE: B2N: 21 Barrs Road Glass House Mountains

Good morning,

Thanks for forwarding the EA application for 21 Barrs Road.

I agree with the application not meeting the criteria under clause 5.3 as they haven't demonstrated a genuine attempt or a legitimate campaign to sell the property at a fair market price. However, yes we could explore the possibility of meeting the criteria under clause 5.4 providing that the applicant can provide evidence that the urgency is genuine in accordance with the EA policy. It could be worthwhile calling the lawyers and draw their attention to this clause 5.4 and discuss what evidence can be provided by a primary producer for a loss of income and explain TMR's position to process these applications fair and consistently which will assist in processing their application promptly.

Not sure of the possibility of the applicants to supply a business plan, certificate of the registered business (or something of the like) to support their claim for loss of income, Mark may have some further ideas? I think it's fair to agree that as a primary producer they would suffer hardship and loss of income due to the imminent land requirement, it's just a matter of the applicants to demonstrate it by providing evidence.

I hope this is helpful.

Term 5.4 – Pressing personal or other reasons

A claim may be submitted if the property owner has an urgent, personal need to sell the property, and is unlikely to be able to do this due to the TMR requirements for the property. It is the applicant's responsibility to provide evidence that the urgency is genuine.

In cases of medical urgency, a letter from a doctor will need to address the following points:

- the nature of the medical condition.
- whether the condition has been triggered or exacerbated by the TMR requirement.
- why the sale is urgent, and how it will alleviate the medical condition.
- any further information that the doctor wishes to be considered.

If the application is based on medical urgency, please clearly identify your consent for TMR to seek clarification, with respect to any such information, from the doctor.

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Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
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ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Monday, 27 April 2020 2:21 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FW: B2N: 21 Barrs Road Glass House Mountains

Hi Ellyce

What are your thoughts? Can we get this through in current climate? They will be expecting this one as the original enquiry came through to Ruth a couple of weeks ago.

I think that this application doesn't provide sufficient information to support the EA criteria under section 5.1 but their application does appear to meet the criteria under section 5.4.

Appreciate your thoughts

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Sent: Monday, 27 April 2020 1:49 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: FW: B2N: 21 Barrs Road Glass House Mountains

Hi Hayley & Ellyce,

Please find attached the early acquisition application for 21 Barrs Road, GHM.

Can you please review and respond to N/R

Thank you.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

N/R

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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 28 April 2020 12:03 PM
To: Ellyce C Galvin; Mark C Longhurst
Subject: RE: B2N: 21 Barrs Road Glass House Mountains

Thanks Ellyce

I tried to call the lawyer but he is working remotely and his office didn't offer to redirect my call. I have emailed requesting additional evidence to support the criteria under section 5.4. I will forward anything received to add to the pack you are preparing.

Many thanks

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin
Sent: Tuesday, 28 April 2020 11:46 AM
To: Mark C Longhurst
Cc: Hayley L Greaves
Subject: RE: B2N: 21 Barrs Road Glass House Mountains

Thanks Mark. I will arrange for the EA package to be compiled asap and aim to have it up to Scott for sign off by the end of the week.

Cheers

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Sent: Tuesday, 28 April 2020 11:44 AM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: B2N: 21 Barrs Road Glass House Mountains

Hi Ellyce,

I agree their application does seem to meet criteria under section 5.4
I am happy to recommend we accept their application.

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
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mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Monday, 27 April 2020 2:21 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>

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Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FW: B2N: 21 Barrs Road Glass House Mountains

Hi Ellyce

What are your thoughts? Can we get this through in current climate? They will be expecting this one as the original enquiry came through to Ruth a couple of weeks ago.

I think that this application doesn't provide sufficient information to support the EA criteria under section 5.1 but their application does appear to meet the criteria under section 5.4.

Appreciate your thoughts

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Sent: Monday, 27 April 2020 1:49 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: FW: B2N: 21 Barrs Road Glass House Mountains

Hi Hayley & Ellyce,

Please find attached the early acquisition application for 21 Barrs Road, GHM.

Can you please review and respond to N/R

Thank you.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

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www.tmr.qld.gov.au

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N/R

Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 16 June 2020 2:31 PM
To: Melanie C Dei Rossi
Subject: RE: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

HI Mel

This was to be held in a confidential session. I haven't received any feedback from N/R or N/R regarding the matter. I'm guessing that it is operational, as upgrading of these connections may not have been included in Council's 10 year capital works program. If it wasn't, then they would need to go to council for approval to prioritise the project in the upcoming budget. I'll see what I can find out and keep you updated.

Regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melanie C Dei Rossi
Sent: Tuesday, 16 June 2020 2:27 PM
To: Hayley L Greaves
Subject: FW: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

Hi Hayley

Did this get discussed at the operational meeting?

Do I need to escalate for guidance?

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

From: N/R
Sent: Wednesday, 10 June 2020 4:29 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au> N/R
Subject: RE: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

Melanie,
At this stage, the report is still to go to Council on 25 June, but the information is confidential, not public.

Regards,

N/R | **Manager**
Transport and Infrastructure Planning | Built Infrastructure Group
Sunshine Coast Regional Council

Phone: (07) 5441 8258 | N/R
Email: N/R
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
Website: www.sunshinecoast.qld.gov.au

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From: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Sent: Wednesday, 10 June 2020 2:36 PM
To: N/R
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: B2N Discussion with Councillors - council meeting agenda item re Barrs Rd link

[SCC External Email: Use caution with links and attachments]
Hi N/R

I note your mention of Barrs Road overpass as an agenda item at Council's Ordinary Meeting of 25 June. The public announcement around the B2N project has been delayed until mid-July, unfortunately this means that any information the TMR project team has provided through our confidential working group discussions and exchanges cannot be made public, either in the agenda or at the meeting on 25 June.

Please note that the delayed announcement also affects the planned briefing of councillors. Hayley is working to secure a new date in late July for a group briefing and will confirm details.

Following receipt of correspondence from Adam Hatfield, the Barrs/Moffatt Road crossing has been added to the agenda of tomorrow's B2N-SCC Working group meeting. Perhaps this is also an opportunity for the OM agenda item inclusions to be discussed to ensure that only publicly available information is included? Hayley will be in touch with Paul shortly to finalise the agenda and attendees.

Happy to discuss further if you want to give me a call.

Kind regards

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Sent: Tuesday, 2 June 2020 10:36 AM
To: N/R
Cc: N/R Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: B2N Discussion with Councillors

Hi N/R

All well thank you, it is certainly giving us new challenges to overcome and new ways of working, hope all is well at SCC too.

We are preparing for a round of briefings to mark the projects progression to the next stage and preparing for delivery and Hayley is in the process of seeking approvals and diary dates for mid-June so this would work well for us. Is it worthwhile setting out any key questions you would like us to focus on so we can ensure everyone gets what the need from the meeting?

On a related matter are you able to assist us reaching a conclusion on the N/R issue? We are preparing the documents to go to market this week but still await a response.

Best regards Melanie

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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From: N/R
Sent: Sunday, 31 May 2020 12:32 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: N/R
Subject: B2N Discussion with Councillors

Melanie,

Hope all is well in these trying COVID-19 times.

As the new Council is settling in, it has become evident that Council's liaison with the B2N project team would benefit from a meeting with the two councillors sharing the Transport portfolio. Would you be agreeable to provide an update/progress report to N/R at a date post 25 June (Council Ordinary Meeting where land acquisition with Council's road network linking in with the Barrs Rd overpass.) ? There would be a few Council officers also in attendance such as N/R N/R and myself. Happy to discuss further detail but I thought it best to check for agreement in principle first, recognising possible political sign-off at your end as well.

Regards,

N/R | **Manager**
Transport and Infrastructure Planning | Built Infrastructure Group
Sunshine Coast Regional Council

Phone: (07) 5441 8258 | N/R
Email: N/R
Address: Locked bag 72, Sunshine Coast Mail Centre QLD 4560
Website: www.sunshinecoast.qld.gov.au

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Wendy L Feltus

From: Hayley L Greaves
Sent: Friday, 17 April 2020 8:22 AM
To: Ruth M Holding
Cc: Mark C Longhurst
Subject: RE: B2N RAIL UPGRADE PROJECT – 21 BARRS ROAD GLASS HOUSE MOUNTAINS

Hi Ruth

Thank you, I will contact them today with a copy of the Early Acquisition Policy.

Much appreciated

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding
Sent: Friday, 17 April 2020 8:21 AM
To: Hayley L Greaves ; Mark C Longhurst
Subject: FW: B2N RAIL UPGRADE PROJECT – 21 BARRS ROAD GLASS HOUSE MOUNTAINS

Hi Hayley & Mark,

Please see email below from N/R which has come through to me, can you please touch base with N/R at your earliest convenience regarding his clients property at 21 Barrs Rd, Glasshouse Mountains.

I'm happy to be included in any discussions if need be.

Thanks.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

N/R

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Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 30 July 2020 1:24 PM
To: Ruth M Holding
Cc: Melinda J Ryals
Subject: RE: Beerburrum to Nambour (B2N) Rail Upgrade Project - 21 Barrs Road, Glass House Mountains

HI Ruth

Yes, I look forward to speaking with you tomorrow.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Sent: Thursday, 30 July 2020 1:05 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: FW: Beerburrum to Nambour (B2N) Rail Upgrade Project - 21 Barrs Road, Glass House Mountains

Hi Hayley,

Not sure if you've seen this. I will give you a call tomorrow to discuss PAD's response. I note we have already provided timeframes to their previous lawyers.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

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N/R

Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 18 August 2020 8:54 AM
To: Ruth M Holding
Cc: Mark C Longhurst; Melinda J Ryals
Subject: RE: Beerburrum to Nambour (B2N) Rail Upgrade Project - 21 Barrs Road, Glass House Mountains

Hi Ruth

I'm working my way through legal letters tody. Hope to get back to you ASAP.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Sent: Tuesday, 18 August 2020 8:52 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: FW: Beerburrum to Nambour (B2N) Rail Upgrade Project - 21 Barrs Road, Glass House Mountains

Hi Hayley,

Just following up on whether the project is in a position to provide some comments re: Milne Legal's letter of 30 July 2020.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

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ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding
Sent: Friday, 31 July 2020 12:03 PM
To: Milne Legal' @milnelegal.com.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; B2N <B2N@tmr.qld.gov.au>; Robert Milne | Milne Legal @milnelegal.com.au>; | Milne Legal @milnelegal.com.au>
Subject: RE: Beerburrum to Nambour (B2N) Rail Upgrade Project - 21 Barrs Road, Glass House Mountains

Dear

Thank you for your letter of 30 July 2020. I am seeking input from the B2N Project team regarding timeframes and I will be in touch when I have a response.

In the meantime if you have any questions, please don't hesitate to call.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

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N/R

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Wendy L Feltus

From: Hayley L Greaves
Sent: Wednesday, 13 May 2020 3:55 PM
To: Damian C Parker; Mark C Longhurst
Subject: RE: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Categories: Red Category

Thanks Damo

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Damian C Parker
Sent: Wednesday, 13 May 2020 10:17 AM
To: Mark C Longhurst ; Hayley L Greaves
Subject: RE: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Mark and Hayley, I have prepared the scope change into its own folder and have some minor amendments to one of the attachments with Verity. Once I get this, I'll package this into an email for distribution

G:\MARD\SECURITY\Projects\Beerburrum to Nambour Road Upgrade Project\02 DEVELOPMENT\01 Project Management\02 Scope - Teams\Barrs Moffatt overpass\Final

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Sent: Tuesday, 12 May 2020 1:59 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

This was the latest.

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 547 52820 | M: N/R
mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mark C Longhurst
Sent: Saturday, 2 May 2020 6:00 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Damian,

A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 230 of 341

I have made some minor changes.
Note cost was estimated by N/R as a deliberation increase.
Could you have a final read and add the attachments and a comment about improved flood immunity and I will forward to Mel.

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Friday, 1 May 2020 3:36 PM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi there

My suggestions are marked up in the attached.

Happy Friday!

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au



From: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Sent: Thursday, 30 April 2020 2:04 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Hayley,

I have made some changes.
Are you able to assist in finalising the document?

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Thursday, 30 April 2020 9:50 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FW: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Hayley

I have started a short summary of impacts to property owners, it would be good if you could add to this.

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A, RTI-1301 Release TOTAL combined file.pdf - Page Number: 231 of 341

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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damian.c.parker@tmr.qld.gov.au
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From: Damian C Parker
Sent: Wednesday, 29 April 2020 10:01 PM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FOR REVIEW: Scope Variation - Barrs Road OLC removal

Hi Mark

One of us will need to catch up with [redacted] but also our need to just get this done so she understand our complete rewrite.

I've smashed this out for your review. I do hope I am on the right track. I've kept it as brief as possible which I hope will be OK with Scott and Leah. Small images in the body will help, I'll see if Verity can help with this tomorrow.

This will need more input from Hayley and Mel, I've left some yellow highlight.

We may need dates from Hayley of when we have meet with Leah and Scott to show externals that we had concurrence from management to proceed with this scope change long before this document and the initial consult with 21 Barrs.
That is, this document is a summary of TMR decision process prior to consulting.

We will also need to check in with Stewart, Griffo and Sandra as I have referred to meetings with them.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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damian.c.parker@tmr.qld.gov.au
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From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Tuesday, 28 April 2020 3:50 PM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: FOR REVIEW: Scope Variation re: DBC deviation of Barrs Road OLC elimination

Hi Mark and Damian,

I have drafted up the attached scope change document in relation to the Barrs Road open level crossing elimination with a new connection. I have based this draft off the emails attached from Hayley and also documentation Damian has dropped into the B2N scope folder - \02 DEVELOPMENT\01 Project Management\02 Scope - Teams\Barrs Moffatt overpass

Can you please review and provide some advice that I'm heading in the right direction with this document and where I should expand and detail further?

Your assistance is very much appreciated.

Cheers

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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ellyce.c.galvin@tmr.qld.gov.au
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Wendy L Feltus

From: Hayley L Greaves
Sent: Tuesday, 7 July 2020 4:13 PM
To: Melinda J Ryals
Cc: Ellyce C Galvin; Ruth M Holding
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains B2N Project

Hi Melinda

We are unable to advise timing of delivery as the main contract is 'design and construct'. That means they have to finalise detailed design and work out a delivery schedule within the delivery timeframe of completion by 2024. Whether they start at the southern end or elsewhere, vacant possession of all properties is required at the time of awarding the contract.

The following is perhaps more precise:

- The overpasses at Barrs Road and at Burgess Street are part of the Beerburrum to Nambour Rail Upgrade (B2N) stage 1.
- The main contract for stage 1 will be awarded in mid-2021, and vacant possession of all properties is required at the time of contract award.
- The contractor is required to deliver stage 1 by late 2024. The contractor will advise the construction delivery schedule for work on stage 1 following detailed design.

I hope this is a little clearer.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals
Sent: Tuesday, 7 July 2020 10:39 AM
To: Hayley L Greaves
Cc: Ellyce C Galvin ; Ruth M Holding
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains – B2N Project

Hi Hayley

I have had a chat with Ellyce this morning, just thought I would run the response back through the project before I send to the solicitor.

I think the response should be brief.

Construction works for the proposed new overpass on Barrs Road, at this stage, is expected to commence in late 2020/early 2021.

The existing Burgess Road overpass will also be upgraded as part of these works? (Is this to commence at the same time?)

Thanks for any assistance

Mel

Kind Regards

Melinda Ryals

Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Divisilateon | Department of Transport and Main Roads

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(07) 3066 8515 | M: N/R melinda.j.ryals@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Monday, 6 July 2020 5:41 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains – B2N Project

Hi Melinda

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I'm assuming that the first question relates to how much time they have left at the property but am unsure of the relevance of the second question. As there are resumptions in the area, and as I've not managed to catch up with the property owner a as yet, I am not keen to release too much information.

- Tenders for early works on the Steve Irwin Way duplication at GHM are now open and work will commence on this section late 2020/early 2021. Vacant possession of 21 Barrs Road is required by June/July 2021 (to coincide with awarding of the main contract).

- The Burgess Street overpass in Glass House Mountains will also be upgraded as part of the main contract for stage 1.

I hope this is of assistance.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Monday, 6 July 2020 2:47 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: Full Resumption – 21 Barrs Road, Glass House Mountains B2N Project

Hello Ellyce

We have had a query from the solicitor acting on behalf of the owners at 21 Barrs Road, are you or someone from the team able to provide some detail to enable us to respond?

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

Released under RTI - DTMR

N/R

Wendy L Feltus

From: Hayley L Greaves
Sent: Wednesday, 25 March 2020 8:33 AM
To: Shane N Muhling
Subject: RE: Lot 11RP222413 Barrs Rd

Hi Shane

Yes please

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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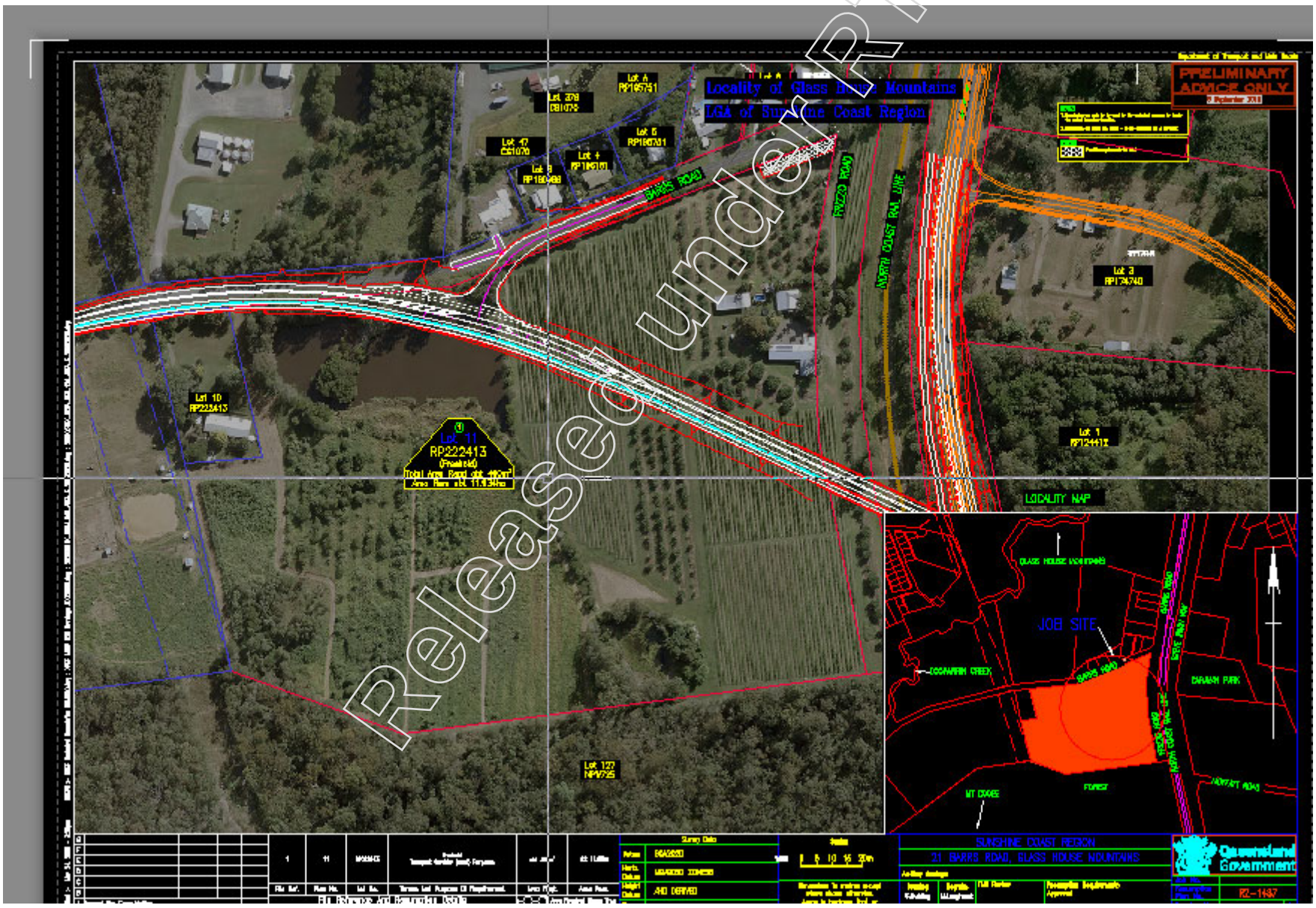
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Shane N Muhling
Sent: Tuesday, 24 March 2020 3:38 PM
To: Damian C Parker ; Hayley L Greaves
Subject: Lot 11RP222413 Barrs Rd

Hi Damian,
I'll have just loaded up the 2nd N/R file that has the joining bridge, I'll clean this up and send you something tomorrow .

Hayley are you going to need an Ipad "consultation PDF" for this one or just the requirement plan?



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Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 2 | Maroochydore – Government Office Building
12 First Avenue | Maroochydore Qld 4558
PO BOX 1600 | Maroochydore Qld 4558
P: (07) 54517024 | F: (07) 54517098
E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Wendy L Feltus

From: Hayley L Greaves
Sent: Wednesday, 10 June 2020 1:18 PM
To: Melanie C Dei Rossi; Damian C Parker
Cc: Mark C Longhurst
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Hi Damian

Perhaps this can be added to the agenda for discussion at our next SCC-B2N Working Group meeting (tomorrow)?

This issue has not been discussed at this forum, which is the appropriate time and place for this to be communicated and properly recorded (for ISCA and our sanity!).

While in the topic, please send through any other items to be added to the agenda and I will prepare and send it out this afternoon.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melanie C Dei Rossi
Sent: Wednesday, 10 June 2020 12:55 PM
To: Damian C Parker
Cc: Mark C Longhurst ; Hayley L Greaves
Subject: RE: Possible reconfiguration of Barrs Moffatt overpass

Is this something that can go as an option to the reference design? With a requirement to finalise the agreed connections with council?

Thanks Mel

Melanie Dei Rossi
Project Director (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52 878 | M: N/R
Melanie.C.DeiRossi@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 10 June 2020 12:51 PM
To: Melanie C Dei Rossi <Melanie.C.DeiRossi@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: Possible reconfiguration of Barrs Moffatt overpass

Hi Mel

This is a quick brief of an emerging change. This is also a possible cost reduction.

Council sold us on the idea of a east west corridor to help remove trucks from Glasshouse town by providing a route across to Bruce Highway. So our design shows this as a east west route, our planning team and Councils to date have agreed to this.

Recent review comments from Council N/R) noted that the Moffatt Connection onto Steve Irwin Way will have higher traffic than the Barrs Road overpass, I suspect he might be meaning that Moffatt to SIW has priority over Moffatt to Barrs

I have attached a plot of a possible reconfiguration to show Barrs Road as a side road to the Moffatt Road.

Both arrangements are technically sound at a strategic road level.
I feel that we should listen to N/R SCC) to understand his justification as this new arrangement could be more cost effective.

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A, RTI-1301 Release TOTAL combined file.pdf - Page Number: 236 of 341

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

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Wendy L Feltus

From:
Sent: Tuesday, 24 March 2020 4:09 PM
To: B2N
Subject: RE: Rail Upgrade

Hi,

Sorry, but I missed your email. I was busy today however. What about Thursday or Friday.

From: B2N [mailto:B2N@tmr.qld.gov.au]
Sent: Tuesday, March 24, 2020 8:40 AM
To
Subject: RE: Rail Upgrade

Hi

Are you available for a phone meeting at 1pm today?

If you have a smart phone or ipad/tablet or computer (its best if you are hooked into wifi), we can do a video call.

If you click on this link, Join Skype Meeting It will take you to a skype for business link. If you don't have a skype account, just click on **join as a guest**.

If it is, we can just hook up by phone. Let me know if this is preferable and I will call your mobile number.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
_____
Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From:
Sent: Monday, 23 March 2020 5:55 PM
To: B2N <B2N@tmr.qld.gov.au>
Subject: RE: Rail Upgrade

Hi,

Can you give me some notice as to when you want to have a screen meeting so I am available to attend.

From: B2N [mailto:B2N@tmr.qld.gov.au]
Sent: Monday, March 23, 2020 4:19 PM
To
Subject: RE: Rail Upgrade

Hi

Thank you getting in touch and I do apologise for the incorrect number on the letter.

I left a message on your phone but will try calling again tomorrow. It is unfortunate that, from today, we are unable to hold face-to-face meetings due to concerns about the Coronavirus (COVID-19). I am testing some options for us to have a Facetime or skype-type calls that will allow me to share my screen with you, so we can show you plans and discuss potential impacts to your property. I look forward to chatting with you further to work out the best approach.

Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
_____
Phone: 1800 517 177
B2N@tmr.qld.gov.au
www.tmr.qld.gov.au/B2N

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From
Sent: Monday, 23 March 2020 3:20 PM
To: B2N <B2N@tmr.qld.gov.au>
Subject: Rail Upgrade

Hi,

I have been receiving mail from this department in regards to the Beerburrum to Nambour Rail upgrade, mentioning that our property may be directly affected by the current design. I have been trying to make contact on the number 1800 785 974 with the reply stating that the call could be connected.
We live at 21 Barrs Road, Glasshouse Mountains (lot 11 RP222413). Could someone contact me on this email address or my phone on o arrange a meeting to explain how our property is affected.

Thanks

****
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Subject: RE: Rail Upgrade

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Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
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B2N@tmr.qld.gov.au
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Wendy L Feltus

From: B2N
Sent: Tuesday, 24 March 2020 4:41 PM
To:
Subject: RE: Rail Upgrade

Hi

We look forward to catching up with you. Can you please advise the best day and time of day to call that is most convenient to you?

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From
Sent: Monday, 23 March 2020 5:55 PM
To: B2N
Subject: RE: Rail Upgrade

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From: B2N [mailto:B2N@tmr.qld.gov.au]
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Subject: RE: Rail Upgrade

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Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Phone: 1800 517 177
B2N@tmr.qld.gov.au
www.tmr.qld.gov.au/B2N

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We live at 21 Barrs Road, Glasshouse Mountains (lot 11 RP222413). Could someone contact me on this email address or my phone on arrange a meeting to explain how our property is affected.

Thanks

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Wendy L Feltus

From: Hayley L Greaves
Sent: Thursday, 2 April 2020 3:48 PM
To: Shane N Muhling
Subject: RE: requirement plan for 21 Barrs Road

Thanks Shane, will do

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Shane N Muhling
Sent: Thursday, 2 April 2020 3:31 PM
To: Hayley L Greaves
Subject: RE: requirement plan for 21 Barrs Road

Remember to change the page Size to A3 in AdoBe print dialog box if you have.
See ya

Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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12 First Avenue | Maroochydore Qld 4558
PO BOX 1600 | Maroochydore Qld 4558
P: (07) 54517024 | F: (07) 54517098
E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 3:20 PM
To: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Thanks Shane

Really appreciate your help on this one

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 3:14 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Hi Damian,
Could you please do a review for mistakes and pass onto Hayley.

Hi Hayley,
I know the owners ar as I would be in their situation, but these very short lead times for drawings does not produce good accurate results and will inevitably lead to mistakes
being made if we continue to operate like this.

Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services

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Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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P: (07) 54517024 | F: (07) 54517098
E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 3:04 PM
To: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Thanks Shane

I really appreciate your help.

Having something formal to take to a lawyer is a helpful next step.

I'll wait to hear further.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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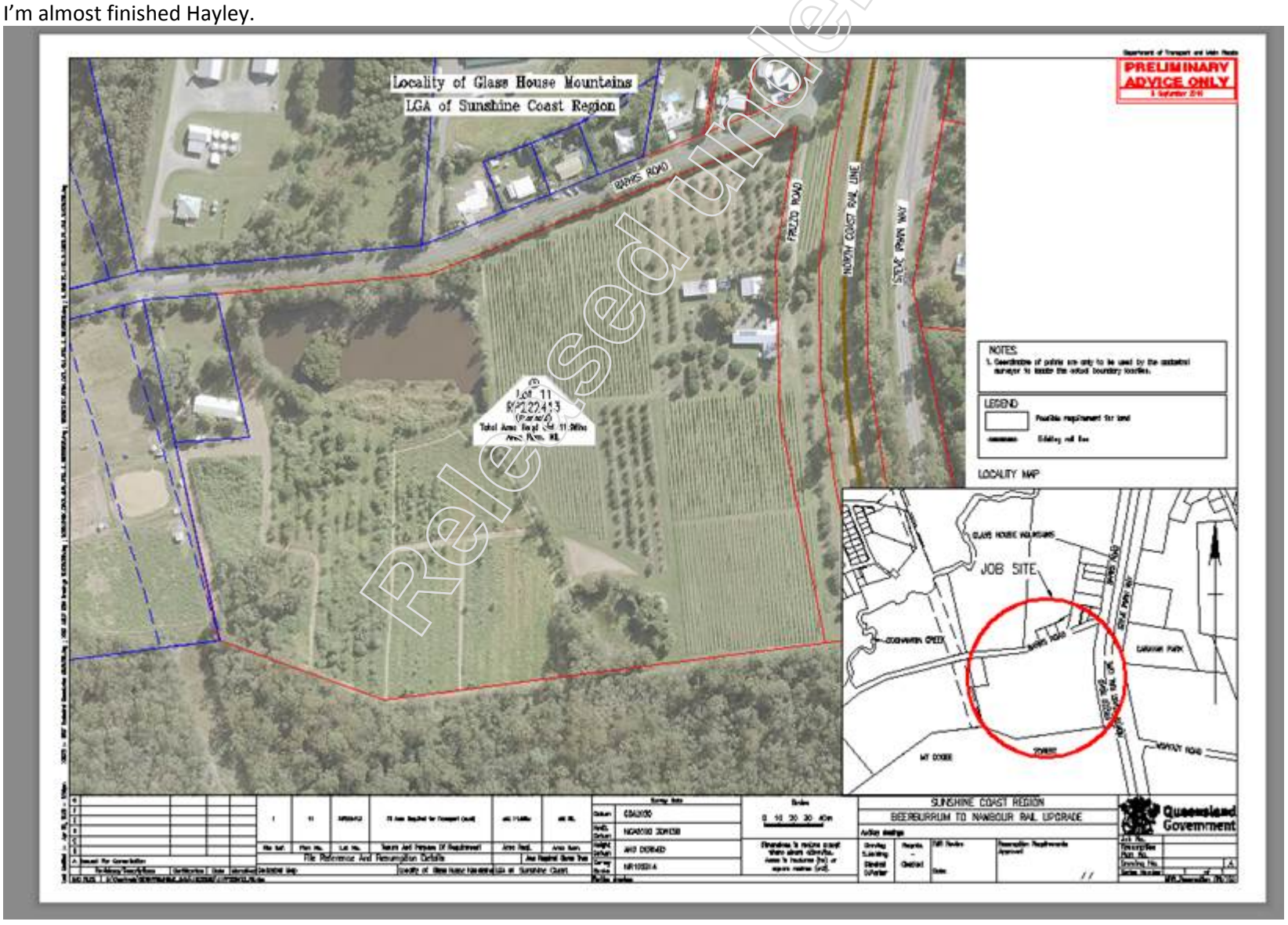
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 3:01 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

I'm almost finished Hayley.



Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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P: (07) 54517024 | F: (07) 54517098
E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 2:58 PM
To: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Hi Shane

All good, I'll gather what I can.

Stay safe

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 2:33 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Sorry Hayley . Such a short timeframe is just too short.
I'm doing it ASAP.

Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 2 | Maroochydore – Government Office Building
12 First Avenue | Maroochydore Qld 4558
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E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 2:31 PM
To: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Thanks Shane

They are not really computer savvy so I'm heading out at 8.15am tomorrow to drop off a hard copy of a letter and was hoping to also leave a copy of the requirement plan as they are keen to engage legal representation. I'll come up with a work around if you cant get something to me before I head out.

Much appreciated

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 1:38 PM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

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A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 245 of 341

I'll get that plan done by lunchtime tomorrow.

Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 2 | Maroochydore – Government Office Building
12 First Avenue | Maroochydore Qld 4558
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P: (07) 54517024 | F: (07) 54517098
E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 1:35 PM
To: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Hi Shane

Just the paper requirement plan is fine at this stage.

Much appreciated

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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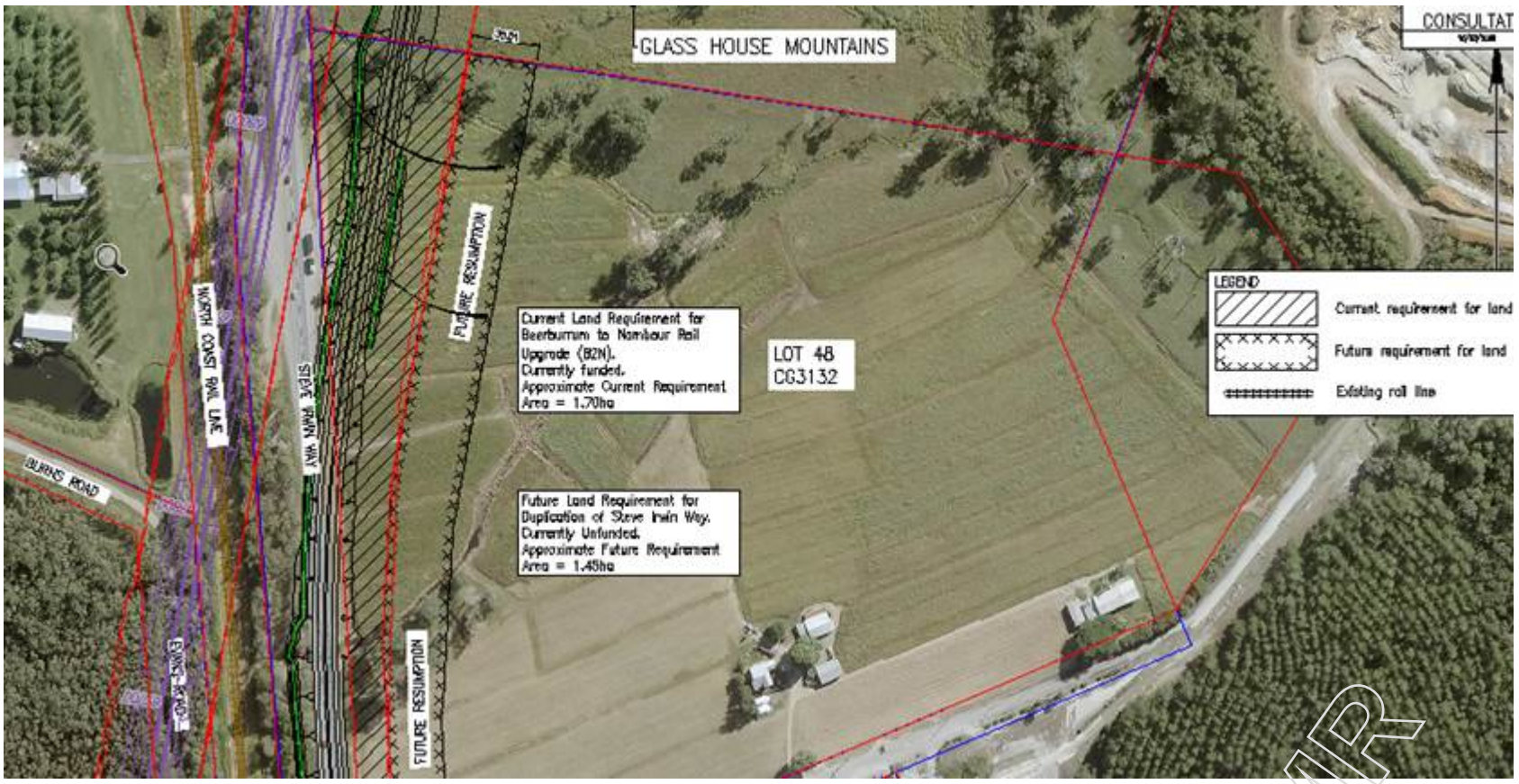
Cc: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: RE: requirement plan for 21 Barrs Road

Hi Hayley,
If it's a paper requirement plan then its only going to show the whole property hatched like this?



Or do you want another ipad only digital Consultation plan (not to leave with the owner) with whatever the current design is like this ?

A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 246 of 341



Kind Regards
Shane Muhling
Design Support Officer | North Coast Region |Technical Services
Program Delivery & Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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E: shane.n.muhling@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Thursday, 2 April 2020 1:01 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>
Subject: FW: requirement plan for 21 Barrs Road
Importance: High

Hi there

The property owners are asking for a plan so they can seek legal advice. Can you advise when we might have a plan? They have asked if I can drop something off tomorrow morning, how does this work with your timeline???

Appreciate your assistance

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves
Sent: Tuesday, 31 March 2020 2:56 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Cc: Shane N Muhling <Shane.N.Muhling@tmr.qld.gov.au>; Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: requirement plan for 21 Barrs Road

Hi Damian

We have finally caught up with the property owner at 21 Barrs Road, Glass house Mountains (11RP222413).

we will continue to speak with them to answer their questions. As part of the process, we are seeking to be able to provide them with a requirement plan. WE are unsure if they will apply for early acquisition but, in the meantime, Ellyce will prepare a resumption package so a resumption plan is also needed. Are you able to assist and can you advise a timeline?

Many thanks, we appreciate your help.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 247 of 341

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Wendy L Feltus

From: Hayley L Greaves
Sent: Friday, 5 June 2020 10:13 AM
To: Ruth M Holding
Cc: Ellyce C Galvin
Subject: RE: update on 21 Barrs Rd, GHM

Thanks Ruth

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding
Sent: Friday, 5 June 2020 10:12 AM
To: Hayley L Greaves
Cc: Ellyce C Galvin
Subject: RE: update on 21 Barrs Rd, GHM

Hi Hayley,

had been engaged by the department to do a valuation, he inspected the property last Monday (25 May) and advised he would have his report completed in 2-3 weeks, therefore I am expecting report sometime next week, early the week after at the latest.

Once I receive report, I will be in contact with their solicitor N/R to exchange valuation figures.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Friday, 5 June 2020 10:07 AM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: update on 21 Barrs Rd, GHM

Hi Ruth

I am speaking with the owners at 21 Barrs Road today. Can you update me on where we are with this EA? I wont pass on anything confidential, I just want to be prepared.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Released under RTI - DTMR

Wendy L Feltus

From: Hayley L Greaves
Sent: Friday, 5 June 2020 10:07 AM
To: Ruth M Holding
Cc: Ellyce C Galvin
Subject: update on 21 Barrs Rd, GHM

Hi Ruth

I am speaking with the owners at 21 Barrs Road today. Can you update me on where we are with this EA? I wont pass on anything confidential, I just want to be prepared.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Brendan A Henry

From: Brendan A Henry
Sent: Monday, 17 February 2020 12:15 PM
To: Ellyce C Galvin
Cc: Jimaima D LeGrand
Subject: RE: Cat B/C history - 21 Barrs Road, Glass House Mountains

Ellyce,
This lot is adjacent to (but not impacted by) the Category C PRISM polygon for B2N.
A separate Category B polygon (impacting this property) for the Barrs Road overpass option was entered into PRISM late last year.

Kind regards,

Brendan Henry GISP-AP
A/Principal Advisor (Survey / GIS) | North Coast Region
Program Delivery & Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Rd | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54591773
brendan.a.henry@tmr.qld.gov.au
www.tmr.qld.gov.au



From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Monday, 17 February 2020 12:02 PM
To: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>
Subject: Cat B/C history - 21 Barrs Road, Glass House Mountains

Hi Brendan,

Are you able to assist with any Cat C/B History for 21 Barrs Road, Glass House Mountains – Lot 11 RP 222413?

Thank you 😊

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
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ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

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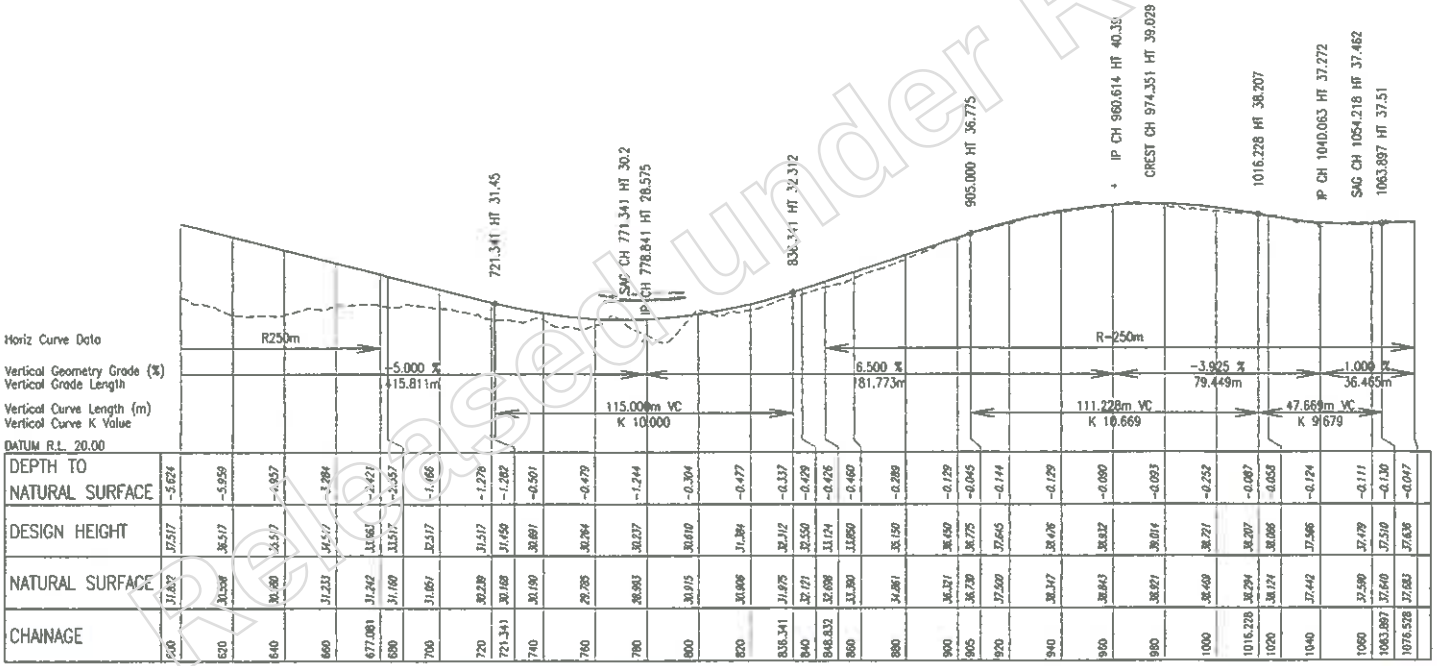
PRELIMINARY

Projex Partners



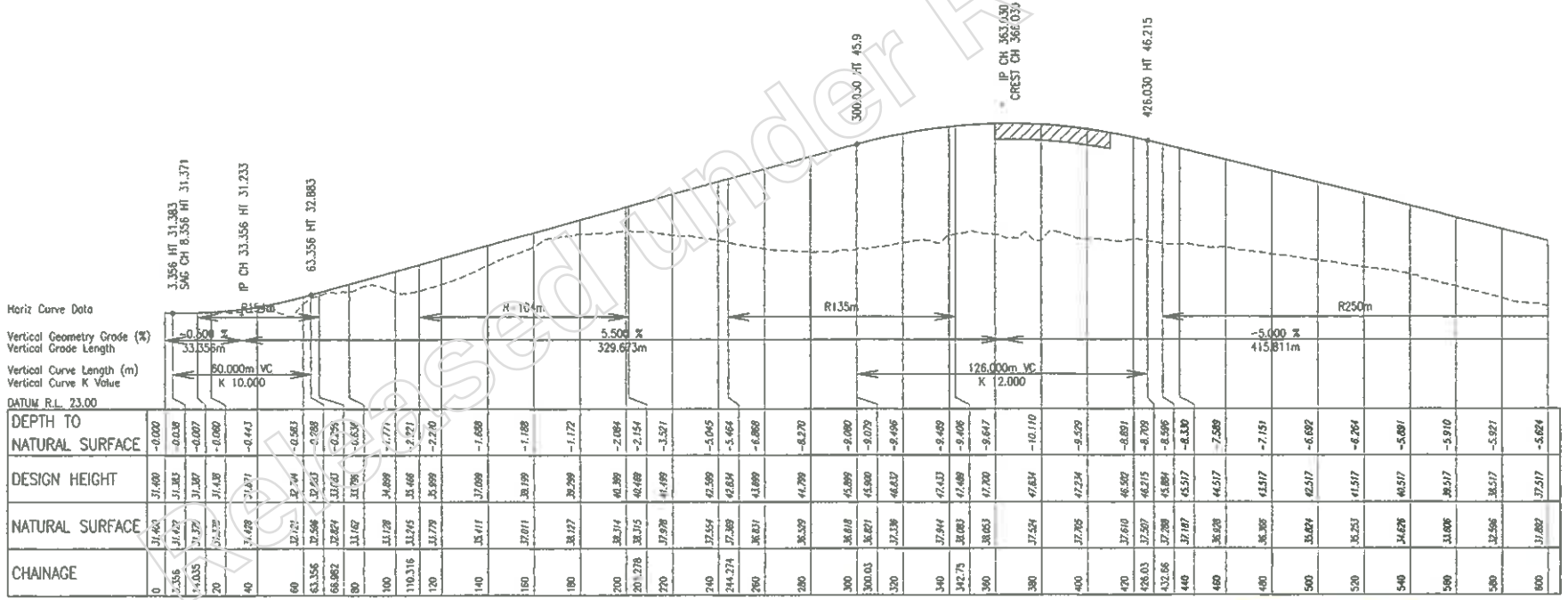


| | | |

PRELIMINARY

ProJex Partners





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LEGEND

- B2N PRISM Category B
- DCDB
- State Controlled Roads
- Railway

Beerburrum top Nambour rail upgrade

Additional possible infrastructure investigation

Map 2 of 2
19/06/2019

Brendan A Henry

From: Raymond F Miller
Sent: Thursday, 14 February 2019 3:24 PM
To: Petrina M Welke
Cc: Troy C Mills; Brendan A Henry; Barbara van Heerden
Subject: FW: B-N Survey NoE Required

Hi Petrina

As per below, could I please enlist your help in preparing a large number of Notice of Entries for the B-N Project Ground Survey works?

Could you also send through the standard cover letter that accompanies the NoE for us to modify for the B-N?

Properties Required:

N/R

11RP222413

N/R

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N/R

Details or proposed use of land

- Temporary use to collect survey measurements

Details of things to be done on the land

- Undertake survey to collect terrain and feature data.
- Place survey pegs and markers.
- Accessing with 4WD vehicles

Timeframe:

March – August 2019

Thanks very much for your assistance Petrina, please let me know if I can help in any way.

Kind Regards;

Released under RTI - DTMR

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Road | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
P: 5459 1776 | M: N/R
E: raymond.f.mille au
W: www.tmr.qld.gov.au

N/R

Released under RTI - DTMR

N/R

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From: Barbara van Heerden
Sent: Monday, 14 January 2019 4:07 PM
To: N/R Travis D James <Travis.D.James@tmr.qld.gov.au>; Troy C Mills <Troy.C.Mills@tmr.qld.gov.au>
Cc: Julie A Jarrett <julie.a.jarrett@tmr.qld.gov.au>; Leah P McKenzie <Leah.P.McKenzie@tmr.qld.gov.au>; Lisa J Ilott <Lisa.J.Ilott@tmr.qld.gov.au>
Subject: B2N - Meeting notes & to do list
Importance: High

Hi N/R Troy and Travis

Thanks for meeting today to discuss potential way forward to keep us on track and out of trouble! ☺
Please see actin lists below. Please let me know if I have missed anything?

Travis to action

-
- N/R

- N/R
- Provide Barrs Road alternative
- N/R

Troy to action

- N/R

N/R **to action**

- Confirm and clarify questions with IAG re Barrs Road, N/R
- N/R

BVH to action

- N/R

Kind Regards,

Barbara van Heerden
Regional Director | North Coast and Wide Bay Burnett Region
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 1 | 17 Southern Drive | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 5451 9279 | M: N/R
barbara.z.vanheerden@tmr.qld.gov.au
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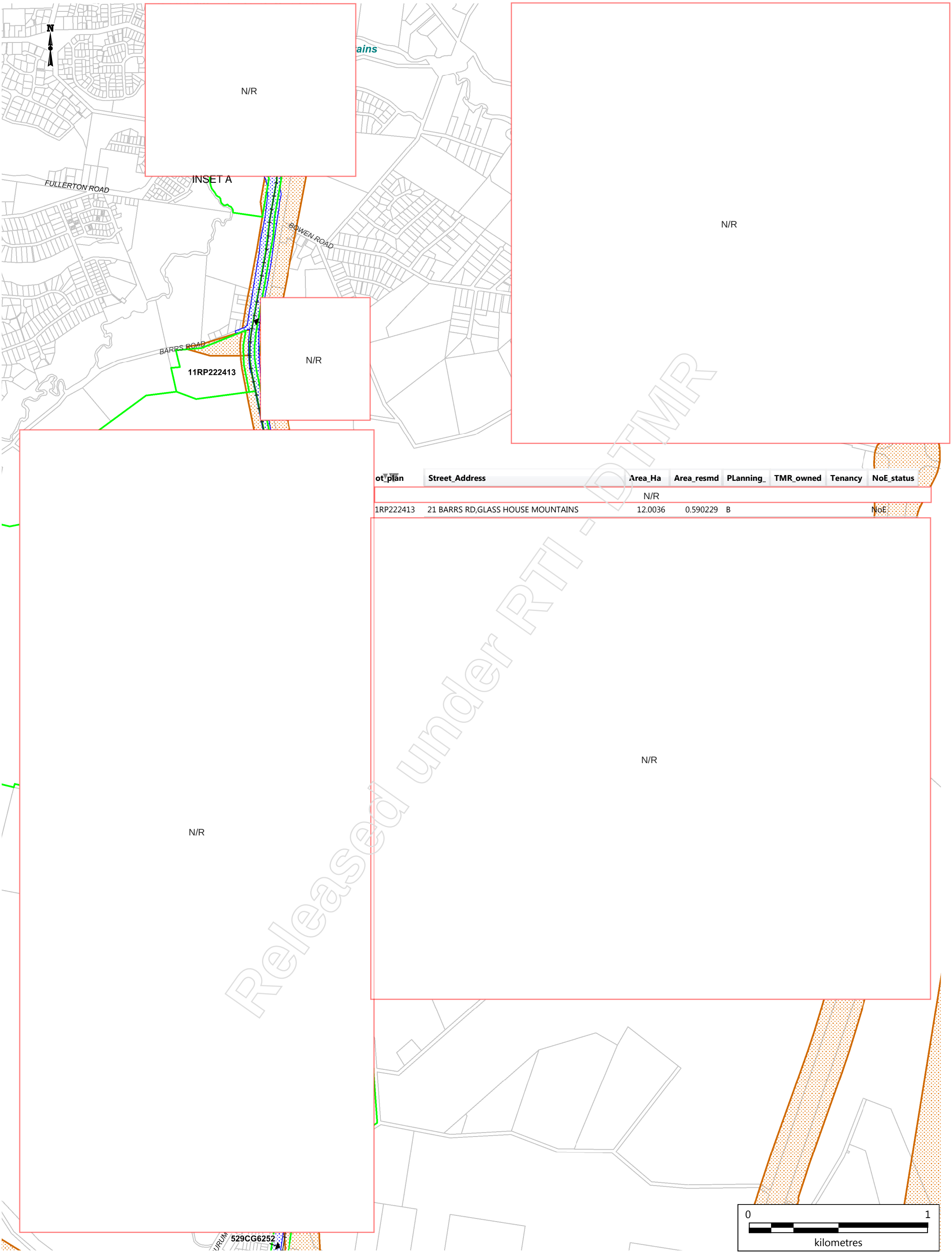

ot_plan	Street_Address	Area_Ha	Area_resmd	PLanning_	TMR_owned	Tenancy	NoE_status
1RP222413	21 BARRS RD,GLASS HOUSE MOUNTAINS	12.0036	0.590229	B			NoE

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B2N Corridor

- Beerburrum to Nambour Rail Upgrade
- Landsborough - Nambour Rail Upgrade

- B2N Impacted Properties
- PRISM Category B

B2N Impacted properties

Drawing 1/5

Date 15/01/2020

Filename:G:\MARD\Data_GIS\GIS\USER\Transport_Planning\JLG\B2N_work\B2N_Properties.WOR

Brendan A Henry

From: Raymond F Miller
Sent: Monday, 16 December 2019 4:45 PM
To: Mark C Longhurst; Melanie C Dei Rossi
Cc: Damian C Parker; Patrick K Stebbing; Jared S Muller; Brendan A Henry
Subject: B-N Survey Progress Update

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Melanie and Mark

Apologies for the delay in this- was in the field today.

Please see below for progress update for Survey and Site Investigation activities. I have also listed some of the key upcoming activities for 2020. Works are progressing well!

Of note, mention must be made of our internal TMR Surveyors- Pat and Jared, who have worked tirelessly to complete an extensive, and impressive volume of work in the last couple of months; including:

- Completion of critical Level and MLS control survey packages over entire project area
- All culverts surveyed on both sides of Rail Corridor between Beerwah- Landsborough + approx. 4.5km of Rail Corridor Drainage
- All PUP electronically located within 17km of Rail Corridor(Beerburrum- Landsborough), including Level Crossings and Station Platforms
- Passed two QR safety audits with no improvement comments for Survey works in rail corridor.

Current Status of Survey packages:

Park and Rides

- N/R

Ground and Feature Model areas

- N/R
- Barrs / Moffats- all areas complete by consultant (SCSP) excepting Lot 11 RP222413 – are we in a position yet to send our consultants on site to complete ground survey in this property?
- N/R

Survey Accurate Cadastral/ DCDB Model

- N/R

MLS Scanning

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- N/R

Control Survey

- N/R

Hydraulic Survey

- All culverts and drainage structures in project area will be surveyed by Christmas; *excepting* Barrs Road – Yongs Road in QR Corridor (approx. 3.0k)- to be captured early January
- N/R

PUP Survey

- N/R

CORS/GNSS Base Stations

- N/R

Survey Model and Data Deliveries:

- Current issued model includes:
  - N/R
  - Moffats/ Barrs (ex Private Property)
  - N/R
- Anticipate to update our combined survey model at Christmas to include:
  - N/R
- Future update of model scheduled around end Jan 2020 to include
  - N/R
- Note priorities may change dependent upon advice from ARUP and QR etc

Survey Priorities- 2020:

Work Packages:

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- C
- C
- C
- C

N/R

Delivery Strategy:

-
-

N/R

Procurement:

-

N/R

P&R Site Investigations:

-
-
-
-
-

N/R

-

Thanks Melanie and Mark, hopefully I have covered everything!

Kind Regards;

Raymond Miller
B. Surveying (Honours), Reg. Surveyor (SBQ), Cert. Prac. (SSSI)
Senior Surveyor | North Coast District
Program Delivery And Operations | Department of Transport and Main Roads

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E: raymond.f.miller@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Brendan A Henry

From: Brendan A Henry
Sent: Monday, 9 September 2019 12:44 PM
To: Stuart C Duncan
Cc: Mark C Longhurst; Julie A Jarrett
Subject: FW: Barrs Rd & Moffats Rd link - B2N - Concept
Attachments: B2N CatB possible investigation 2.pdf; B2N CatB possible investigation.pdf

Stuart,
This needs to be an agenda item at the RPCG tomorrow.
As per the e-mail trail below these two additional 'study/investigation' areas are under investigation as alternate options / possibilities part of the B2N project. Map 1 shows an additional property potentially required for a future expansion of carparking at Beerburrum station. Map 2 shows additional properties which would be required for an option of an overpass at Barrs Rd as an connectivity option.
These are to be recommended by the RPCG as Category B planning in PRISM.

After Tuesday the minutes should read:
"the RPCG approve the areas indicated on maps 1 & 2 titled Beerburrum top Nambour rail upgrade Additional possible infrastructure investigation dated 19/06/2019 to be protected as PRISM Category B"

Does Mark or Julie need to attend to present this?

Mark,
Please add any further explanatory words if Stuart / the RPCG need more explanation (&/or if you deem it necessary).

Kind regards,

Brendan Henry GISP-AP
A/Principal Advisor (Survey / GIS) | North Coast District Program Delivery & Operations | Department of Transport and Main Roads

Building 1 | 131 Sugar Rd | Maroochydore Qld 4558 PO Box 1600 | Maroochydore Qld 4558
(07) 54591773
brendan.a.henry@tmr.qld.gov.au
www.tmr.qld.gov.au

-----Original Message-----
From: Mark C Longhurst
Sent: Tuesday, 3 September 2019 11:25 AM
To: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>
Subject: FW: Barrs Rd & Moffats Rd link - B2N - Concept

Hi Brendan,

Do you know if this has been progressed?
Do you know where it is up to?

Regards,

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Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast and Wide Bay Burnett Region Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
_____
Floor 2 | 12 First Ave| Maroochydore Qld PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52820 | M: N/R
mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

-----Original Message-----
From: Brendan A Henry
Sent: Wednesday, 26 June 2019 5:26 PM
To: Chris J Begley <chris.j.begley@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Barbara van Heerden <Barbara.Z.vanHeerden@tmr.qld.gov.au>
Subject: RE: Barrs Rd & Moffats Rd link - B2N - Concept

Chris,

Here are the two maps to be forwarded with the RPCG meeting agenda - to be approved as Category B planning in PRISM.

Please arrange to send the minutes of the meeting to NCD_GIS_Requests@tmr.qld.gov.au to enable these B2N investigation areas to be uploaded into PRISM.

Mark, I don't believe there is, but if there is an urgent need for approval, please seek Barbara's approval prior to the next RPCG meeting.

Kind regards,

Brendan Henry GISP-AP
A/Principal Advisor (Survey / GIS) | North Coast District Program Delivery & Operations | Department of Transport and Main Roads

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(07) 54591773
brendan.a.henry@tmr.qld.gov.au
www.tmr.qld.gov.au

-----Original Message-----
From: Brendan A Henry
Sent: Friday, 21 June 2019 9:04 AM
To: Chris J Begley <chris.j.begley@tmr.qld.gov.au>
Cc: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: FW: Barrs Rd & Moffats Rd link - B2N - Concept

Chris,
Can you please add an agenda item to the next RPCG meeting.

Additional 'study/investigation' area for B2N to be recommended by the RPCG as Category B planning in PRISM.

I will forward plans next week to be circulated with the RPCG agenda.

Released under RTI - DTMR

When is the next RPCG meeting?

Kind regards,

Brendan Henry GISP-AP
A/Principal Advisor (Survey / GIS) | North Coast District Program Delivery & Operations | Department of Transport and Main Roads

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(07) 54591773
brendan.a.henry@tmr.qld.gov.au
www.tmr.qld.gov.au

-----Original Message-----
From: Mark C Longhurst
Sent: Tuesday, 18 June 2019 2:05 PM
To: Brendan A Henry <brendan.a.henry@tmr.qld.gov.au>
Subject: Barrs Rd & Moffats Rd link - B2N - Concept

Regards,

Mark Longhurst
Project Manager (Beerburrum to Nambour Rail Upgrade) | North Coast and Wide Bay Region Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
_____
Floor 1 | 17 Southern Drive | Maroochydore Qld PO Box 1600 | Maroochydore Qld 4558
P: (07) 547 52820 | M N/R
mark.c.longhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

-----Original Message-----
From: NorthCoast
Sent: Tuesday, 18 June 2019 3:04 PM
To: Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: Scan Data from FX-12F01C

Number of Images: 2
Attachment File Type: PDF

Device Name: ApeosPort-VI C3371
Device Location:

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Minutes

Regional Planning Coordination Group (RPCG) Meeting
North Coast District (NCD)

Date	Tuesday 10 September 2019	**Time**	10:00 – 12:00pm
Place	Floor 1, 17 Southern Drive, Maroochydore – Large Conference Room		
Chair	N/R	**Minute taker**	N/R

Attendees

N/R

Approval of minutes from the last meeting

Minutes of the last meeting held on 4 February 2019 were agreed as a true and accurate record of the meeting.

Items arising from last minutes

Actions from previous meetings were discussed, see attached Actions Register for update.

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AGENDA ITEM	DESCRIPTION	MINUTES AND ACTION
1	N/R	
2	N/R	
3	N/R	

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		N/R
4	N/R	
5	N/R	

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		N/R
6	N/R	
7	**Approved Planning Policy and Prism Updates** (Stuart Duncan)	**Beerburrum to Nambour (B2N)** Seeking approval for 2 new investigation areas to be included in Cat B planning as detailed on Attachments 2 & 3: (1) Church Street at Beerburrum; and (2) Barrs Rd /Moffatt Rd at Glasshouse. **Decision #1: Endorsed** N/R

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		N/R
8		
9		
10		N/R
11		

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N/R

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	N/R
Next Meeting	TBC – Date claimer issued for Tuesday 3 December 2019

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Report Parameters
Last Name Contains

Glass House Mountains QLD 4518
AUSTRALIA

Phone call in 12 May 2020	**Summary:** Seeking update regarding EA application **Team Response:** Owner called asking for an update on EA process. I advised that we had been communicating with his appointed representative, N/R They have not heard anything since appointing lawyer so were concerned. HG updated them (that EA application had been accepted and was progressing. That we had sought additional infomriaton from lawyer to supplort the application. Committed to double checking the status and updating when any news was received.

Glass House Mountains QLD 4518
AUSTRALIA

Letter out 21 Feb 2020	**Summary:** Invitation to meet with project team to discuss potential property impacts **Team Response:** no response to letter. No email or phone on file or available online /white pages search. Visit to property owner scheduled Monday 23 March 2020
Phone call out 31 Mar 2020	**Summary:** Skype meeting with property owner to advise impacts to property. B2N project to resume entire property to accommodate Barrs Road overpass. **Stakeholder Comments:** Property owner not expecting news and **Team Response:** Committed to sending further informatoin and keeping in touch to answer any questions.
Phone call in 12 May 2020	**Summary:** Seeking update regarding EA application **Team Response:** Owner called asking for an update on EA process. I advised that we had been communicating with his appointed representative, N/R They have not heard anything since appointing lawyer so were concerned. HG updated them (that EA application had been accepted and was progressing. That we had sought additional infomriaton from lawyer to supplort the application. Committed to double checking the status and updating when any news was received.
Phone call out 13 May 2020	**Team Response:** HG contacted property owner to update regarding EA application as requested by them. Advised that TMR had contacted their lawyer to arrange a time for the valuer to visit the property. TMR is awaiting a response from them via their lawyer. Also advise that, if they are obtaining their own valuation, they make arrangment so the valuations can be compared.
Phone call out 24 Jul 2020	**Summary:** Surveyor noted concern when calling to arrange survey **Stakeholder Comments:** Owner asked for advance notice in writing (email ok)

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Glass House Mountains QLD 4518 AUSTRALIA	
	for any requests for access to the property for survey or other. **Team Response:** Contacted owner to discuss contact by surveyor. Owner happy to accommodate requests but asked they be made in writing outlining request and reasons as well as time frames. Project team sent an email request with maps.
Phone call out 27 Jul 2020	**Summary:** Follow up to confirm access for survey **Stakeholder Comments:** Owner gave permission to access property **Team Response:** Contacted owner by email on Friday but accidentally sent to incorrect address. Resent and permission granted.
Phone call out 27 Jul 2020	**Summary:** Surveyor noted concern when calling to arrange survey **Stakeholder Comments:** Owner asked for advance notice in writing (email ok) for any requests for access to the property for survey or other. **Team Response:** Contacted owner to discuss contact by surveyor. Owner happy to accommodate requests but asked they be made in writing outlining request and reasons as well as time frames. Project team sent an email request with maps.

Released under RTI - DTMR

Report Parameters
Last Name Contains

Glass House Mountains QLD 4518
AUSTRALIA

Letter out 21 Jan 2020	**Summary:** Notice of Entry letter and form sent via registered mail **Team Response:** NoE for survey access
Letter out 21 Feb 2020	**Summary:** Invitation to meet with project team to discuss potential property impacts **Team Response:** no response to letter. No email or phone on file or available online /white pages search. Visit to property owner scheduled Monday 23 March 2020
Meeting_Other 31 Mar 2020	**Summary:** Due to COVID-19, this meeting was held over the phone rather than face-to-face. Initial formal conversation regarding resumption requirement for 21 Barrs Road **Stakeholder Comments:** Property owners were shocked. Seeking copy of requirement plans. **Team Response:** H I am sure that the news about the impacts to your property from the B2N project will have come as quite a shock and we apologise for not being able to speak with you in person. I hope that your conversation with Ruth from our property department was helpful although I'm sure many more questions have arisen since. I am attaching some information that outlines your rights as well as a copy of TMR's Early Acquisition Policy. These may provide some of the details you are seeking. I will call around 12 noon today to follow up and see if I can answer any further questions. Alternatively, I can be contacted on 1800 517 177 at any time (this diverts to my mobile) if it is more convenient to you. Kind regards
Email in 17 Apr 2020	**Summary:** Early acquisition inquiry from legal representative N/R

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Glass House Mountains QLD 4518
AUSTRALIA

N/R

Team Response: Email sent 17/04/2020 6.00pm

Dear N/R

Thank you for your advice regarding your client 21 Barrs Road (Lot 11 RP222413) Glass House Mountains.

I enclose a copy of the Department of Transport and Main Road's Early Acquisition Policy to guide you in this process.

The steps involved in applying for early acquisition are as follows:

• Application
A written application for Early Acquisition of behalf of the property owner/s must be submitted to the Regional Director (North Coast). Please outline the criteria under which the EA is being requested and provide sufficient evidence to support the application. The application can be address to:
Mr Scott Whitaker
Regional Director (North Coast)
PO Box 1600
Maroochydore Q 4558

• Acknowledgement of Application
TMR acknowledge the application in writing.

• Review EA Application
TMR will review and assess the claim against the EA policy to establish that the criteria have been met.

• Request further information (if required)
TMR may require further information/evidence in support of the EA application.

• Final Approval
TMR will prepare an EA application package for review by the Regional Director (North Coast). The Regional Director will make a determination and TMR will advise you of the outcome.

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Glass House Mountains QLD 4518
AUSTRALIA

• Compensation
TMR's Property Acquisitions and Disposals Unit in Brisbane will contact you to commence negotiations to purchase the property. Please note that the process is not binding on either party until both parties have agreed on a price and have signed a formal contract of sale.

Please contact me if you require further advice in this matter.

Kind regards

Letter in
27 Apr 2020

Summary: Early acquisition request from legal representative received

N/R

Team Response: Acknowledge receipt of letter

Email out
28 Apr 2020

Summary: Request additional information to support early acquisition request from legal representative N/R

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Glass House Mountains QLD 4518
AUSTRALIA

Stakeholder Comments: Addendum sent 30 April and resent on 1 May at 2.21pm

Team Response: Hi N/R

Thank you for your letter of application for Early Acquisition on behalf of your clients at 21 Barrs Road.

I am seeking additional information to support your application.

Your client meets Early Acquisition applicability criteria but, in relation to early acquisition criteria 5.1 you have not provided any evidence that your client has made a genuine attempt to sell, rent or lease the property at fair market value. Examples of such evidence include a copy of a contract with an agent and a marketing plan that demostrates a genuine attempt to sell or a contract showing a fair market value offer that has been withdrawn due to the property being required for the project.

Your client does appear to meet the early acquisition criteria 5.4 but additional evidence is required to support the application.

I can be contacted on 5413 2174 should you wish to discuss further.

Kind regards

Phone call out
30 Apr 2020

Summary: Request additional information to support early acquisition request from legal representative

Stakeholder Comments: Addendum sent 30 April (not received?) and resent on 1 May at 2.21pm

Team Response: Seeking supplementary information to support EA application. Need evidence to demonstrate how claim meets eligibility criteria.

Appreciate your assistance

Email out
01 May 2020

Summary: Request additional information to support early acquisition request from legal representative

Stakeholder Comments: Addendum sent 30 April and resent on 1 May at 2.21pm

Team Response: Hi N/R

As per our conversation yesterday, once you send through the supplementary information we will progress for approvals. We had booked time with the project director and regional director this afternoon to run through the package and get their signatures. It is not a problem to change the appointments but I just wanted to check with you in case it was almost ready.

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	Appreciate your assistance
Phone call in 12 May 2020	**Summary:** Seeking update regarding EA application **Team Response:** Owner called asking for an update on EA process. I advised that we had been communicating with his appointed representative, They have not heard anything since appointing lawyer so were concerned. HG updated them (that EA application had been accepted and was progressing. That we had sought additional infomriaton from lawyer to supplort the application. Committed to double checking the status and updating when any news was received. N/R

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Letter out 21 Jan 2020	**Summary:** Notice of Entry letter and form sent via registered mail **Team Response:** NoE for survey access
Letter out 21 Feb 2020	**Summary:** Invitation to meet with project team to discuss potential property impacts **Team Response:** no response to letter. No email or phone on file or available online /white pages search. Visit to property owner scheduled Monday 23 March 2020
Email in 23 Mar 2020	**Summary:** Initial contact with property owner to arrange a meeting. **Stakeholder Comments:** Hi, I have been receiving mail from this department in regards to the Beerburrum to Nambour Rail upgrade, mentioning that our property may be directly affected by the current design. I have been trying to make contact on the number 1800 785 974 with the reply stating that the call could be connected. We live at 21 Barrs Road, Glasshouse Mountains (lot 11 RP222413). Could someone contact me on this email address or my phone o to arrange a meeting to explain how our property is affected. Thanks **Team Response:** Followed up with a phone call
Email out 23 Mar 2020	**Summary:** Initial contact with property owner to arrange a meeting. **Stakeholder Comments:** Email reply 23/03/2020 5.55pm: Hi, Can you give me some notice as to when you want to have a screen meeting so I am available to attend

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	Team Response: Thank you getting in touch and I do apologise for the incorrect number on the letter. I left a message on your phone but will try calling again tomorrow. It is unfortunate that, from today, we are unable to hold face-to-face meetings due to concerns about the Coronavirus (COVID-19). I am testing some options for us to have a Facetime or skype-type calls that will allow me to share my screen with you, so we can show you plans and discuss potential impacts to your property. I look forward to chatting with you further to work out the best approach. Kind regards HG
Email out 24 Mar 2020	**Summary:** Initial contact with property owner to arrange a meeting. **Stakeholder Comments:** Email reply 24/03/2020 4.09pm: Hi, Sorry, but I missed your email. I was busy today however. What about Thursday or Friday. **Team Response:** Hi Are you available for a phone meeting at 1pm today? If you have a smart phone or ipad/tablet or computer (its best if you are hooked into wifi), we can do a video call. If you click on this link, Join Skype Meeting It will take you to a skype for business link. If you don't have a skype account, just click on join as a guest. If it is, we can just hook up by phone. Let me know if this is preferable and I will call your mobile number.
SMS out 24 Mar 2020	**Summary:** Seeking to confirm initial meeting **Stakeholder Comments:** SMS 24/03/2020 reply at 5.02pm: What about midday Thur or Friday SMS reply 5.04pm: That will do **Team Response:** SMS 24/03/20 at 12.39pm Hi I replied to your email. Is 1pm today suitable or can you suggest a time more

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	convenient to you? SMS reply 5.03pm: aHow about 1pm Thursday? SMS reply 5.04pm: Excellent, thank you
Meeting_Other 31 Mar 2020	**Summary:** Due to COVID-19, this meeting was held over the phone rather than face-to-face. Initial formal conversation regarding resumption requirement for 21 Barrs Road **Stakeholder Comments:** Property owners Seeking copy of requirement plans. **Team Response:** Hi I am sure that the news about the impacts to your property from the B2N project will have come as quite a shock and we apologise for not being able to speak with you in person. I hope that your conversation with Ruth from our property department was helpful although I'm sure many more questions have arisen since. I am attaching some information that outlines your rights as well as a copy of TMR's Early Acquisition Policy. These may provide some of the details you are seeking. I will call around 12 noon today to follow up and see if I can answer any further questions. Alternatively, I can be contacted on 1800 517 177 at any time (this diverts to my mobile) if it is more convenient to you. Kind regards
Phone call out 31 Mar 2020	**Summary:** Skype meeting with property owner to advise impacts to property. B2N project to resume entire property to accommodate Barrs Road overpass. **Stakeholder Comments:** Property owner not expecting news and **Team Response:** Committed to sending further informatoin and keeping in touch to answer any questions.
Email out 01 Apr 2020	**Summary:** Initial formal correspondence regarding resumption of 21 Barrs Road **Team Response:** Hi I am sure that the news about the impacts to your property from the B2N project will have come as quite a shock and we apologise for not being able to speak with you in person. I hope that your conversation with Ruth from our property department was helpful although I'm sure many more questions have arisen since. I am attaching some information that outlines your rights as

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well as a copy of TMR's Early Acquisition Policy. These may provide some of the details you are seeking.

I will call around 12 noon today to follow up and see if I can answer any further questions. Alternatively, I can be contacted on 1800 517 177 at any time (this diverts to my mobile) if it is more convenient to you.

Kind regards

Door knock
03 Apr 2020

Summary: drop off resumption requirement plans for 21 Barrs Road

Stakeholder Comments: Property owners were Many questions

Team Response: Due to COVID-19, plans were dropped off and conversation held outside.

Requirement plans for 21 Barrs Rd provided as well as additional early draft plans for future SIW duplication (currently unfunded and not scheduled) shown (but not intended to be handed over) although perhaps unintentionally, did keep one plan.

Email in
17 Apr 2020

Summary: Early acquisition inquiry from legal representative

Stakeholder Comments: Dear xx

N/R

Team Response: Email sent 17/04/2020 6.00pm
Dear N/R

Thank you for your advice regarding your client 21

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Barrs Road (Lot 11 RP222413) Glass House Mountains.

I enclose a copy of the Department of Transport and Main Road's Early Acquisition Policy to guide you in this process.

The steps involved in applying for early acquisition are as follows:

• Application
A written application for Early Acquisition of behalf of the property owner/s must be submitted to the Regional Director (North Coast). Please outline the criteria under which the EA is being requested and provide sufficient evidence to support the application. The application can be address to:
Mr Scott Whitaker
Regional Director (North Coast)
PO Box 1600
Maroochydore Q 4558

• Acknowledgement of Application
TMR acknowledge the application in writing.

• Review EA Application
TMR will review and assess the claim against the EA policy to establish that the criteria have been met.

• Request further information (if required)
TMR may require further information/evidence in support of the EA application.

• Final Approval
TMR will prepare an EA application package for review by the Regional Director (North Coast). The Regional Director will make a determination and TMR will advise you of the outcome.

• Compensation
TMR's Property Acquisitions and Disposals Unit in Brisbane will contact you to commence negotiations to purchase the property. Please note that the process is not binding on either party until both parties have agreed on a price and have signed a formal contract of sale.

Please contact me if you require further advice in this matter.

Kind regards

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Letter in
27 Apr 2020

Summary: Early acquisition request from legal representative received

N/R

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N/R

Team Response: Acknowledge receipt of letter

Email out
28 Apr 2020

Summary: Request additional information to support early acquisition request from legal representative N/R

Stakeholder Comments: Addendum sent 30 April and resent on 1 May at 2.21pm

Team Response: Hi N/R

Thank you for your letter of application for Early Acquisition on behalf of your clients at 21 Barrs Road.

I am seeking additional information to support your application.

Your client meets Early Acquisition applicability criteria but, in relation to early acquisition criteria 5.1 you have not provided any evidence that your client has made a genuine attempt to sell, rent or lease the property at fair market value. Examples of such evidence include a copy of a contract with an agent and a marketing plan that demostrates a genuine attempt to sell or a contract showing a fair market value offer that has been withdrawn due to the property being required for the project.

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	Your client does appear to meet the early acquisition criteria 5.4 but additional evidence is required to support the application. I can be contacted on should you wish to discuss further. Kind regards
Phone call out 30 Apr 2020	**Summary:** Request additional information to support early acquisition request from legal representative **Stakeholder Comments:** Addendum sent 30 April (not received?) and resent on 1 May at 2.21pm **Team Response:** Seeking supplementary information to support EA application. Need evidence to demonstrate how claim meets eligibility criteria. Appreciate your assistance
Email out 01 May 2020	**Summary:** Request additional information to support early acquisition request from legal representative **Stakeholder Comments:** Addendum sent 30 April and resent on 1 May at 2.21pm **Team Response:** Hi N/R As per our conversation yesterday, once you send through the supplementary information we will progress for approvals. We had booked time with the project director and regional director this afternoon to run through the package and get their signatures. It is not a problem to change the appointments but I just wanted to check with you in case it was almost ready. Appreciate your assistance
Phone call in 12 May 2020	**Summary:** Seeking update regarding EA application **Team Response:** Owner called asking for an update on EA process. I advised that we had been communicating with his appointed representative, N/R. They have not heard anything since appointing lawyer so were concerned. HG updated them (that EA application had been accepted and was progressing. That we had sought additional infomriaton from lawyer to supplort the application. Committed to double checking the status and updating when any news was received.
Phone call out 13 May 2020	**Team Response:** HG contacted property owner to update regarding EA application as requested by them. Advised that TMR had contacted their lawyer to arrange a time for the valuer to visit the property. TMR is awaiting a response from them via their lawyer.

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	Also advise that, if they are obtaining their own valuation, they make arrangment so the valuations can be compared.
Phone call out 16 Jun 2020	**Summary:** Visiting property owners in the immediate vicinity. **Team Response:** The project manager and community engagement officer are visiting the area and following up with property owners. Some appointment slots available if they would like to meet.
SMS in 17 Jun 2020	**Summary:** Visiting property owners in the immediate vicinity. **Stakeholder Comments:** Sorry to have missed your call yesterday. Could you please let me know which day and time you are planning to visit, are available. Thanks **Team Response:** Hi We have a couple of time slots available. Would either Thursday at 4pm or Friday at 9.30am suit? Thank you HG
Phone call out 17 Jun 2020	**Summary:** Visiting property owners in the immediate vicinity. **Stakeholder Comments:** Confirmed Thursday 4pm appointment for visit **Team Response:** Phone call to confirm appointment
SMS in 17 Jun 2020	**Summary:** Visiting property owners in the immediate vicinity. **Stakeholder Comments:** has advised me that you are planning ta visit for Thursday arvo. Unfortunately, that does not suit me and Friday does not suit We will have to make it another time, Thanks **Team Response:** No worries, I just thought we might drop by as we are int the area visiting other properties to provide an update. I hope that all is well and they get back to you soon with the valuation. Stay well, Hi
Email out 25 Jun 2020	**Summary:** General project update email to stakeholder list
Phone call out 23 Jul 2020	**Summary:** Seeking access for surveying **Stakeholder Comments:** All ok but please send in an email **Team Response:** email sent 23/07/2020
Email out 23 Jul 2020	**Summary:** Seeking further access for surveying **Team Response:** Thank you for taking my call today. As discussed, our surveyors were seeking access to complete the topographical surveys to allow design options for the B2N project to be completed. As shown in the map below, the green-shaded areas shows survey data already captured. We would like to complete surveys in the red-shaded area, between 27 July – 14 August if this is convenient. A TMR surveyor and two field assistants will complete the surveys. The surveyors use a 4wd for access and no other machinery will be used.

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	Please contact me at any time should you have any questions and let me know if there are any problems with this timing.
Phone call out 24 Jul 2020	**Summary:** Surveyor noted concern when calling to arrange survey **Stakeholder Comments:** Owner asked for advance notice in writing (email ok) for any requests for access to the property for survey or other. **Team Response:** Contacted owner to discuss contact by surveyor. Owner happy to accommodate requests but asked they be made in writing outlining request and reasons as well as time frames. Project team sent an email request with maps.
Phone call out 27 Jul 2020	**Summary:** Follow up to confirm access for survey **Stakeholder Comments:** Owner gave permission to access property **Team Response:** Contacted owner by email on Friday but accidentally sent to incorrect address. Resent and permission granted.
Phone call out 27 Jul 2020	**Summary:** Surveyor noted concern when calling to arrange survey **Stakeholder Comments:** Owner asked for advance notice in writing (email ok) for any requests for access to the property for survey or other. **Team Response:** Contacted owner to discuss contact by surveyor. Owner happy to accommodate requests but asked they be made in writing outlining request and reasons as well as time frames. Project team sent an email request with maps.
Email out 28 Jul 2020	**Summary:** Seeking access for koala detection dog survey **Team Response:** I will follow up with a phone call tomorrow to discuss but thought I would send the email and map first. We are hoping to check the area along Barrs Road, near your dam and up toward N/R N/R I apologise for yet another intrusion but hope that this can be completed quickly and with minimal impact to you. TMR has engaged the services of the University of the Sunshine Coast Detection Dogs for Conservation (DDC) to detect the presence or absence of koalas in the B2N project footprint. This information will assist with the project's submission to the Australian Government in compliance with the Environment Protection and Biodiversity Conservation Act 1999. The attached map shows: - Red lines indicate the overall environmental survey area

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- Blue is potential koala habitat
- Yellow is boundary of properties in the survey footprint

In the areas where all three areas overlap, we will use specially trained dogs to detect the presence or absence of koalas.
A Notice of Entry form to access the front of your property at 21 Barrs Roads, Glass House Mountains, Lot 11RP222413, in accordance with section 35(1)(a) of the Transport Infrastructure Act, issued in February 2020 remains current. The survey will be conducted on Thursday 30 July, weather permitting. A team consisting of two handlers and two habitat detection dogs will conduct surveys using the casual survey technique. When in the field, the detection dogs are fitted with unique USC jackets and GPS tracking collars.

Handlers focus on covering as much of a site as possible, making use of wind and access points to increase efficiency. The casual survey technique is an efficient way to survey large areas, however it does mean that the dogs are not constrained by the handler. While the detection dogs are trained to be obedient and non-threatening to the public and other fauna, we are requesting that any dogs on your property are restrained during the survey.

For protection of these specialised dogs, we also ask that property owners advise if baiting for wild dogs has been recently undertaken in the vicinity.

The DDC use highly skilled, well-trained habitat detection dogs. The detection dogs work under strict Animal Ethics approvals (USC: ANA18128, ANA18134, ANS1752) and have appropriate Queensland Government wildlife permits.

For the protection of your property, the dogs are treated against fleas and ticks and are frequently checked during field work. The dogs are also regularly washed and thoroughly brushed before entering new sites to prevent introduction and spread of weed propagules and/or insects.

Your consideration is very much appreciated and I will call tomorrow to discuss further.

SMS in
29 Jul 2020

Summary: Koala detection dog survey access

Team Response: Follow up phone call to confirm access for survey.
No answer, left message

SMS in
30 Jul 2020

Summary: Koala detection dog survey access

Stakeholder Comments: Hi H
I didn't get your message until late. My phone battery went flat overnight. It is ok for the koala people to do the survey. We got your email and sorry for not replying.

Email out
01 Sep 2020

Summary: Geotech investigations commencing

Stakeholder Comments: Hi H,

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Is the scheduled works to be carried out on the survey peg that was installed a couple of weeks ago. Could we be informed of the date this is to occur so we are aware of the authorised personel entering our property. We have had a few unknown vehicles enter our property recently and there has been a break and enter on a neighbouring property which resulted in several items stolen.

Regards

Team Response: Dear

Geotechnical investigation works for the Beerburrum to Nambour Rail Upgrade (B2N) project will commence in the coming months. Between September and October (weather permitting), investigations will be undertaken between Beerburrum and Landsborough and access to the road reserve adjacent to your property at 21 Barrs Road, Glass House Mountains, is required at the approximate location(s) indicated on the map below.

As part of B2N Stage 1 design planning, small bore holes or test pits will be drilled into the ground surface to provide information about the ground conditions beneath future structures.

Please note:
• survey pegs will be installed by TMR surveyors early next week to indicate the location and extent of the works
• these areas will be accessed by vehicles, trucks and/or drill rigs with tracks
• some surveys may take more than one day to complete and machinery may be left overnight
• some vegetation clearing may be required to obtain access
• all holes will be filled or covered with stand pipes/inspection pillars before the crews depart
• appropriate measures will be taken to contain works in paddocks (for example, temporary fencing to separate cattle and machinery)
• intermittent noise impacts can be expected during the geotechnical drilling works
• in some locations, traffic management will be undertaken to ensure safety
• indicated locations may change subject to environmental, cultural heritage, access and suitability reviews
• a formal Notice of Entry permit, issued to you in February 2020, noted the geotechnical investigations as one of the activities to be undertaken

We apologise for any inconvenience and appreciate your ongoing cooperation and patience.

Please contact the B2N project Community Engagement Officer on 0438 118 830 should you have any concerns about the planned geotechnical investigations or any other aspect of the project.

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Kind regards

Email in response sent 3 September 2020 4.21pm

Hi

Sorry to hear about your neighbour, a break in in the area can be really unsettling.

With regard to the pegs already placed, I will check with the surveyors and get back to you. All personnel requiring access to your property should be contacting me in advance so I can both email you (as agreed) and then follow up with a phone call.

I will get back to you as soon as I hear back from the surveyors.

Email out
07 Sep 2020

Summary: Geotech investigations commencing

Team Response: H

I have spoken with our surveyors and the contractor who will be undertaking the geotechnical investigation works. The weather may impact the survey schedule for this week but I have asked that they provide as much notice as possible.

I also followed up on your query about previous access. I understand from the TMR surveyor that he called to advise they were in the area and left a message when you did not answer. As he didn't receive a return call, the crew entered the road reserve near your property to place the markers. As you are aware, the access road into your property from Barrs Road and the area between the two parallel blue lines (indicatively marked on the map below) is road reserve.

As per your request, I will be in touch soon to let you know when the crews expect to undertake the geotech investigation on the bore hole. As the proposed bore hole inspection site is in the road reserve, there should be no need for crews to enter your private property to complete the work.

We appreciate your patience as we complete these and other preparatory works for the B2N project and apologise for any inconvenience. You have my contact details, so please call or email if I can assist with any further questions about the geotech investigations or any other aspect of the project.

Kind regards

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Email out 09 Sep 2020	**Summary:** Geotech investigations commencing **Team Response:** Hi I have been advised that this afternoon, TMR's surveyor will access the area near the bore hole (marked on the map below as BH06) to clear the PUP services. Our contractor, N/R will be on site from tomorrow to conduct the geotechnical testing. Please call me on N/R if you have any questions about the testing or any other aspect of the project. Thank you, your patience with these activities happening in your vicinity is very much appreciated
Phone call out 09 Sep 2020	**Summary:** Geotech investigations commencing **Team Response:** NO ANSWER, LEFT VOICE MAIL MESSAGE I have been advised that this afternoon, TMR's surveyor will access the area near the bore hole (marked on the map below as BH06) to clear the PUP services. Our contractor, N/R will be on site from tomorrow to conduct the geotechnical testing. Please call me on N/R if you have any questions about the testing or any other aspect of the project.
SMS out 09 Sep 2020	**Summary:** Geotech investigations commencing **Team Response:** Hi I have emailed and left a voice mail. Our TMR surveyor is planning to clear the public utility plant (PUP) services at the bore hole near your property this afternoon. The contractor is planning to comment geotechnical investigations from tomorrow. Please call or email if you have any questions or want to talk further. Kind regards Hg
SMS out 15 Sep 2020	**Summary:** Providing notice that TMR and NPWS will be accessing NP via road reserve adjacent to property **Team Response:** Hi I have sent an email but am following up with an SMS to be sure you receive my message. With your neighbour having experienced a break in, I wanted to be sure you received my notice about people in the vicinity of your property. Surveyors and NPWS staff will be accessing the NP using the road reserve

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beside your property on Thursday morning. It should just be 2 or 3 vehicles travelling in around 9am and then back out at around 11.30am. They will remain in the road reserve and will not need to access your property.
If you have any concerns or need to discuss please contact me.
Kind regards to you both.
HG

Email out
16 Sep 2020

Summary: Geotech investigations commencing

Team Response: Hi

I have been advised that this afternoon, TMR's surveyor will access the area near the bore hole (marked on the map below as BH06) to clear the PUP services. Our contractor, N/R will be on site from tomorrow to conduct the geotechnical testing.

Please call me on N/R if you have any questions about the testing or any other aspect of the project.

Thank you, your patience with these activities happening in your vicinity is very much appreciated

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Minutes

N/R

Project title	Beerburrum to Nambour Rail Upgrade Project	Job number	271725
Meeting name and number	Meeting with Sunshine Coast Council	File reference	
Location	Microsoft Teams	Time and date	1pm 16 July 2020
Purpose of meeting	B2N Stage 1 – SCC Meeting to discuss PSTR, proposed works and road works		
Present	N/R		N/R
Apologies	Hayley Greaves (TMR)		
Circulation	Those present		

1.

2.

N/R

Prepared by Naomi Joyce

Date of circulation 17 July 2020

Date of next meeting

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Action

N/R

3.

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4.

N/R

5.

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Action

6. Barrs Rd/Moffat Rd Overpass

- SCC have confirmed that Moffat Rd/Johnson Rd link into SIW is the priority movement with 5000 vpd expected whereas only 800 vpd are expected on the connection to the West. The PSTR will be updated to identify this change in priority with Barrs Road overpass forming the minor leg at a T junction with Moffat Road. Speed of Barrs Rd will also be reduced to 70kph posted. Original design was 90kph allowing for B-doubles, there is a money saving opportunity here if only semi-trailers are allowed for on Barrs Rd overpass. SCC to review and confirm the required design vehicle for Barrs Road to Moffat Road connection. Noted that this corridor will aim to remove B-doubles from Glasshouse mountains town,

SCC to confirm design vehicle and speed for Barrs Road overpass

- Bridge spans allow for future road, rail and active transport corridors. Active transport is also allowed for on the bridge (a 3m shared path and 2m road shoulders). Noted that active transport connection from Barrs Road to Burgess Street on western side of rail corridor across Coonowrin Creek is no longer included in B2N Stage 1 works.

SCC to provide Moffat Rd plans and design speed

- PSTR should state that Barrs Rd connection should tie into council plans for Moffat Rd. SCC to provide plans for Moffat Rd corridor upgrades so that tenderers can ensure their works tie into council's plans. SCC to confirm design speed of this eastern road corridor.

TMR and SCC to arrange additional meeting to discuss these road packages

- SCC stated that they would be interested in doing the construction simultaneously with the same contractor. SCC has approval for starting negotiations with land owners for Johnston Rd / Moffat Rd. Junction between B2N works and SCC works will be determined by the location of the Bars Rd intersection. TMR and SCC to discuss packaging opportunities.

Arup - Additional lane to be included in reference design

- SCC would prefer a dedicated left and right turn lane on the approach to SIW intersection – PSTR to be updated.

7.

N/R

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8.

9.

N/R

10.

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11.

N/R

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AGENDA B2N Working Group

Meeting: B2N Rail Upgrade Project Working Group

Date: **Thursday, 10 June 2020**

Time and Place: 9am to 11am via skype

Attendees:

TMR Mark Longhurst, Project Manager, B2N
Hayley Greaves, Community Engagement Officer, B2N
Damian Parker, Senior Designer (Civil)

Sunshine Coast Council N/R

Apologies

Please cc all project correspondence to b2n@tmr.qld.gov.au

Discussion Items	
1	Actions from previous meetings / ongoing action update
2	Barrs/Moffatt Road – draft design and intent
3	Barrs/Moffatt Road – SCC Ordinary Meeting agenda item
4	
5	
6	
7	

Released under RTI - DTMR

AGENDA B2N Working Group

Meeting: B2N Rail Upgrade Project Working Group

Date: **Thursday, 14 My 2020**

Time and Place: 9am to 11am via skype

Attendees:

TMR Mark Longhurst, Project Manager, B2N
Hayley Greaves, Community Engagement Officer, B2N
Damian Parker, Senior Designer (Civil)

Sunshine Coast Council N/R

Apologies

Discussion Items	
1	Actions from previous meetings / ongoing action update
2	N/R
3	SCC commitment toward Barrs and Moffatt Roads
4	
5	
6	
7	

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A. RTI-1301 Release TOTAL combined file.pdf - Page Number: 301 of 341

AGENDA B2N Working Group

Meeting: B2N Rail Upgrade Project Working Group

Date: **Thursday, 19 March 2020**

Time and Place: 9am to 11am via skype

Attendees:

TMR Damian Parker, Senior Designer (Civil)

Hayley Greaves, Community Engagement Officer, B2N

Sunshine Coast Council N/R

Apologies Mark Longhurst, Project Manager, B2N

Discussion Items	
1	Actions from previous meetings / Ongoing action update
2	N/R
3	Updated designs for Beerburrum and Barrs/Moffatt overpass
4	Active transport from Barrs Road into Glasshouse, across Coonowrin vs on the overpass
5	N/R
6	
7	

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Queensland Government

AGENDA B2N Working Group

Meeting: B2N Rail Upgrade Project Working Group

Date: Thursday, 23 January 2020

Time: 9am to 11am

Location: Mike Ahern Centre
12 First Avenue, Maroochydore
PLEASE BRING PHOTO ID present at security for access to building

Attendees:

- **TMR** Melanie Dei Rossi, Director, B2N
  Mark Longhurst, Project Manager, B2N
  Hayley Greaves, Community Engagement Officer, B2N
  Damian Parker, Senior Designer (Civil)
- **Sunshine Coast Council** N/R

	Discussion Items
1	Introduce Project Director, Melanie Dei Rossi
2	N/R
3	
4	Barrs Road Solution
5	N/R
6	
7	

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B2N Rail Upgrade Project

B2N-SCC Working Group

Meeting	11 June 2020, 9–11am
Location	Skype / Teams
Attendees	**TMR:** Mark Longhurst (ML) (Chair), Hayley Greaves (HG), Damian Parker (DP) **SCC:** N/R
Apologies	

Meeting Notes

Item	Notes	Actions
1. **Barrs/Moffatt Road - d**raft design and intent	SCC response to the draft PSTR included a comment from N/R noting that traffic data suggests the Moffat Rd/SIW connection is the higher priority connection with Barrs Rd as a lesser connection. New plan would change overpass from an 80kph to a 60kph zone with a T junction connection to Moffat Rd DP shared a design with suggested changes for discussion.	**DP** to email draft sketch to o confirm SCC position and advise by 19/06/20
2. **Barrs/Moffatt Road -** SCC 25 June Ordinary Meeting agenda item	The public announcement around the B2N project has been delayed, unfortunately this means that any information the TMR project team has provided through our confidential working group discussions and exchanges cannot be made public, either in the agenda or at the meeting on 25 June. Email exchange between Melanie Dei Rossi and N/R on 10/06/20 confirmed the agenda item to be discussed in a confidential session	completed
3. 4. 5. 6.	N/R	

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Actions from previous meetings

Meeting Date	Action ID	Action	Status (update/ongoing/complete)	Action Owner
14 May 2020	1	N/R		
	2			
	3	SCC commitment toward Barrs and Moffatt Roads	See email where N/R provided process / advice… **DP** - TMR to formalise in a letter (include timing) to SCC A/CEO	**DP**
	4	N/R		
	5			
	6			
	7			

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	8	N/R

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B2N Rail Upgrade Project

B2N-SCC Working Group

Meeting	14 May 2020, 9–11am
Location	Skype / Teams
Attendees	**TMR:** Mark Longhurst, Project Manager (Chair) Hayley Greaves, Community Engagement Officer Damian Parker, Senior Designer (civil) **SCC:** N/R
Apologies	

Meeting Notes

Item	Notes	Actions
1.		
2.	N/R	
3. **SCC commitment toward Barrs and Moffatt Roads**	– See email from N/R where N/R provided process/advice…	**DP** - TMR to formalise in a letter (include timing) to SCC A/CEO
4.	N/R	
5. **Confirm council to accept ownership of Barrs Rd overpass and Burgess St bridge**	– Email sent to SCC seeking confirmation that SCC funding capital works to complete link with Hwy	**DP -** Need to formalise agreement of proposed solution with council.

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Meeting Notes		
Item	**Notes**	**Actions**
		Check CW program
6.		
7.	N/R	
8.		

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Actions from previous meetings

Meeting Date	Action ID	Action	Status (update/ongoing/complete)	Action Owner

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AGENDA B2N Working Group

Meeting: B2N Rail Upgrade Project Working Group

Date: **Thursday, 14 May 2020**

Time and Place: 9am to 10:30am via skype

Attendees:

TMR Mark Longhurst, Project Manager, B2N
Hayley Greaves, Community Engagement Officer, B2N
Damian Parker, Senior Designer (Civil)

Sunshine Coast Council N/R

Apologies

Discussion Items	
1	Actions from previous meetings / ongoing action update
2	N/R
3	SCC commitment toward Barrs and Moffatt Roads
4	N/R
5	Confirm council to accept ownership of Barrs Rd overpass and Burgess St bridge
6	N/R
7	

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Wendy L Feltus

From: Hayley L Greaves
Sent: Wednesday, 1 April 2020 8:52 AM
To:
Subject: Further information
Attachments: Property Acquisition - Your Property Your Rights.pdf; Early_Acquisition_Policy (8).pdf

Hi

I am sure that the news about the impacts to your property from the B2N project will have come as quite a shock and we apologise for not being able to speak with you in person. I hope that your conversation with Ruth from our property department was helpful although I'm sure many more questions have arisen since. I am attaching some information that outlines your rights as well as a copy of TMR's Early Acquisition Policy. These may provide some of the details you are seeking.

I will call around 12 noon today to follow up and see if I can answer any further questions. Alternatively, I can be contacted on 1800 517 177 at any time (this diverts to my mobile) if it is more convenient to you.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Level 2 | 12 First Avenue | Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

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Early Acquisition Policy

2015

Effective as at 17 September 2015

Queensland Government

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1. Policy Statement

Planning for transport infrastructure is often undertaken well in advance of construction. However, land is generally not acquired (by negotiation or resumption) until construction is imminent. Land may be acquired earlier than needed if owners of land affected by transport planning can demonstrate that they will suffer hardship if acquisition is delayed.

The Department of Transport and Main Roads (TMR) Early Acquisition Policy provides an integrated approach for management of early acquisition applications. The policy is based on the premise that TMR will accept early acquisitions when planning has advanced to a stage where the project has a preferred alignment and the land requirement has been identified (or exceptional circumstances exist) and the applicant is experiencing genuine hardship (refer Sections 4 and 5). All accepted claims are subject to TMR and the landowner mutually agreeing to a market value of the property, subject to the principles of compensation. The value of the property will be negotiated on the basis of the price that would have been realised had the planning not been announced.

TMR recommends that land owners obtain independent legal advice. TMR will advise property owners of their rights, entitlements and obligations in accordance with the Early Acquisition Policy.

This policy covers all transport planning (including departmental planning for roads, rail, bus, light rail and cycling infrastructure).

2. Objective

To ensure TMR's decisions for the early acquisition of land on hardship grounds are consistent and fair; and to enable property owners to be aware of the requirements and criteria by which their application will be considered.

3. Rationale

The Queensland Government's responsibility to provide a better and safer transport network sometimes means that privately owned land may be acquired for future transport infrastructure requirements. The *Transport Planning and Co-ordination Act 1994* gives TMR the authority to acquire land by agreement or resumption and the *Acquisition of Land Act 1967* sets out the statutory provisions for the resumption of land. Under this process, land is usually acquired when construction is imminent and the actual land requirement for the project is known.

Often there is considerable time between the release of a planning proposal and the acquisition of property required for construction of the project. Land is generally acquired no more than one or two years prior to the commencement of construction unless hardship has been demonstrated or the purchase offers an advantage to TMR, commercial or otherwise.

Forward planning of future transport infrastructure projects may affect some property owners well before construction. Affected property owners may apply for consideration for an early purchase of their property under the TMR Early Acquisition Policy.

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4. Applicability

This policy applies to all early acquisition claims from owners of Queensland property where there is a known land requirement as a result of TMR transport infrastructure planning. Specifically, this policy will apply where:

4.1. the freehold property owner(s) are experiencing genuine hardship (as defined in Section 5); and

4.2. the applicant(s) own(s) the whole of the freehold interest in the affected property; and

4.3. either:

a) TMR has advised the property owner of a land requirement consisting of a part or whole of the property in order to construct and/or operate transport infrastructure now or in the future; or

b) the planning has advanced to a stage where the project has a preferred alignment and the land requirement has been identified with a high degree of certainty (or exceptional circumstances exist).

For the purposes of this policy, the term “property” means a freehold parcel of land identified by a lot on plan number, or a number of parcels that are contiguous and used for the same purpose, or are used in conjunction with one another.

For the purposes of this policy, TMR is understood to have a requirement over the whole or part of a property if the property is a lot or part of a lot described on a registered survey plan identified as being part of a single corridor. This would mean that a firm decision has been made that a particular corridor is required for transport purposes, as opposed to the identification of an area of interest or more than one corridor being under investigation as options.

TMR retains the discretion to purchase only that part of a property required for a transport purpose.

This policy does not apply in the following circumstances:

4.4. a property owner(s) suffer(s) loss or discomfort as a result of the planning, construction, or operation of transport infrastructure where there is no land requirement for their property. Loss or discomfort is not the subject of remedy under this policy; or

4.5. TMR is negotiating to purchase the property on the open market to achieve some commercial or other advantage for TMR; or

4.6. there is voluntary negotiation for purchase of property immediately prior to the issue of Notices of Intention to Resume under the *Acquisition of Land Act 1967*; or

4.7. the property owner(s) had, or reasonably ought to have had, knowledge of the relevant land requirement at the time of purchase of the property (unless there are extenuating circumstances) as it is reasonable to expect purchasers to exercise due diligence on property acquisition.

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5. Early Acquisition Criteria

A property owner is deemed to be eligible for early acquisition only if:

5.1. the property owner has attempted to sell, rent or lease the property at a fair market value and can demonstrate that this has been prevented due to the TMR requirement; or

5.2. the property owner is unable to use the property as collateral for a loan due to the identification of TMR's requirement over the property or the notification of the TMR requirement has impaired the value of the property as collateral for an existing loan; or

5.3. the property owner's development application under the *Planning Act 2016* has been, or is likely to be, refused because of the TMR requirement; or

5.4. the property owner must sell the property without delay due to pressing personal, domestic or social reasons, or other special circumstances (for example, serious illness or employment transfer) and is unlikely to be able to do so because of the TMR requirement.

If a property owner does not meet any of the above criteria for early acquisition, TMR may negotiate early acquisition of a property if:

5.5. an application for development approval under the *Planning Act 2016* has been conditioned such that the proposed development is now considered unviable due to transport infrastructure planning; or

5.6. the property owner has an existing development approval under the *Planning Act 2016* but the development is now considered unviable due to, or is significantly impacted by, transport infrastructure planning; or

5.7. land has been subdivided and set aside to meet conditions raised by TMR, such as through a development application, and the applicant can demonstrate a genuine reason for TMR to acquire this land prior to project acquisition through resumption or agreement.

6. Termination

TMR reserves the right to terminate negotiations for early acquisition by giving written notice to the property owner prior to the parties entering into a binding contract of sale, if:

6.1. the alignment of the transport project has changed and will no longer affect the property, or

6.2. the project is not going to proceed.

TMR may elect to withdraw from negotiations if the parties do not reach agreement. TMR may subsequently commence its resumption requirement at a later date through the formal resumption process under the provisions of the *Acquisition of Land Act 1967*.

7. References

- *Acquisition of Land Act 1967*
- *Financial Accountability Act 2009*
- *Information Privacy Act 2009*
- *Planning Act 2016*
- *Transport Infrastructure Act 1994*
- *Transport Planning and Co-ordination Act 1994*

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Appendix – Explanatory Notes

The Department of Transport and Main Roads (TMR) Early Acquisition Policy provides an integrated approach for the management of early acquisition applications.

These non-binding explanatory notes are intended to help both members of the public as well as departmental officers interpret and apply the policy.

Overview

TMR is responsible for planning the transport network across the State of Queensland. Within this overarching responsibility, TMR is accountable to the people of Queensland for how it manages and spends funds. TMR has a policy to not acquire properties significantly prior to construction as the cost of early acquisition reduces the capability of the organisation to deliver on its current program. Conversely, TMR acknowledges that it is not reasonable to create undue hardship on individuals through the department's planning activity. The Early Acquisition Policy states how TMR balances these interests.

These explanatory notes provide information to guide members of the public to determine if they are eligible for early acquisition. They also assist departmental officers in applying a consistent approach to reviewing each claim.

The policy sets out the terms for early acquisition and TMR will be looking for clear justification that the applicant meets the criteria for early acquisition.

Representation

It is not a requirement of the Early Acquisition Policy that you obtain legal representation. If you are unsure of your rights with respect to a claim then TMR recommends that you obtain independent legal advice.

Definitions

The following definition has been provided to help clarify what is meant by certain terms.

Identification of a land requirement

TMR performs a broad range of planning. Initially this planning is exploring options and impacts. Until planning reaches the point of certainty then no land requirement exists.

A land requirement must be identified in departmentally approved planning for transport infrastructure. A member of the public may find out about this requirement through various mechanisms. Some examples of this include:

1. Property Search

   A member of the public may request a property search (for a fee) for any property in Queensland. This property search certificate may indicate that TMR has a requirement for the property.

2. Development Application (DA)

   A DA may condition or refuse a proposed development, identifying a whole or partial land requirement by TMR.

3. Written notification

   TMR may formally write to property owners to advise them that their property is affected by approved departmental planning.

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Applicability

The following section provides some guidance with respect to how to interpret the Applicability requirements. Please note that it is mandatory that a claim meets the first two terms in the policy (4.1 & 4.2), and meets either term 4.3a or term 4.3b in the policy.

Term 4.3a

Term 4.3a relates to advice provided from TMR, either in one of the forms identified above, or through some other departmental communication.

Term 4.3b

Term 4.3b relates to planning that has advanced to the stage where it is requiring final approval from senior management. This information will only be available to department officers. Any application under this term will be less likely to proceed as it requires a high degree of confidence from senior management that the planning will be approved.

Early Acquisition Criteria

The following section provides some guidance with respect to the criteria and how they may be met.

Criteria

Please note that it is sufficient to meet any one of the criteria.

Term 5.1 – Sale of the property

TMR is looking for evidence that a genuine attempt has been made to sell, rent or lease the property at a fair market value and that the property owner has been unsuccessful in doing so because of the TMR requirement. There is a measure of subjectivity in this criterion, but departmental officers will be looking for evidence that a legitimate campaign has been employed to market the property, and that it has been marketed for a duration that is appropriate to the type and locality of the property.

An example of this may be that evidence can be provided that the property has been advertised through an REIQ accredited real estate agent, or a professional private sales process and that it has been on the market for a period of time approximately equivalent to the average time that it is taking for properties of this type to sell in the locality. Most real estate agents have access to this type of information, as do other professional parties. Please note that a letter from a Real Estate Agent indicating that the property will be difficult to sell is not sufficient.

A number of factors may prevent the sale, rental or lease of a property. If an unreasonable price is being sought, then this may prevent the transaction, even if a TMR requirement has been identified. A statement from the relevant agent, confirming that the failure to sell, rent or lease is due to the identification of a TMR requirement will be required. TMR reserves the right to seek clarification with respect to any such statement.

Term 5.2 – Loan collateral

TMR is looking for evidence that a loan has been refused due to TMR requirements on the property being used as collateral for the loan. If possible, this evidence should be provided in writing from two reputable lending agencies. Please note that a letter indicating that a loan is unlikely due to the TMR requirement is not sufficient. TMR needs to confirm that genuine hardship has occurred. TMR reserves the right to confirm this condition with the relevant lending agencies.

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Term 5.3 – A Development Application has been refused

This criterion requires evidence that a development application has been refused under the Planning Act mainly due to the TMR requirement.

Alternatively a claim may be considered if an applicant can demonstrate that a development application is significantly advanced, and the departmental officer is satisfied that this planning will be refused by TMR through the development assessment process.

Term 5.4 – Pressing personal or other reasons

A claim may be submitted if the property owner has an urgent, personal need to sell the property, and is unlikely to be able to do this due to the TMR requirements for the property. It is the applicant's responsibility to provide evidence that the urgency is genuine.

In cases of medical urgency, a letter from a doctor will need to address the following points:

- the nature of the medical condition; and
- whether the condition has been triggered or exacerbated by the TMR requirement; and
- why the sale is urgent, and how it will alleviate the medical condition; and
- any further information that the doctor wishes to be considered.

If the application is based on medical urgency, please clearly identify your consent for TMR to seek clarification, with respect to any such information, from the doctor.

Exceptional criteria

There are exceptional criteria that may be considered by TMR with respect to an early acquisition claim. These criteria do not automatically warrant early acquisition, and will require negotiation with departmental officers to assess their viability.

Term 5.5 – Conditioned Development Applications

An application for consideration under the Early Acquisition process can be submitted if a property owner considers that a development application has been approved but conditioned in such a way that the proposed development has become unviable. If the departmental officer is satisfied that the relevant conditions placed on the development application are mainly due to TMR requirements, and that these conditions have left the applicant in a position where they cannot proceed with the development, the claim may be referred for senior management consideration.

Term 5.6 – Previously approved development

An application for consideration under the Early Acquisition process can be submitted if a property owner has previously obtained approval through the development assessment process, and this proposed development has now been impacted mainly due to transport infrastructure planning. If the departmental officer is satisfied that TMR would, if the same application was resubmitted, place conditions that leave the applicant in a position where they cannot proceed with the development, the claim may be referred for senior management consideration.

Term 5.7 – Land that has been set aside

An application for consideration under the Early Acquisition process can be submitted if a property owner has set aside land through subdivision to comply with conditions requested by TMR. If the departmental officer is satisfied that the land has been set aside in line with TMR requirements the claim may be referred for senior management consideration.

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Termination

The termination clause allows TMR to withdraw from an approved early acquisition negotiation if the parties do not reach agreement. This is usually only employed as a last resort, where the parties have reached an impasse in their respective positions.

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Property acquisition – Your property, your rights

The Queensland Government's responsibility to provide a better and safer transport network sometimes means that privately owned land must be acquired for transport infrastructure purposes.

This is a guide to the process for the compulsory acquisition (resumption) of interests in land and outlines rights and entitlements as set out in the *Acquisition of Land Act 1967* (the Act). Some aspects of the resumption process can be complex. The Department of Transport and Main Roads' Property Officers will be pleased to assist if you have further queries on resumption matters.

If your property is affected by proposed works which may require the resumption of part or the whole of your property, staff from Transport and Main Roads will contact you. They will provide you with a plan showing the approximate location and area of the land required, together with background information on the project.

Process

The steps identified here are a general framework that applies to most resumptions, but some steps may not apply to each case.

- Initial contact advising of project impacts
- Supply of Notice of Intention to Resume and background information
- Objection procedure
- Application to the Minister to take the land
- Taking of Land Notice published in the Queensland Government Gazette
- Assessment by independent property valuers
- Compensation claim/offer
- Compensation negotiations
- Advance payment (if required)
- Settlement
- Title correction

Your questions answered

Can I object?

Yes, you can object to the resumption of land. The Notice of Intention to Resume will outline the procedure to follow if you wish to object. Your objection must:

- be in writing
- be made within the time specified in the Notice of Intention to Resume
- state your grounds for objection, with supporting details (the Act states that matters relating to the amount of compensation to be paid are not grounds for objection)
- state whether you also wish to be heard in support of your objection (you may appear at the objection hearing and/or be represented by a solicitor or other agent).

If you engage a consultant to help you object, these fees are your responsibility and will not be paid by the department.

Will my objection be considered?

Yes, all objections will be considered by an authorised delegate of the constructing authority who is usually a senior member of the project team or regional office. Following consideration of your objection a decision will be made to either:

- proceed with the resumption
- proceed to resume an amended area
- proceed with an amended project without resumption from the subject property.

What happens next and how is the land taken?

If after due consideration of all objections, the constructing authority is of the opinion that the land is still required for the proposed purpose, the constructing authority may apply to the Minister that the land be taken. The Minister will examine all applications (together with accompanying statements and documents). If the Minister is satisfied that the proposed resumption should proceed he/she will apply to the Executive Council to have a Taking of Land Notice published in the Queensland Government Gazette. The taking of land is effective on the day of publication of the notice in the gazette and your interest in the land is extinguished and converted into a right to claim compensation.

What happens if I don't wish to object?

If you choose not to object to the resumption, you may sign an Agreement to the Taking of Land. Signing an Agreement to the Taking of Land does not affect your rights to claim compensation and, in some circumstances, will shorten the resumption process.

Alternatively, you may choose not to object to the resumption and not sign an agreement, in which case no action will be required by you. If you do not object to the resumption, the resumption process for the project will continue to proceed in accordance with the time frames stated in the Notice of Intention to Resume.

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How long will the resumption process take?

As a guide, the resumption process normally takes approximately four to six months from the time a Notice of Intention to Resume is issued. However, this time frame will depend on things such as the number of objections and the time taken to gain approvals.

Can I claim compensation?

You can claim compensation if you have a legal interest in the land taken (for example, if you are the owner, lessee or licensee). Under the Act, a claim for compensation must be served on the department within three years from the day the Taking of Land Notice is published in the gazette.

How do I claim?

If you have a registered interest in the land, you will receive a copy of the Taking of Land Notice and a compensation claim form for completion and return to the department as directed. You may wish to engage a registered valuer and/or solicitor to assist you in preparing and lodging your claim. Reasonable valuation and legal fees incurred in the preparation and lodgement of your claim will be reimbursed as part of the overall settlement of compensation.

How is compensation assessed?

Following the publication of the Taking of Land Notice in the gazette, a departmental Property Officer will be assigned to your case and will make contact with you. Next, your Property Officer will have the property independently valued and will again contact you to discuss compensation.

Assessment is based on the market value of the property (or your interest in the property) at the date of the Taking of Land Notice in accordance with the Act.

In addition to market value, you may also be eligible to claim compensation for disturbances caused by the resumption such as:

- stamp duty payable on the purchase of a replacement property of equal value
- reasonable conveyancing fees associated with the purchase of another property of equal value
- reasonable costs associated with the relocation of your business, including loss of profits
- a reasonable allowance to cover the cost of relocation of personal effects, including furniture
- reasonable charges associated with the re-establishment of your mortgage of equal value to that existing at the date of resumption
- the cost of telephone reconnection and postal redirection
- other costs reasonably incurred in relocating to a comparable property.

To find out more about claiming compensation for disturbance issues, please contact your departmental Property Officer or call the toll free number.

What about GST?

Compensation payments made as a result of the resumption of property do not attract GST.

When is compensation paid?

An offer of compensation will be made, usually after you have made a claim. The offer amount is formulated following careful consideration of all information available. If you are satisfied with the offer, settlement will be arranged. If you choose not to accept the offer, your departmental Property Officer will arrange a conference with you with a view to resolving differences in an open and conciliatory manner. If agreement on compensation cannot be reached, either party can refer the matter to the Land Court for an independent determination.

Can I obtain an advance payment against compensation?

Yes. Following publication of the Taking of Land Notice and after your claim has been lodged in accordance with the Act, you can apply for a payment of an advance against compensation at any time. Payment of an advance does not in any way affect your right to negotiate additional compensation or to have the matter independently determined by the Land Court should we fail to reach a negotiated settlement.

What consultants should I engage?

When it comes to negotiating compensation, it is recommended that you engage a valuer and legal assistance. In this regard, reasonable fees incurred will be refunded in the overall settlement package. In some cases additional specialist consultants may need to be engaged. You should discuss the matter with your departmental Property Officer prior to engaging a specialist consultant.

What if I have a mortgage?

The mortgagee is entitled to be paid the compensation (to the extent of the amount owing) unless the mortgagee advises otherwise.

What happens to my title?

If the department has resumed part of your land based on an approximate area, it will be surveyed at a later date. Once surveyed, the area of the resumed land could slightly increase or decrease compared with the resumption plan, however it must remain substantially the same size and shape.

The department will attend to the correction of the title for the balance of your land, to reflect the new boundary, at no cost to you.

Contact

For further information, please use our toll free number **1800 806 414***. To find out more about a particular project or to locate your local regional office, visit the department's website at **www.tmr.qld.gov.au**

This fact sheet is intended to give you general information about the resumption process. You may wish to seek professional legal advice in your particular case.

**Free call from anywhere in Australia, call charges apply for mobile phones and payphones. Check with your service provider for call costs.*

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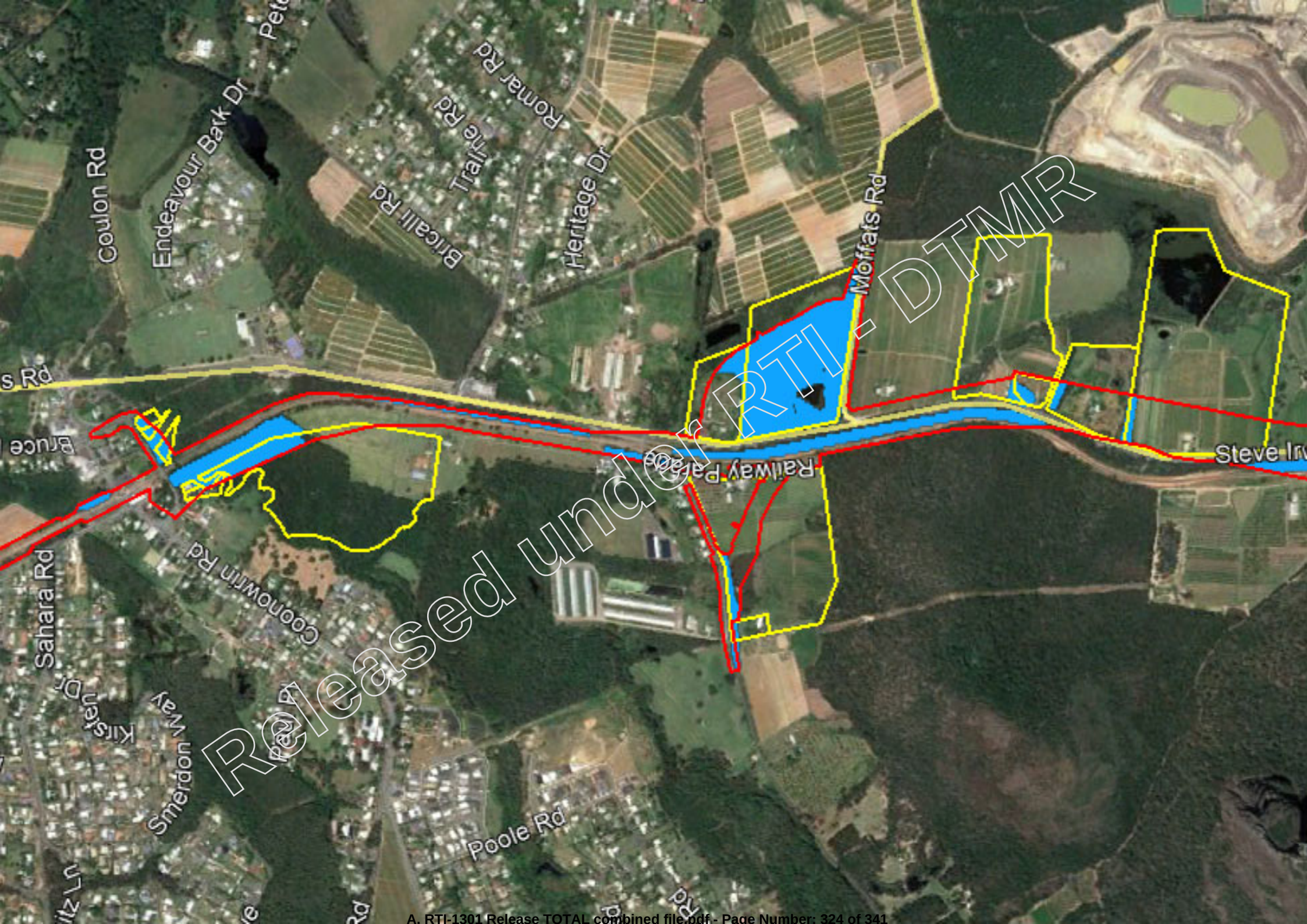
Coulon Rd
Endeavour Bark Dr
Romar Rd
Trail Rd
Bricall Rd
Heritage Dr
Moffats Rd
Railway Parade
Steve Irw
Bruce
Sahara Rd
Coonowrin Rd
Smerdon Way
Poole Rd
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Wendy L Feltus

From:
Sent: Monday, 23 March 2020 3:20 PM
To: B2N
Subject: Rail Upgrade

Hi,

I have been receiving mail from this department in regards to the Beerburrum to Nambour Rail upgrade, mentioning that our property may be directly affected by the current design. I have been trying to make contact on the number 1800 785 974 with the reply stating that the call could be connected.
We live at 21 Barrs Road, Glasshouse Mountains (lot 11 RP222413). Could someone contact me on this email address or my phone on o arrange a meeting to explain how our property is affected.

Thanks

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Wendy L Feltus

From:
Sent: Monday, 23 March 2020 5:55 PM
To: B2N
Subject: RE: Rail Upgrade

Hi,

Can you give me some notice as to when you want to have a screen meeting so I am available to attend.

From: B2N [mailto:B2N@tmr.qld.gov.au]
Sent: Monday, March 23, 2020 4:19 PM
To:
Subject: RE: Rail Upgrade

Hi

Thank you getting in touch and I do apologise for the incorrect number on the letter.

I left a message on your phone but will try calling again tomorrow. It is unfortunate that, from today, we are unable to hold face-to-face meetings due to concerns about the Coronavirus (COVID-19). I am testing some options for us to have a Facetime or skype-type calls that will allow me to share my screen with you, so we can show you plans and discuss potential impacts to your property. I look forward to chatting with you further to work out the best approach.

Kind regards

Hayley Greaves
Community Engagement Officer, Beerburrum to Nambour rail upgrade project | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads
_____
Phone: 1800 517 177
B2N@tmr.qld.gov.au
www.tmr.qld.gov.au/B2N

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Hi,

I have been receiving mail from this department in regards to the Beerburrum to Nambour Rail upgrade, mentioning that our property may be directly affected by the current design. I have been trying to make contact on the number 1800 785 974 with the reply stating that the call could be connected.
We live at 21 Barrs Road, Glasshouse Mountains (lot 11 RP222413). Could someone contact me on this email address or my phone on arrange a meeting to explain how our property is affected.

Thanks

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

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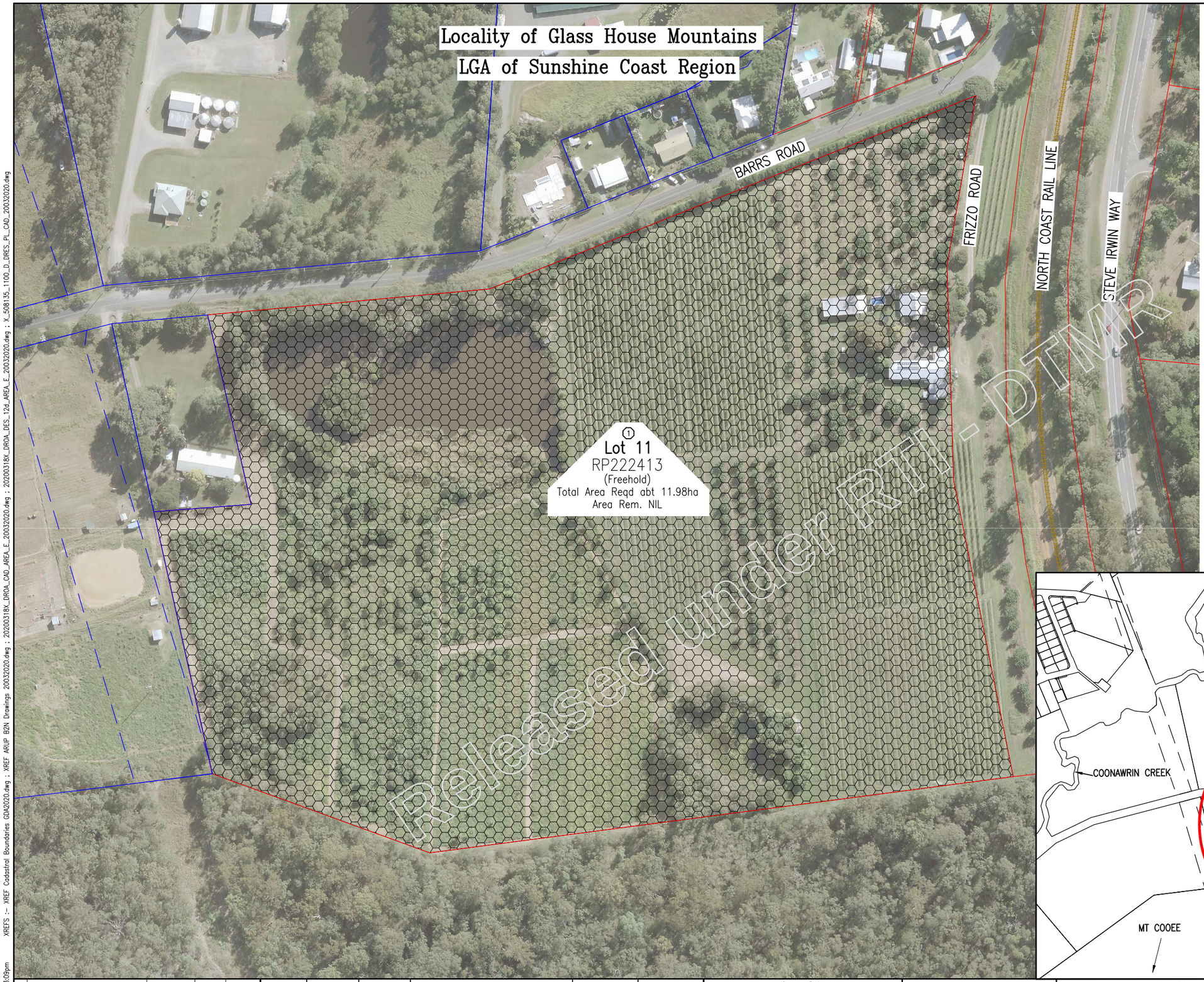
Department of Transport and Main Roads

PRELIMINARY ADVICE ONLY
2 April 2020

Locality of Glass House Mountains
LGA of Sunshine Coast Region



NOTES

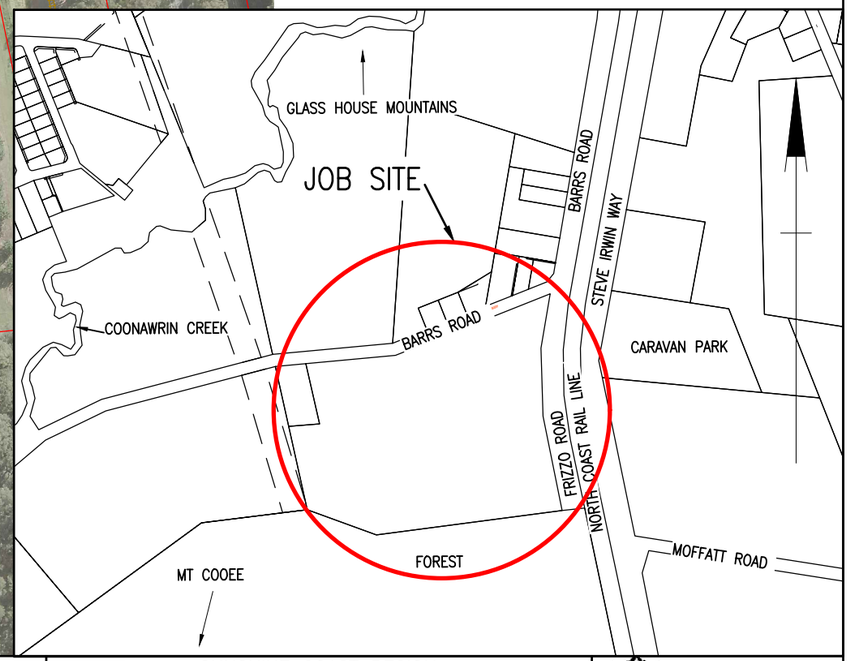
1. Coordinates of points are only to be used by the cadastral surveyor to locate the actual boundary location.

LEGEND

Possible requirement for land

Existing rail line

LOCALITY MAP



	Revisions/Descriptions	Certification	Date	Microfiled
G				
F				
E				
D				
C				
B				
A	Issued For Consultation			

CAD FILES | D:\Downloads\WORKFROMHOME_DATA\16032020\11RP222413_RQ.dwg

1	11	RP222413	FH Area Required for Transport (road)	abt 11.98ha	abt NIL
File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqt.	Area Rem.

File Reference And Resumption Details — Area Required Shown Thus

Cadastral Map | Locality of Glass House Mountains | LGA of Sunshine Coast

Working drawings

Survey Data	
Datum	GDA2020
Horiz. Datum	MGA2020 ZONE56
Height Datum	AHD DERIVED
Survey Books	MR102314

Scales: 0 10 20 30 40m

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

SUNSHINE COAST REGION

BEERBURRUM TO NAMBOUR RAIL UPGRADE

Auxiliary drawings:

Drawing	Reqmts.	TMR Review	Resumption Requirements Approved
S.Muhling	–		
Checked	Checked	Date:	/ /
D.Parker			

Queensland Government

Job No.	
Resumption Plan No.	
Drawing No.	A
Series Number	1 of 1

MRR_Resumption (09/15)

Last Modified :- Apr 02, 2020 - 3:09pm
XREFS :- XREF Cadastral Boundaries GDA2020.dwg ; XREF ARUP B2N Drawings 20032020.dwg ; 20200318X_DROA_CAD_AREA_E_20032020.dwg ; X_508135_1100_D_DRES_PL_CAD_20032020.dwg

0	Stage 1 Early Works
1	Stage 1
0	Stage 1 bdy adjust
	Stage 1 billed
	Stage 1 Total Cost

Deliberation

Stage 2	
0 Properties	
0	B2N Purchased

Stage 2 will take a bit more time to sort out

0	TBC - STAGE 1	50
0	Not Inspected	50
0	Stage 2	50
0	Stage 2 bdy adjust	50
0	Blank	50

Purchased	TCAF	Kids	Blank	
Early	$	$	$	
Stage 1	$	$	$	
Blank	$	$	$	
Stage 1 bdy adjust	$	$	$	

Purchased	TCAF	Kids	Blank	$0.00
Not Inspected	$	$	$	
Stage 2	$	$	$	
TBC - Stage 1	$	$	$	$0.00
Stage 2 bdy adjust	$	$	$	

Requirements/Discussion plan			Initial meeting with land owners	Resumption plan
pending	0	0		
done	0	0		

Project Stage	Rail Chainage (kms)	LOTPLAN	St #	Street name	St type	Town 1	OWNERS	TMR Owned	Tenancy	Date available	SERVICE ADDRESS	Land Area Ha	Area Required Ha	Area remaining Ha	Part or Full Take	Current Use	Purpose	Native Title Status	NT Assessment Dated	Real estate cost	Disturbance	PAD Acq costs	PAD on costs	Compensation Estimates	Resumption Priorities Packages	Properties purchased	FY Settlement date	TCAF or B2N funds	Cat	Resumption Stage	Action required	Draft	Designer reviewed	PM approved for consultation	Initial request to meet sent and meetings held	Followup meetings	Resumption Plan Requested	Resumption Plan Draft	Survey/GIS review	PAD review	Ready for issue	Application of Early Acquisition	Resumption Package Submitted to PAD	Notice of Intention to Resume	Acceptance/ dispute	Notifications?	Submission of resumption documentation	Not valid til (Date)	Action notes
Stage 1	69.4	11RP222413	21	BARRS	RD	GLASS HOUSE MOUNTAINS						12.0041			Full															B		Yes	needs updating into sheet set			Letter has been sent	Yes	done	done				Yes							if required. To be confirmed- Design changing

Deliberation

Deliberation

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LOTPLAN	St #	Street name	St type	Town 1	OWNERS	Current Use	Native Title Status	NT Assessment Dated
11RP222413	21	BARRS	RD	GLASS HOUSE MOUNTAINS				

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Early Acquisition application pending			
21 Barrs Road, Glass House Mountains	-	Deliberation	afer option for this property is to proceed with Early Acquisition and conclude acquisition via the same rocess as appose to NIR. This property is a new take and required in full. This is a softer approach for these ensitive property owners
	Total (Estimates onl		
Grand Total			

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Resumption Priority	Description	Total Cost Estimate	Previous to FY 19/20	Est Expenditure FY 19/20	Est Expenditure FY 20/21	Est Expenditure FY 21/22	Est Expenditure Stage 2	Comment
A1	Beerburrum to Barrs Road (Stage 1)		$0.00			$0.00		Package to be reviewed
A1a								
A2								
A3								
A3b								
A3c								
B1								
B2								
C								
D								
					N/R			
B2N								
TCAF								
B1a								
N								

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	Full Take			Partial Takes			Total Takes
	Resumed	Early Acquisition	Total	Privately Owned	State Owned	Total	
Early Works	11		**11**	3		**3**	**14**
Stage 1 B2B	4		**4**	19		**19**	**23**
Total	**15**		**15**	**22**	**0**	**22**	**37**

Purchased Prior to Works commencing 18

Early Works
Full Takes 11
Part Takes 3

Stage 1
Full Takes 4
Part Takes 20

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BACKGROUND INFORMATION

Local Authority:	Sunshine Coast Regional Council
Location:	North Coast Rail Line
Section:	Beerburrum to Nambour (Stage 1)
Project:	Beerburrum to Nambour Rail Upgrade (B2N)
Project No:	858087

Project Background

The South East Queensland (SEQ) passenger rail network is a critical part of the State of Queensland's broader transportation system. The North Coast Line is approximately 1,680 kilometres in length, spanning from Brisbane (within the SEQ rail network) to Cairns in Far North Queensland, and forms part of the Australian Government's national Land Transport Network. The North Coast Line caters for a mix of passenger transport and essential freight movements that service central and northern Queensland.

The Beerburrum to Nambour section of the North Coast Line consists of a 39-kilometre single bi-directional rail line with passing loops at stations. The North Coast Line is one of the few remaining sections of single track in Australia that carries commuter, long distance and freight trains.

Several studies over the last 15 years have determined that the constraints on the section of track between Beerburrum and Nambour have hindered the ability of the North Coast Line to meet current and future freight and passenger transport demand.

Constraints include the single-track configuration with passing loops at stations only, poor horizontal and vertical alignments as well as numerous level crossings.

The Beerburrum to Nambour Rail Upgrade project (B2N) involves reliability, safety and capacity upgrades of the rail line between Beerburrum and Nambour.

Planning Process

On 25 November 2011, the Beerburrum to Landsborough rail corridor was formally preserved as ‘future railway land’ through notification in the Queensland Government Gazette in order to protect the land requirements identified as part of previous planning works and community consultation.

The 2016 B2N Business Case Preliminary Evaluation considered the outcomes of the B2N Project's Strategic Assessment of Service Requirement and the South East Queensland Capacity Improvement Project which presented a range of options to address the capacity and operation constraint on the North Coast Line between Beerburrum and Nambour.

Three options were initially assessed:

1. Option 1 – Duplication from Beerburrum to Landsborough on the current alignment (existing corridor)
2. Option 2 – Duplication from Beerburrum to Landsborough on a new alignment (protected corridor)

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3. Option 3 – Duplication from Beerburrum to Landsborough on a new alignment between Beerburrum and Glass House Mountains and duplication from Glasshouse to Landsborough within the existing corridor

It was determined that it would not be feasible to duplicate from Beerburrum to Glass House Mountains on the current alignment. However, solutions may exist to duplicate the track predominantly within the existing corridor between Glass House Mountains and Landsborough.

As a result, Option 3 was developed, comprising a duplication on a new alignment between Beerburrum and Glass House Mountains and duplication within the existing corridor from Glass House Mountains to Landsborough.

The Beerburrum to Glass House Mountains section of Option 3 was subject to a value engineering assessment and review to reduce the overall cost and impact of the project in this area by:

- future proofing for up to three tracks (instead of four tracks);
- reducing the impact on Steve Irwin Way; and
- reducing the number and magnitude of property resumptions.

A full copy of the Business Case is available at the following site:

http://buildingqueensland.qld.gov.au/wp-content/uploads/2018/01/B2N-business-case-summary-1.pdf

Refinement of the 2016 Detailed Business Case Design explored further options for improved project functionality and community benefit. Consultation with the Sunshine Coast Regional Council in relation to replacing the Barrs Road level crossing with a new T junction connection into Glass House Mountains revealed concerns about undesirable truck access from the quarries from the west through the Glass House Mountains township. To avoid this issue, Council's preference was to construct an east west link which would connect Barrs Road more directly to Moffatts Road to the east of the railway to provide a more direct link to Johnson Road interchange with the Bruce Highway.

This Barrs Road east-west link option was subsequently assessed and developed by the Department of Transport and Main Roads which provides improvements in functionality, overall community benefit and reduced environmental impact on Tibrogargan Creek.

Community Consultation

Community consultation was undertaken as part of the Detailed Business Case in 2016. Activities included direct consultation with property owners of potentially impacted properties.

Wider community engagement occurred through briefing elected officials, public briefings, meetings and information sessions. Information was also distributed through newspaper advertisements, posters, letters, distribution of a project newsletter, static displays, and other communication tools including a project webpage and an online collaboration map.

Further consultation is planned and development of a comprehensive community Engagement Plan is in progress.

Project Works

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The B2N project will be delivered in two stages. Your land is required for Stage 1.

The first package of Stage 1 includes:

- Steve Irwin Way Realignment - approximately one kilometre for duplication and straightening of the rail corridor alignment
- Landsborough Station carpark facility for passengers travelling on the North Coast Line. Currently there are limited car parking spaces available at the Landsborough Station causing high demand for parking spaces and subsequent overflow onto surrounding streets
- Nambour Station park 'n' ride facilities.

The second package for Stage 1 includes:

- A duplication of the North Coast Line between Beerburrum and Beerwah stations.
- Beerburrum Road and Steve Irwin Way intersection upgrade
- Extension of park 'n' ride facilities at Beerburrum, Landsborough, and Nambour Stations
- Caves Road realignment
- Replacement of Barrs Road Level crossing with a new connection
- A new bridge over the rail track at Burgess Street.

Stage 2 of the B2N project will focus on infrastructure between Beerwah and Nambour.

Project Benefits for B2N Stage 1

Stage 1 provides public transport user benefits through increased capacity and patronage, improved connectivity between passenger transport modes, increased park 'n' ride capacity, more frequent feeder bus services and improved train service reliability.

The realignment of Steve Irwin Way at the Glass House Mountains (which will allow the realignment of the North Coast Line) will also straighten the road which will improve safety.

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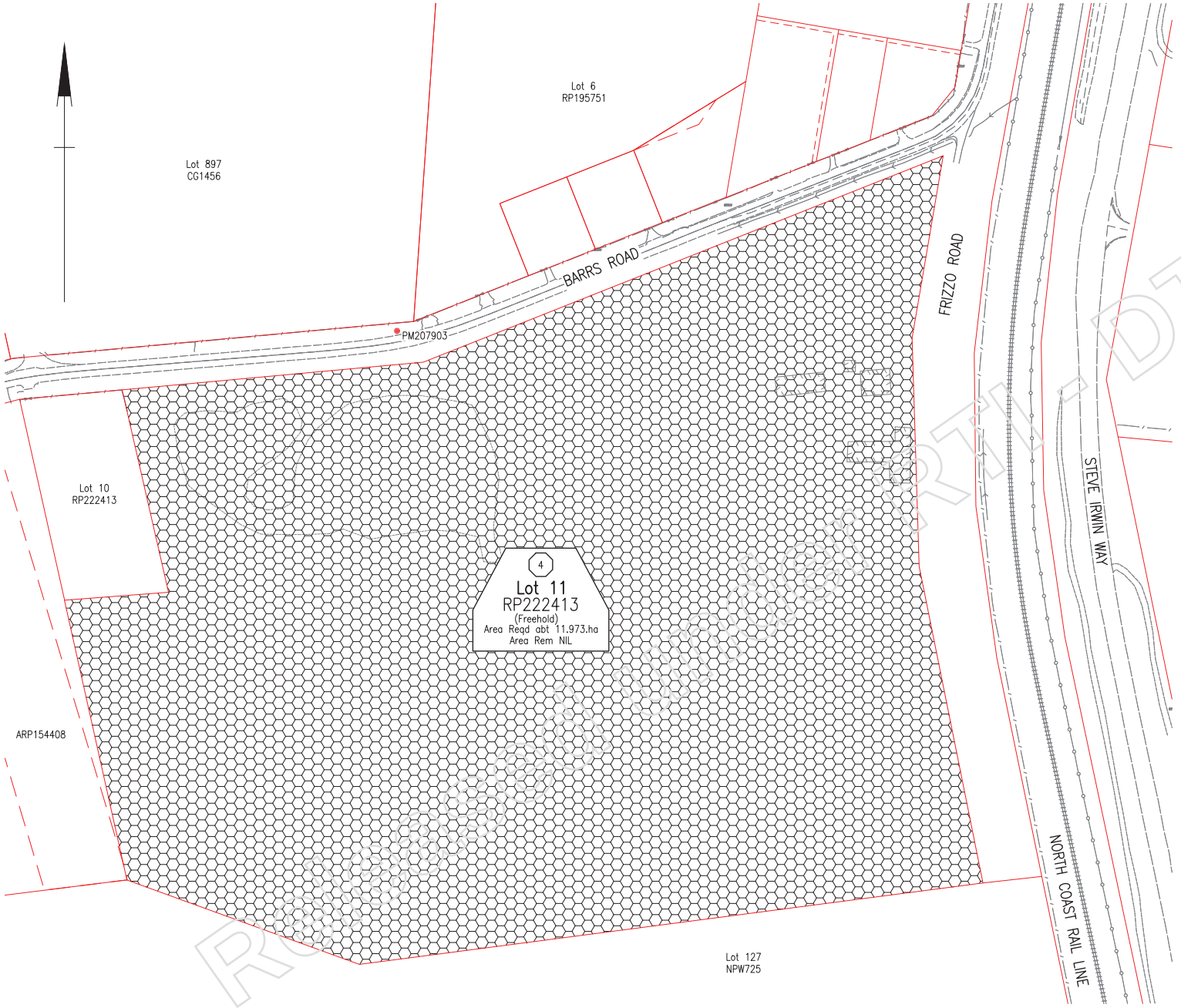
PRELIMINARY
28 July 2020



NOTES

- This survey is based in the Geocentric Datum of Australia (2020).
- The co-ordinates generated are Map Grid of Australia (MGA2020) Zone 56.
- All Cadastral information has been obtained from the Digital Cadastral Database (DCDB). It has been manipulated to a best fit solution utilising existing monuments.
- All Cadastral information shown on this plan or supplied as part of this survey is approximate only and subject to definition by a cadastral survey.
- Co-ordinates of points on boundaries are only to be used by the cadastral surveyor to locate the actual boundary location.

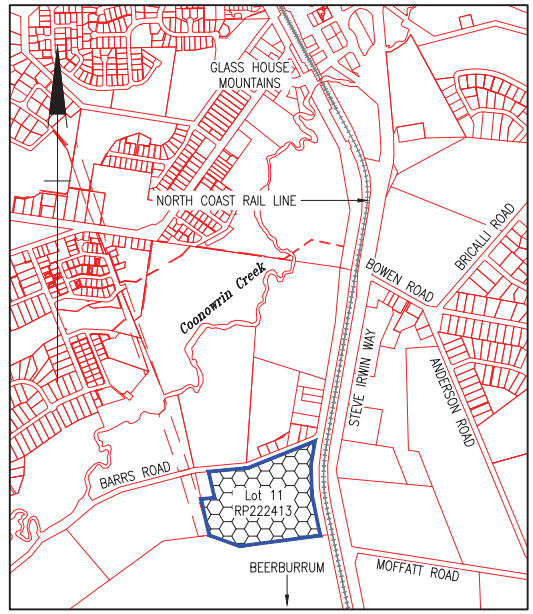
LEGEND

- (1) File Reference
- (1) New boundary point
- (A) Setout point
- Resumption boundary
- DCDB boundary

SURVEY CONTROL

MARK NO.	COORDINATES		SCALE FACTOR	COMMENTS
	EASTING	NORTHING		
PM207903	495452.572	7023140.554	0.99958861	SCREW CULVERT HEADWALL

LOCALITY MAP



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G			
F			
E			
D			
C			
B			
A	Original Issue A3		
	Revisions/Descriptions	Certification	Date

CAD FILES G:\MARD\DATA_DESIGN\858087 B2N\Resumptions – Stage 1_DRAWINGS\11RP222413.dwg

Last Modified :- Jul 28, 2020 - 9:28am

File Reference And Resumption Details

Area Required Shown Thus

File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqd.	Area Rem.
4	RP222413	11	Freehold – Transport (road)	abt 11.973ha	NIL

Cadastral Map | Locality of Glass House Mountains | LGA of Sunshine Coast

Survey Data	
Horiz. Datum	GDA2020
Horiz. Grid	MGA2020 ZONE 56
Height Datum	AHD Derived
Survey Books	MR102314

Working drawings

Scales
0 10 20 30 40m

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

SUNSHINE COAST REGION

BEERBURRUM TO NAMBOUR RAIL UPGRADE

Auxiliary drawings: 000000 to 000000

Drawing	Reqmts.	TMR Review	Resumption Requirements
V. Mills	R. Miller	M. Longhurst	Approved S. Whitaker
Checked	Checked	Date:	
D. Parker	B. Henry		

Queensland Government

Job No.	858087
Resumption Plan No.	RS–0000
Drawing No.	[DRGNO] A
Series Number	4 of 10

Queensland Government

Early Acquisition of Land Request
Department of Transport and Main Roads

To: Director (Property Acquisitions and Disposals)

File number	Early Acquisition Registered Number	Local Authority Number	Road Number	Job Number
450/01766	2020_22	0 2 8 0	4 9 0	

Project name: B2N: Beerburrum to Nambour Rail Upgrade

Property description

Lot	Plan	Address
11	RP222413	21 Barrs Road, Glass House Mountains QLD

Current WBS element (if applicable): 5 2 - 0 0 8 5 8 0 8 7 . C . D E . 1

Anticipated construction commencement date	Anticipated construction completion date	Region/District officer's name and contact number for enquiries
- / 05 / 2021	- / 10 / 2024	Mark Longhurst (B2N Project Manager)/ Ellyce Galvin Ph 1800 517 177

Is the property currently tenanted? No ☑ Yes ☐ Is vacant possession required at settlement? No ☐ Yes ☐

Can property rental continue after settlement? No ☑ Yes ☐

Are the structures to be demolished? No ☐ Yes ☑ Expected date of demolition of structures - / 05 / 2021

Please take the following action:

☑ The property owner/s have requested that the department purchase the property and a copy of this request is attached for your information.

Please commence negotiations to acquire the property. An Early Acquisition of Land Handover Package Checklist is attached containing relevant information to support these negotiations.

Decision maker's signature: N/R

Date: 08 / 05 / 2020

Decision maker's name: Scott Whitaker

Designation: Regional Director

As delegate of the Chief Executive
Department of Transport and Main Roads

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Early Acquisition of Land Handover Package Checklist (If not attached, please give reason for non-attachment)

	Details	Attached	N/A	Comments
No. 1	Memo to Director (Property Acquisitions and Disposals) with approval to negotiate purchase, project and owner background.	☑	☐	
No. 2	Copy of owner's request to the Regional/District Director seeking purchase.	☑	☐	
No. 3	Copy of letter from the Regional/District Director to owner/s agreeing to enter into negotiations to purchase property.	☑	☐	
No. 4	Copy of advice from TCAF that funding has been approved, including ITP number.	☐	☑	ITP Number has been allocated, however TCAF funds not required. Project funds will be used for acquisition cost
No. 5	Copy of estimate from Property Officer.	☑	☐	
No. 6	Current Title Search (no older than one month).	☑	☐	
No. 7	Interests not registered on Title (billboards, unregistered leases, etc.)	☐	☑	
No. 8	Copy of the Survey Plan/Locality Plan/ Proposed Impact Plan for the relevant property.	☑	☐	
No. 9	Annexure 7.1 Native Title Assessment form.	☑	☐	
No. 10	Owner's contact details: • Home telephone number • Mobile telephone number • Business telephone number • Email address • Postal address.	☑	☐	N/R
No. 11	Copies of any correspondence or consultation notes that exist between the Region/District and the owner.	☑	☐	
No. 12	Copy of RPData report including sales history and rental history.	☑	☐	

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SIGNED

DATE

NAME

POSITION

To the best of my knowledge, all required property information has been provided and in accordance with section 7(2) of the Acquisition of Land Act 1967, all interest holders who may be entitled to claim compensation have been identified within the table below:

Beerburrum-Nambour Rail Upgrade (Stage 1) SCHEDULE - AFFECTED PROPERTIES, INTERESTS AND ACCOMMODATION WORKS
(B2N Package 2)

Sr.Plan File Ref No.	Sr.Plan No.	Lot and Plan	Title Reference	Tenure	Property Address	Registered Owner (including Postal Address)	Registered Owner Address / Contact Details (include source)	Council Property Number	Local Authority Rates	Local Authority Valuation	Current Use	Acquisition Purpose	Whole Take / Part Take	Total Area ㎡ / ha	Area Required (about) ㎡ / ha	Balance Area (about) ㎡ / ha	Interest / Interest Type (Affected Only)	Interest Holder (Affected Only)	Registered / Unregistered (Affected Only)	Interest Holder Address Details (Affected Only)	Interest Total Area ㎡ / ha	Interest Area Required (about) ㎡ / ha	Interest Balance Area (about) ㎡ / ha	Notice Title (Cleared / Not Cleared / Stated)	Accommodation Works (e.g. Reinstatement / Alteration of Fencing, Accessed Driveway, signs, Irrigation etc. If any, if none, note "no accommodation works required")	Comments
5	R2-1487	11 RP222413	17333080	Freehold	21 Barra Road, Glass House Mountains, QLD 4518			170551	$1,936.13	$600,000	Farming	Future Transport (Road/Rail)	Whole	11.98ha	11.98ha	0	Mortgage No. 704164001	Credit Union Australia Ltd A.C.N. 087 650 959	Registered	Credit Union Australia Ltd GPO Box 100 Brisbane QLD 4001	11.98ha	11.98ha	0	Completed 17.06.2020 Cleared Exp. 16 June 2021	Full resumption - no accommodation works required	

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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33803251
Search Date: 30/04/2020 08:38

Title Reference: 17333080
Date Created: 31/05/1989

Previous Title: 16317004

REGISTERED OWNER

Dealing No: 704163998 10/07/2000

ESTATE AND LAND

Estate in Fee Simple

LOT 11 REGISTERED PLAN 222413
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 16317004 (POR 779)

2. MORTGAGE No 704164001 10/07/2000 at 12:36
   CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: SMIS .

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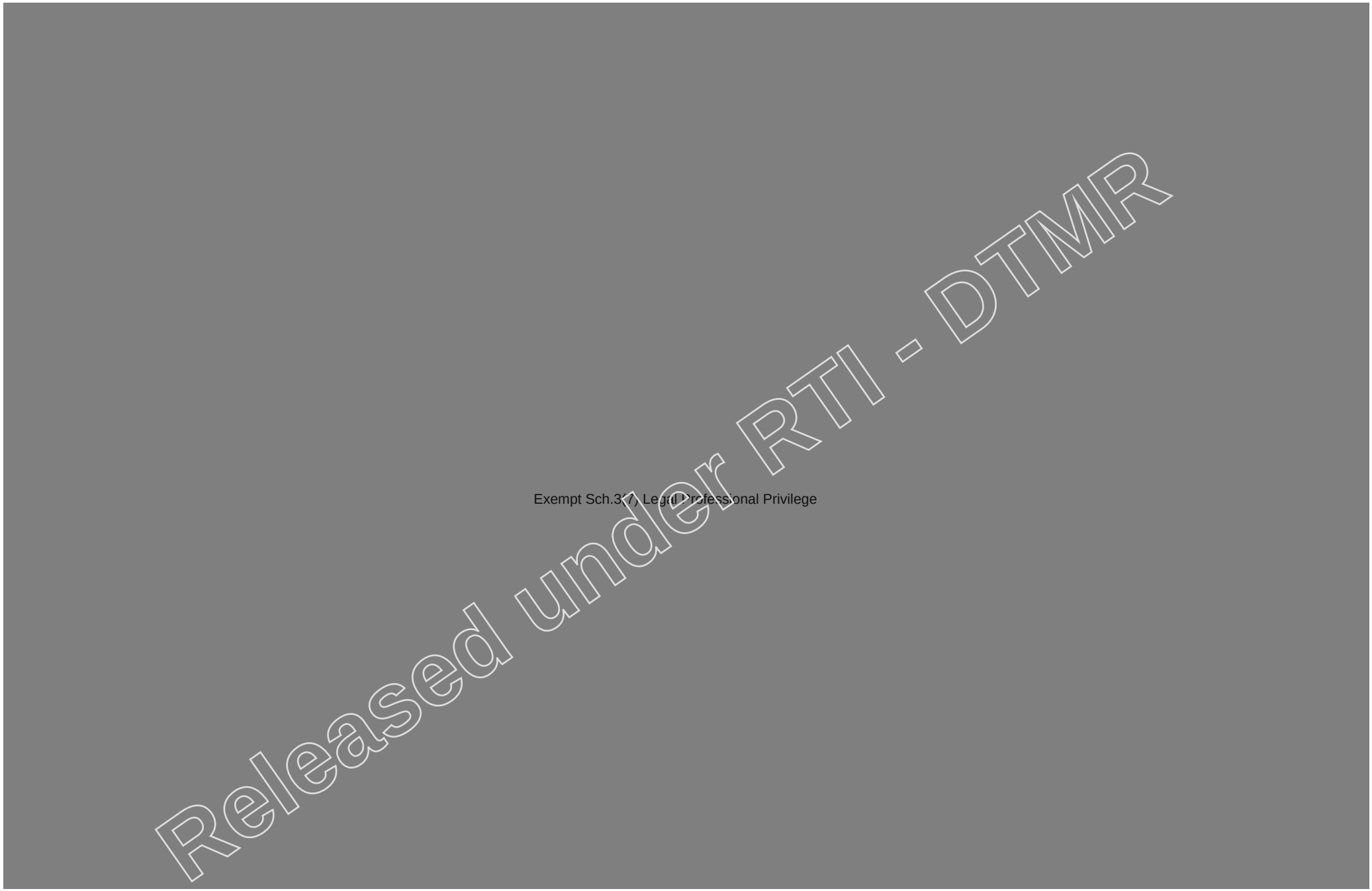

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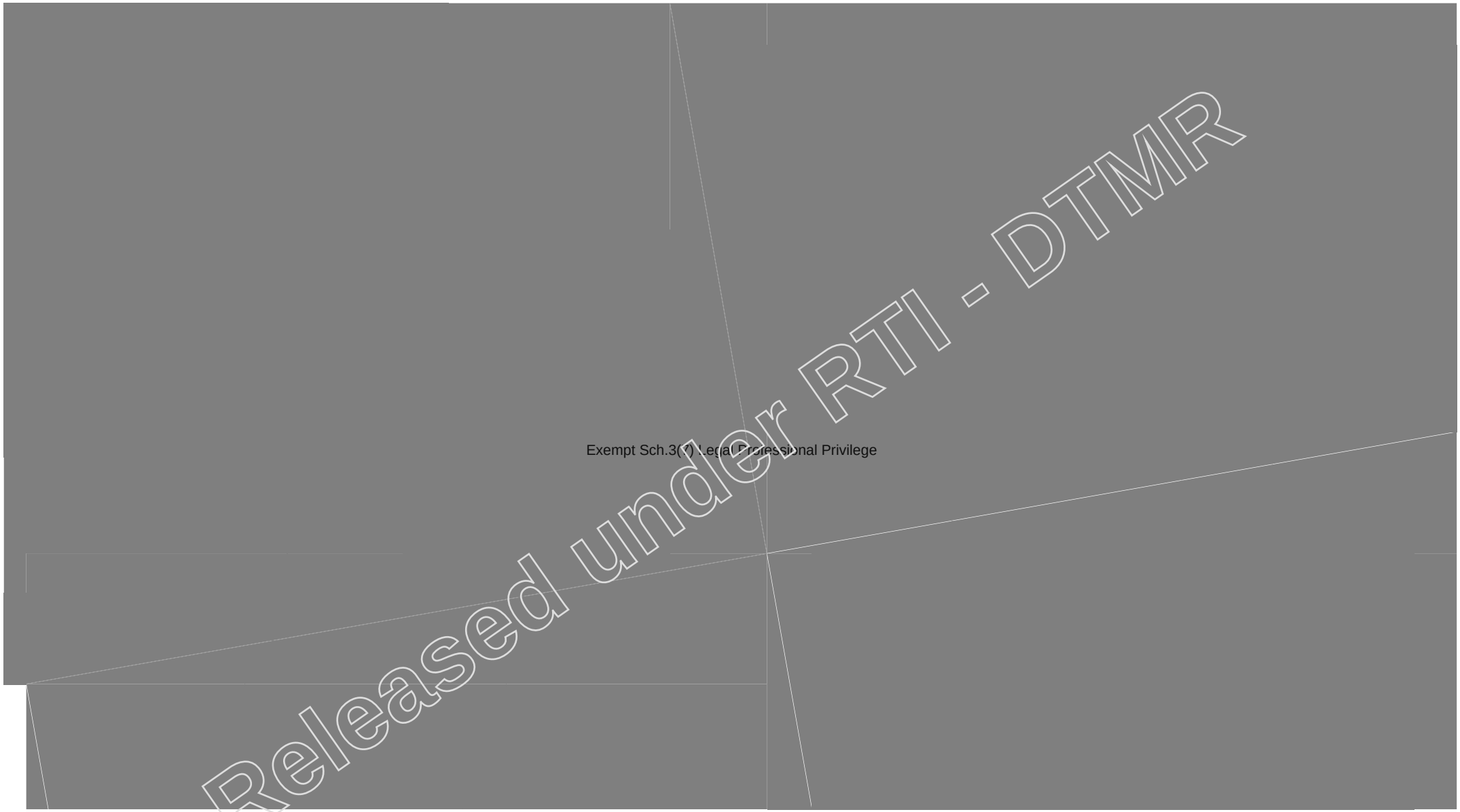

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Ruth M Holding

From: Clay J Eaton
Sent: Saturday, 4 April 2020 1:04 PM
To: Melinda J Ryals
Cc: Ruth M Holding
Subject: RE: B2N: Land requirement deviation from DBC to Current Design

Gday Ruth & Mel

Simple honest answer is yes… do make 'extra note' of the planning / reports relied on for the Barrs Rd design & land requirement impacts.

If the latest alignment, design and consequential land requirements the B2N project are proposing has an alignment /design element adopted from the publicly available SCRC planning scheme (rather than the BC design or earlier TMR planning), then the background info statement should include mention of this as part of the basis for the current project and intended resumptions.

Its ok for a TMR project to evolve, adapt and adopt planning / alignment / design elements from sources other than TMR's own planning , so long as when doing this TMR is be able to :

1. Identify the source of it and
2. provide access to it, and
3. provide access to the TMR report/s and or TMR decision making that considered and adopted it.
4.

These are just the normal things that are need for natural justice and RTI compliance on making the decision on the project alignment & design and their land requirements.

To be clear…. By adding a land requirements based on a plan / design from some other planning body, TMR are opening the right to information on that and to the basis that element was adopted and to the evidence or reasoning documents in support of that element from in TMR's own records and possibly from the original source (SCRC) if there is not substantial enough detail in the TMR records for choosing it.

If project is ok with all that NJ & RTI compliance, ok to include the mention of the SCRC planning in the background info statement.

Cheers

Clay Eaton
Principal Property Advisor | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOPF Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
(07) 3066 8163 | M: N/R
clay.j.eaton@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals
Sent: Friday, 3 April 2020 11:17 AM
To: Clay J Eaton
Cc: Ruth M Holding
Subject: FW: B2N: Land requirement deviation from DBC to Current Design

FYI

Released under RTI - DTMR

Kind Regards

Melinda Ryals
Area Manager (Special Projects) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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N/R

Exempt Sch.3(7) Legal Professional Privilege

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Released under RTI - DTMR

Exempt Sch.3(7) Legal Professional Privilege

Released under RTI - DTMR

Ruth M Holding

From: Melinda J Ryals
Sent: Tuesday, 16 June 2020 1:23 PM
To: Ellyce C Galvin
Cc: Clay J Eaton; Ruth M Holding
Subject: RE: 3pm Meeting B2N: Background Information

Hello Ellyce,

I hope you are well. Just following up whether the background information for the B2N Stage 1 has (or will be) amended to now include information regarding planning for 21 Barrs Road?

Thanks

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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Released under RTI - DTMR

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Released under RTI - DTMR

Ruth M Holding

From: Ellyce C Galvin
Sent: Tuesday, 16 June 2020 1:27 PM
To: Melinda J Ryals
Cc: Clay J Eaton; Ruth M Holding
Subject: RE: 3pm Meeting - B2N: Background Information

Hi Mel, I have drafted this amendment (1 paragraph) up to note the deviation of Barrs Road/Moffatt Road, I'm awaiting final approval from Mark/Damian.

Would you like to review before I include in the final resumption package?

Thanks

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals
Sent: Tuesday, 16 June 2020 1:23 PM
To: Ellyce C Galvin
Cc: Clay J Eaton ; Ruth M Holding
Subject: RE: 3pm Meeting B2N: Background Information

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Thanks

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
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Released under RTI - DTMR

Exempt Sch.3(7) Legal Professional Privilege

Released under RTI - DTMR

Ruth M Holding

From: Damian C Parker
Sent: Thursday, 25 June 2020 5:06 PM
To: Ruth M Holding; Lucie E Bartolini; Raymond F Miller
Cc: Ellyce C Galvin; Verity J Mills; Margaret C Hoekstra; Wendy L Feltus; Mark C Longhurst
Subject: Stage 1 resumption plans for PAD review
Attachments: Resumptions - Stage 1.pdf

Hi Ruth, Lucie, Ray and Brendan

We have completed a draft copy of the resumption plans and it would be good if they could be reviewed prior to the Resumption package being finalised next week.
Any questions, please ask

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>
Sent: Thursday, 25 June 2020 4:39 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: Stage 1 resumptions

Hi Damo,

Stage 1 resumptions attached

Regards,

Verity Mills
Designer (Civil) – Contractor | North Coast District
Program Delivery & Operations | Department of Transport and Main Roads

Level 7 | 12 First Avenue | Maroochydore Qld 4558
E: verity.j.mills@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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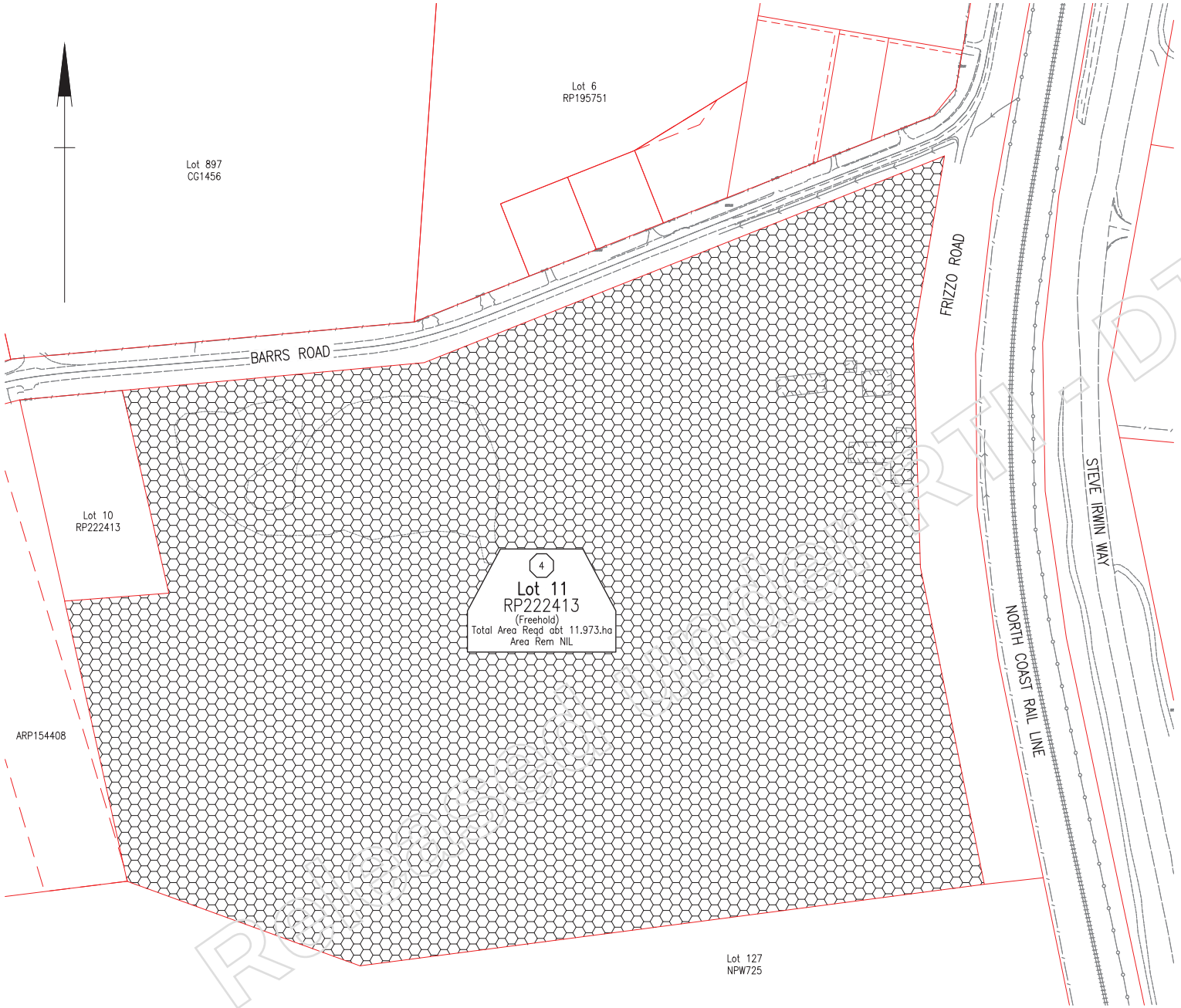
PRELIMINARY
25 June 2020



NOTES

- This survey is based in the Geocentric Datum of Australia (2020).
- The co-ordinates generated are Map Grid of Australia (MGA2020) Zone 56.
- All Cadastral information has been obtained from the Digital Cadastral Database (DCDB). It has been manipulated to a best fit solution utilising existing monuments.
- All Cadastral information shown on this plan or supplied as part of this survey is approximate only and subject to definition by a cadastral survey.
- Co-ordinates of points on boundaries are only to be used by the cadastral surveyor to locate the actual boundary location.

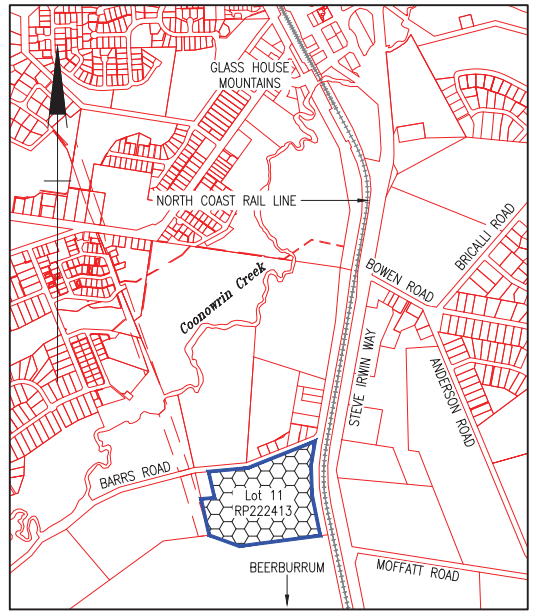
LEGEND

- (1) File Reference
- 1 New boundary point
- (A) Setout point
- Resumption boundary
- DCDB boundary

SURVEY CONTROL

MARK NO.	COORDINATES		SCALE FACTOR	COMMENTS
	EASTING	NORTHING		

LOCALITY MAP



RTI-DTMR

G			
F			
E			
D			
C			
B			
A	Original Issue A3		
	Revisions/Descriptions	Certification	Date

CAD FILES G:\MARD\DATA_DESIGN\858087 B2N\Resumptions – Stage 1_DRAWINGS\11RP222413.dwg

Last Modified :- Jun 25, 2020 – 4:30pm

File Reference And Resumption Details

File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqt.	Area Rem.
4	RP222413	11	Freehold – Transport (railway)	abt 11.973ha	NIL

Area Required Shown Thus

Cadastral Map | Locality of Glass House Mountains | LGA of Sunshine Coast

Survey Data	
Horiz. Datum	GDA2020
Horiz. Grid	MGA2020 ZONE 56
Height Datum	AHD Derived
Survey Books	MR102314

Working drawings

Scales
0 10 20 30 40m

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

SUNSHINE COAST REGION

BEERBURRUM TO NAMBOUR RAIL UPGRADE

Auxiliary drawings: 000000 to 000000

Drawing	Reqmts.	TMR Review	Resumption Requirements
V. Mills	R. Miller	M. Longhurst	Approved S. Whitaker
Checked	Checked		
D. Parker	B. Henry	Date: / /	

Queensland Government

Job No.	858087
Resumption Plan No.	RS–0000
Drawing No.	[DRGNO] A
Series Number	4 of 9

Ruth M Holding

From: Hayley L Greaves
Sent: Tuesday, 7 July 2020 4:13 PM
To: Melinda J Ryals
Cc: Ellyce C Galvin; Ruth M Holding
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains – B2N Project

Hi Melinda

We are unable to advise timing of delivery as the main contract is 'design and construct'. That means they have to finalise detailed design and work out a delivery schedule within the delivery timeframe of completion by 2024. Whether they start at the southern end or elsewhere, vacant possession of all properties is required at the time of awarding the contract.

The following is perhaps more precise:

- The overpasses at Barrs Road and at Burgess Street are part of the Beerburrum to Nambour Rail Upgrade (B2N) stage 1.
- The main contract for stage 1 will be awarded in mid-2021, and vacant possession of all properties is required at the time of contract award.
- The contractor is required to deliver stage 1 by late 2024. The contractor will advise the construction delivery schedule for work on stage 1 following detailed design.

I hope this is a little clearer.

Kind regards

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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PO Box 1600 | Maroochydore Qld 4558
P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Tuesday, 7 July 2020 10:39 AM
To: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains B2N Project

Hi Hayley

I have had a chat with Ellyce this morning, just thought I would run the response back through the project before I send to the solicitor.

I think the response should be brief.

Released under RTI - DTMR

Construction works for the proposed new overpass on Barrs Road, at this stage, is expected to commence in late 2020/early 2021.

The existing Burgess Road overpass will also be upgraded as part of these works? (Is this to commence at the same time?)

Thanks for any assistance

Mel

Kind Regards

Melinda Ryals

Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Divisilateon | Department of Transport and Main Roads

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www.tmr.qld.gov.au

From: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Sent: Monday, 6 July 2020 5:41 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: RE: Full Resumption – 21 Barrs Road, Glass House Mountains - B2N Project

Hi Melinda

I'm assuming that the first question relates to how much time they have left at the property but am unsure of the relevance of the second question. As there are resumptions in the area, and as I've not managed to catch up with the property owner at N/R as yet, I am not keen to release too much information.

- Tenders for early works on the Steve Irwin Way duplication at GHM are now open and work will commence on this section late 2020/early 2021. Vacant possession of 21 Barrs Road is required by June/July 2021 (to coincide with awarding of the main contract).

- The Burgess Street overpass in Glass House Mountains will also be upgraded as part of the main contract for stage 1.

I hope this is of assistance.

Hayley Greaves
Community Engagement Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

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P: (07) 5413 2174 | M: N/R
Hayley.L.Greaves@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Monday, 6 July 2020 2:47 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Hayley L Greaves <Hayley.L.Greaves@tmr.qld.gov.au>
Subject: FW: Full Resumption – 21 Barrs Road, Glass House Mountains – B2N Project

Hello Ellyce

We have had a query from the solicitor acting on behalf of the owners at 21 Barrs Road, are you or someone from the team able to provide some detail to enable us to respond?

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

N/R

Released under RTI - DTMR

Ruth M Holding

From: Melinda J Ryals
Sent: Friday, 17 July 2020 2:14 PM
To: Ruth M Holding
Subject: FW: B2N Stage 1 resumption plans for PAD review
Attachments: FW: B2N - KML and PDF from this mornings meeting; Resumptions - Stage 1.pdf

Hi Ruth

Can you please have a look at this?

Thanks

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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www.tmr.qld.gov.au

From: Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>
Sent: Friday, 17 July 2020 11:39 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: RE: B2N Stage 1 resumption plans for PAD review

Hi Mel,

I've reviewed these resumption plans with Clay yesterday and wanted to know if you would like to continue with the combined purpose which we utilised on the early works resumption plans that is, "Future Transport, in particular Railway and a purpose incidental to transport (railway), in particular road.

Even though some of these Stage 1 plans clearly show separate road and rail resumption areas, there are some plans that show one resumption area where there is to be both rail and an active transport corridor, so it may be easier to continue with the same combined purpose wording for all resumption plans.

Let me know what you think.

Kind regards,

Lucie

Lucie Bartolini
Advisor - Acquisition Management | Property Acquisitions and Disposals
Portfolio Investment and Programming | Policy, Planning and Investment Division | Department of Transport and Main Roads

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E lucie.e.bartolini@tmr.qld.gov.au | property.acquisitions@tmr.qld.gov.au
W www.tmr.qld.gov.au

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 15 July 2020 3:33 PM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>; Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>; Wendy L Feltus <Wendy.L.Feltus@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: RE: Stage 1 resumption plans for PAD review

Hi Ruth and Lucie

We have amended the plans based on comments and conversations over the past few weeks.
Please have a look over the drawings for any other corrections, we are aiming to get them signs later next week.

The Forestry blocks at N/R are our base case, meaning it's the bare minimum we need to revocate.
as indicated that there is some land of no practical use to them, but also acknowledge there are other arrangement that we can come to an agreement to benefit the community. I've attached this email from
We will need to develop an alternative plan next week that aligns with the benefits that nd I discussed.

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Damian C Parker
Sent: Thursday, 25 June 2020 5:05 PM
To: Ruth M Holding <ruth.m.holding@tmr.qld.gov.au>; Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>; Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>; Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>; Wendy L Feltus <Wendy.L.Feltus@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: Stage 1 resumption plans for PAD review

Hi Ruth, Lucie, Ray and Brendan

We have completed a draft copy of the resumption plans and it would be good if they could be reviewed prior to the Resumption package being finalised next week.
Any questions, please ask

Regards

Released under RTI - DTMR

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>
Sent: Thursday, 25 June 2020 4:39 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: Stage 1 resumptions

Hi Damo,

Stage 1 resumptions attached

Regards,

Verity Mills
Designer (Civil) – Contractor | North Coast District
Program Delivery & Operations | Department of Transport and Main Roads

Level 7 | 12 First Avenue | Maroochydore Qld 4558
E: verity.j.mills@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Ruth M Holding

From: Melinda J Ryals
Sent: Wednesday, 5 August 2020 12:13 PM
To: Clay J Eaton; Ruth M Holding; Lucie E Bartolini
Subject: FW: B2N Stage 1 RPlan Review (DRAFT RESPONSE)

Hi All

Please see my comments in red.

Mel

Hi team,

Thanks for attending last Wednesday's catchup.

As discussed, I have added draft points below for the B2N Team to review and make/provide the necessary changes to progress a final package for Stage 1. If you could please review and provide any additions or amendments:

- Purpose will be the same as the Early Works package – being "Future Transport, in particular Railway and a purpose incidental to transport (railway), in particular road"
- N/R

- Lot 11 RP222413 – the project will need to justify the resumption area within project planning documents. It is necessary to have a single proposed design overlay of permanent infrastructure and temporary works areas on this lot that substantiates the land needs and forms the basis of the resumption plan. If the project requires majority of lot 11 with proposed design, there is the option to take the remainder area of the lot as incidental under section 25(12) of TPCA – no practical use (?). Note that the proposed design and land requirement cannot be for multiple alignments and design options, only for a single preferred alignment & design option. Yes agree
- N/R
-

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- N/R
- Increase transparency on design layer
- Areas less than 1 hectare can be shown as square meters – as shown on the marked up plans attached.
- Amend reference numbering as shown on the marked up plans attached.

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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(07) 3066 8515 | M: N/R melinda.j.ryals@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Sent: Tuesday, 4 August 2020 8:26 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: RE: B2N Stage 1 RPlan Review (DRAFT RESPONSE)

Hi Mel,
My comments are highlighted below, I would like Clay to clarify a few points. Would you mind reviewing/make any changes and send back to Lucie & Clay.
Ruth

Released under RTI - DTMR

From: Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>
Sent: Tuesday, 4 August 2020 2:02 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>; Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Jon P Kristjansson <Jon.P.Kristjansson@tmr.qld.gov.au>; Clay J Eaton <clay.j.eaton@tmr.qld.gov.au>
Subject: RE: B2N Stage 1 RPlan Review (DRAFT RESPONSE)

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- N/R
- Lot 11 RP222413: The project will need to justify the whole take acquisition within project planning documents. It may be also beneficial to provide proposed design overlay on this lot within the resumption plan. If the project requires majority of lot 11 with proposed design, there is the option to take the remainder area of the lot as incidental under section 25(12) of TPCA – no practical use (?). Clay, can you please clarify?
- N/R

Released under RTI - DTMR

-
- N/R
-
- Increase transparency on design layer
- Areas less than 1 hectare can be shown as square meters – as shown on the marked up plans attached.
- Amend reference numbering as shown on the marked up plans attached.

Should you have any questions in relation to this email, we are happy to meet to discuss further.

Kind regards,

Lucie

Lucie Bartolini
Advisor - Acquisition Management | Property Acquisitions and Disposals
Portfolio Investment and Programming | Policy, Planning and Investment Division | Department of Transport and Main Roads

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W www.tmr.qld.gov.au



The Department of Transport and Main Roads acknowledges the Traditional Owners and Custodians of this land and waterways.
We also acknowledge their ancestors and Elders both past and present.
The Department of Transport and Main Roads is committed to reconciliation among all Australians.

From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Wednesday, 15 July 2020 3:33 PM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>; Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>; Wendy L Feltus <Wendy.L.Feltus@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>; Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Subject: RE: Stage 1 resumption plans for PAD review

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Released under RTI - DTMR

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Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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Sent: Thursday, 25 June 2020 5:06 PM
To: Ruth M Holding <ruth.m.holding@tmr.qld.gov.au>; Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>; Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>; Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>; Wendy L Feltus <Wendy.L.Feltus@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: Stage 1 resumption plans for PAD review

Hi Ruth, Lucie, Ray and Brendan

We have completed a draft copy of the resumption plans and it would be good if they could be reviewed prior to the Resumption package being finalised next week.
Any questions, please ask

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>
Sent: Thursday, 25 June 2020 4:39 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: Stage 1 resumptions

Hi Damo,

Stage 1 resumptions attached

Regards,

Released under RTI - DTMR

Verity Mills
Designer (Civil) – Contractor | North Coast District
Program Delivery & Operations | Department of Transport and Main Roads

Level 7 | 12 First Avenue | Maroochydore Qld 4558
E: verity.j.mills@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Ruth M Holding

From: Clay J Eaton
Sent: Wednesday, 5 August 2020 11:15 AM
To: Lucie E Bartolini; Melinda J Ryals; Ruth M Holding; Jon P Kristjansson
Subject: RE: B2N Stage 1 RPlan Review (DRAFT RESPONSE)

Gday All

My notes in green.
Cheers

Clay Eaton
Acting Area Manager | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
(07) 3066 8163 | M: N/R
clay.j.eaton@tmr.qld.gov.au
www.tmr.qld.gov.au

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Sent: Tuesday, 4 August 2020 2:02 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>; Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>; Jon P Kristjansson <Jon.P.Kristjansson@tmr.qld.gov.au>; Clay J Eaton <clay.j.eaton@tmr.qld.gov.au>
Subject: RE: B2N Stage 1 RPlan Review (DRAFT RESPONSE)

Hi team,

Thanks for attending last Wednesday's catchup.

As discussed, I have added draft points below for the B2N Team to review and make/provide the necessary changes to progress a final package for Stage 1. If you could please review and provide any additions or amendments:

- Purpose will be the same as the Early Works package – being "Future Transport, in particular Railway and a purpose incidental to transport (railway), in particular road"
- N/R
- Lot 11 RP222413 – the project will need to justify the resumption area within project planning documents. It is necessary to have a single proposed design overlay of permanent infrastructure and temporary works areas on this lot that substantiates the land needs and forms the basis of the resumption plan. If the project requires majority of lot 11 with proposed design, there is the option to take the remainder area of the lot as incidental under section 25(12) of TPCA – no practical use (?). Note that the proposed design and land requirement cannot be for multiple alignment and design options, only for a single preferred alignment & design option.
- N/R

Released under RTI - DTMR

- N/R
- Increase transparency on design layer
- Areas less than 1 hectare can be shown as square meters – as shown on the marked up plans attached.
- Amend reference numbering as shown on the marked up plans attached.

Kind regards,

Lucie

Lucie Bartolini
Advisor - Acquisition Management | Property Acquisitions and Disposals
Portfolio Investment and Programming | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Government Office Precinct - Building D | 532 Beams Road | Carseldine Q 4034
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We will need to develop an alternative plan next week that aligns with the benefits that d I discussed.

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Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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E: verity.j.mills@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Ruth M Holding

From: Lucie E Bartolini
Sent: Thursday, 6 August 2020 4:02 PM
To: Clay J Eaton; Melinda J Ryals; Ruth M Holding
Subject: RE: B2N Stage 1 RPlan Review (FINAL DRAFT RESPONSE)
Attachments: B2N RPlans - Stage 1 (LB markup).pdf; Schedule - Affected Properties, Interests and Accommodation Works - B2N Stage 1 (LB).xlsx

Hi All,

Revised points below based upon all comments. I have also attached marked up resumption plans and draft schedule to reflect. If you could please review and make sure you are happy with the details and let me know. I will send this onto Damian tomorrow:

- **Resumption Purpose wording**: will be the same as the Early Works package – being "*Future Transport, in particular Railway and a purpose incidental to transport (railway), in particular road*"
- N/R
- **Lot 11 RP222413**: the project will need to justify the whole take acquisition within project planning documents. It is necessary to have a single proposed design overlay of permanent infrastructure and temporary works areas on this lot that substantiates the land needs and forms the basis of the resumption plan. If the project requires majority of lot 11 with proposed design, there is the option to take the remainder area of the lot as incidental under section 25(12) of TPCA. Note that the proposed design and land requirement cannot be for multiple alignments and design options, only for a single preferred alignment and design option.
- N/R
-
-

Released under RTI - DTMR

- N/R
-
- Increase transparency on design layer of resumption plans
- Areas less than 1 hectare can be shown as square meters – as shown on the marked up plans attached.
- Amend reference numbering as shown on the marked up plans and draft schedule attached.

Kind regards,

Lucie

Lucie Bartolini
Advisor - Acquisition Management | Property Acquisitions and Disposals
Portfolio Investment and Programming | Policy, Planning and Investment Division | Department of Transport and Main Roads

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Beerburrum-Nambour Rail Upgrade (Package 2 - Stage 1) SCHEDULE - AFFECTED PROPERTIES, INTERESTS AND ACCOMMODATION WORKS

To the best of my knowledge, all required property information has been provided and in accordance with section 7(2) of the Acquisition of Land Act 1967, all interest holders who may be entitled to claim compensation have been identified within the table below:

SIGNED _____

DATE _____

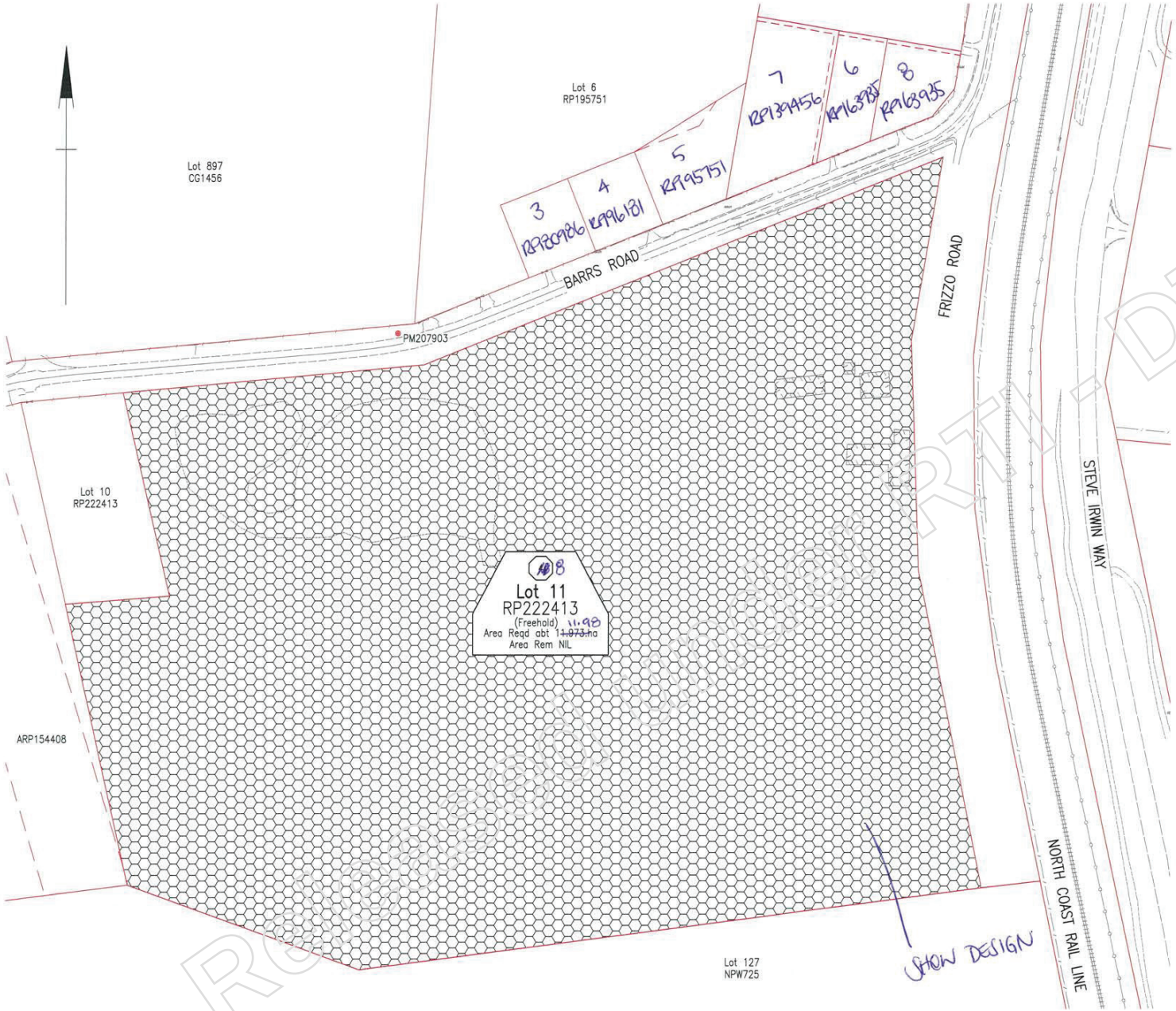
NAME _____

POSITION _____

R-Plan File Ref No.	R-Plan No.	Lot	Plan	Title Reference	Tenure	Property Address	Registered Owner	Registered Owner Address / Contact Details (include source)	Current Use	Acquisition Purpose	Whole Take / Part Take	Total Area m² / ha	Area Required (about) m² / ha	Balance Area (about) m² / ha	Interest / Interest Type (Affected Only)	Interest Holder (Affected Only)	Registered / Unregistered (Affected Only)	Interest Holder Address Details (Affected Only)	Interest Total Area m² / ha	Interest Area Required (about) m² / ha	Interest Balance Area (about) m² / ha	Native Title (Cleared/ Not Cleared) (Expiry)	Accomodation Works (eg. Reinstatement / relocation of fencing, access/driveway, signs, irrigation etc. if any. If none, note 'no accommodation works required)	Comments
1A																								
1B																								
1C																								
2																								
3																								
4A																								
4B																								
4C																								
5																								
6																								
7	N/R																							
8	4 of 10	11	RP222413																					
9																								
10																								
11																								
12																								
13A																								
13B	N/R																							
14																								
15																								
16																								
17																								
18																								
19	10 of 10	1	RP214941				(as tenants in common)																	

Released under - DTMR

PRELIMINARY
15 July 2020



NOTES

- This survey is based in the Geocentric Datum of Australia (2020).
- The co-ordinates generated are Map Grid of Australia (MGA2020) Zone 56.
- All Cadastral information has been obtained from the Digital Cadastral Database (DCDB). It has been manipulated to a best fit solution utilising existing monuments.
- All Cadastral information shown on this plan or supplied as part of this survey is approximate only and subject to definition by a cadastral survey.
- Co-ordinates of points on boundaries are only to be used by the cadastral surveyor to locate the actual boundary location.

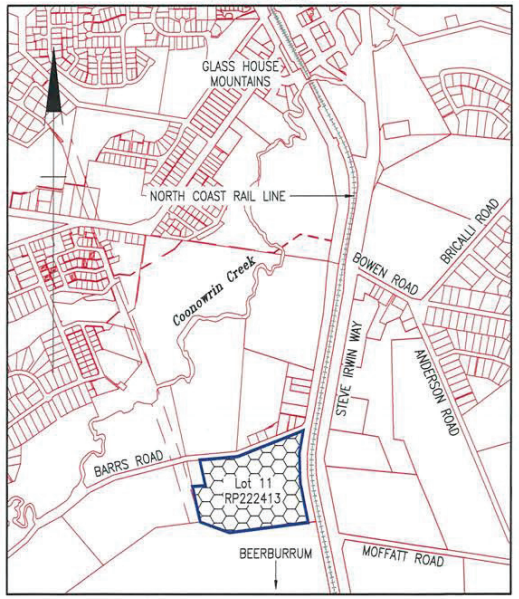
LEGEND

- (1) File Reference
- (1) New boundary point
- (A) Setout point
- Resumption boundary
- DCDB boundary
- AREA REQUIRED FOR FUTURE TRANSPORT... " " "

SURVEY CONTROL

MARK NO.	COORDINATES		SCALE FACTOR	COMMENTS
	EASTING	NORTHING		
PM207903	495452.572	7023140.554	0.99958861	SCREW CULVERT HEADWALL

LOCALITY MAP



G				
F				
E				
D				
C				
B				
A	Original Issue A3			
	Revisions/Descriptions	Certification	Date	

CAD FILES G:\MARD\DATA_DESIGN\858087 B2N\Resumptions – Stage 1_DRAWINGS\11RP222413.dwg

Last Modified: Jul 15, 2020 - 3:29pm

File Reference And Resumption Details

Area Required Shown Thus

File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqd.	Area Rem.
8	RP222413	11	Future Freehold – Transport ~~(road)~~	11.98 abt ~~1.973~~ha	NIL

Cadastral Map | Locality of Glass House Mountains | LGA of Sunshine Coast

Survey Data	
Horiz. Datum	GDA2020
Horiz. Grid	MGA2020 ZONE 56
Height Datum	AHD Derived
Survey Books	MR102314
Working drawings	

Scales: 0 10 20 30 40m

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

SUNSHINE COAST REGION

BEERBURRUM TO NAMBOUR RAIL UPGRADE

Auxiliary drawings: 000000 to 000000

Drawing	Reqmts.	TMR Review	Resumption Requirements
V. Mills	R. Miller	M. Longhurst	Approved S. Whitaker
Checked	Checked	Date:	
D. Parker	B. Henry	/ /	

Queensland Government

Job No.	858087
Resumption Plan No.	RS-0000
Drawing No.	[DRGNO] A
Series Number	4 of 10

B. RTI-1301 Release TOTAL combined inlcuding Valuation Report portfolio file.pdf - Page Number: 63 of 208

Ruth M Holding

From: Lucie E Bartolini
Sent: Friday, 7 August 2020 10:39 AM
To: Damian C Parker
Cc: Ellyce C Galvin; Property.Acquisitions; Ruth M Holding; Melinda J Ryals
Subject: RE: Final comments for B2N Stage 1 resumption plans
Attachments: B2N RPlans - Stage 1 (LB markup).pdf; Schedule - Affected Properties, Interests and Accommodation Works - B2N Stage 1 (LB).xlsx

Hi Damian,

PAD have reviewed the resumption plans in conjunction with the information we are aware of regarding each affected lot. Please find attached marked up resumption plans and draft schedule. The schedule is attached purely to show the reference numbering against each lot and the missing TMR lots that will need to be included, as we assume a schedule has likely been populated by the project team already:

- **Resumption Purpose wording**: will be the same as the Early Works package – being "*Future Transport, in particular Railway and a purpose incidental to transport (railway), in particular road*"
- N/R
- **Lot 11 RP222413**: the project will need to justify the whole take acquisition within project planning documents. It is necessary to have a single proposed design overlay of permanent infrastructure and temporary works areas on this lot that substantiates the land needs and forms the basis of the resumption plan. If the project requires majority of lot 11 with proposed design, there is the option to take the remainder area of the lot as incidental under section 25(12) of TPCA. Note that the proposed design and land requirement cannot be for multiple alignments and design options, only for a single preferred alignment and design option.
- N/R
-
-

Released under RTI - TMR

- N/R
-

- Increase transparency on design layer of all resumption plans
- Resumption plan 5 of 10 is missing locality plan
- Areas less than 1 hectare can be shown as square meters – as shown on the marked up plans attached.
- Amend reference numbering as shown on the marked up plans and draft schedule attached.

Let me know if you have any questions.

Kind regards,

Lucie

Lucie Bartolini
Advisor - Acquisition Management | Property Acquisitions and Disposals
Portfolio Investment and Programming | Policy, Planning and Investment Division | Department of Transport and Main Roads

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From: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Sent: Tuesday, 4 August 2020 9:00 AM
To: Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Subject: Final comments for B2N resumption plans

Hi Lucie
How did you go with final comments for the resumption plans

Regards

Released under RTI - DTMR

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

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has indicated that there is some land of no practical use to them, but also acknowledge there are other arrangement that we can come to an agreement to benefit the community. I've attached this email from We will need to develop an alternative plan next week that aligns with the benefits tha and I discussed.

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E: verity.j.mills@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Ruth M Holding

From: Ellyce C Galvin
Sent: Monday, 22 June 2020 3:46 PM
To: Melinda J Ryals
Cc: Ruth M Holding; Clay J Eaton
Subject: Background Information B2N stage 1
Attachments: Background Information - 2020619.doc

Good afternoon,

Please see attached Background information document for your review/comment for Stage 1 B2N. A paragraph has been inserted relating to the Barrs Road/Moffatt Road deviation with track changes to make it easy for you to identify.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
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Sent: Tuesday, 4 August 2020 2:02 PM
To: Melinda J Ryals; Ruth M Holding; Jon P Kristjansson; Clay J Eaton
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PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Damian C Parker
Sent: Thursday, 25 June 2020 5:06 PM
To: Ruth M Holding <ruth.m.holding@tmr.qld.gov.au>; Lucie E Bartolini <Lucie.E.Bartolini@tmr.qld.gov.au>; Raymond F Miller <raymond.f.miller@tmr.qld.gov.au>
Cc: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>; Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>; Margaret C Hoekstra <Margaret.C.Hoekstra@tmr.qld.gov.au>; Wendy L Feltus <Wendy.L.Feltus@tmr.qld.gov.au>; Mark C Longhurst <Mark.C.Longhurst@tmr.qld.gov.au>
Subject: Stage 1 resumption plans for PAD review

Hi Ruth, Lucie, Ray and Brendan

We have completed a draft copy of the resumption plans and it would be good if they could be reviewed prior to the Resumption package being finalised next week.
Any questions, please ask

Regards

Damian Parker
Senior Designer (Civil) | North Coast District | Technical Services
Program Delivery and Operations Branch | Infrastructure Management and Delivery Division | Department of Transport and Main Roads

Floor 7 | Maroochydore - Government Office Building | 12 First Avenue | Maroochydore Qld 4558
PO Box 1600 | Maroochydore Qld 4558
(07) 54517027 | F: (07) 54517098
damian.c.parker@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Verity J Mills <Verity.J.Mills@tmr.qld.gov.au>
Sent: Thursday, 25 June 2020 4:39 PM
To: Damian C Parker <Damian.C.Parker@tmr.qld.gov.au>
Subject: Stage 1 resumptions

Hi Damo,

Stage 1 resumptions attached

Regards,

Verity Mills
Designer (Civil) – Contractor | North Coast District
Program Delivery & Operations | Department of Transport and Main Roads

Level 7 | 12 First Avenue | Maroochydore Qld 4558
E: verity.j.mills@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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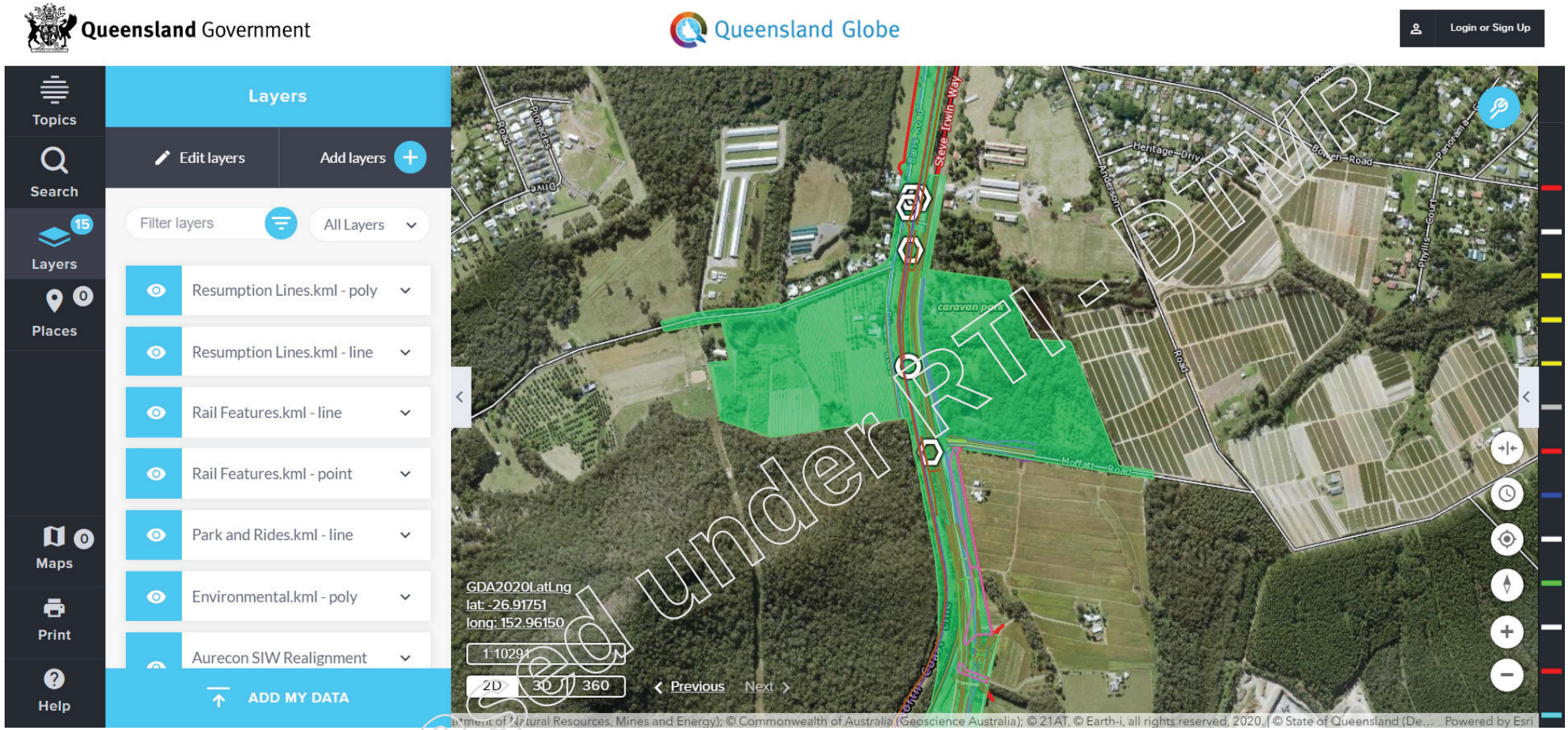
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Layers
Places
Maps
Print
Help
Layers
Edit layers
Add layers
Filter layers
All Layers
Resumption Lines.kml - poly
Resumption Lines.kml - line
Rail Features.kml - line
Rail Features.kml - point
Park and Rides.kml - line
Environmental.kml - poly
Aurecon SIW Realignment
ADD MY DATA
GDA2020LatLng
lat: -26.91751
long: 152.96150
1:10291
2D
3D
360
Previous
Next
Steve Irwin Way
Moffatt Road
Heritage Drive
Bowen Road
Anderson Road
Phyllis Court
caravan park
DTMR
Released under RTI

Ruth M Holding

From: Ruth M Holding
Sent: Wednesday, 15 July 2020 3:14 PM
To: Ellyce C Galvin
Cc: Melinda J Ryals
Subject: RE: Background Information B2N stage 1
Attachments: Background Information - 2020619 (002).doc

Apologies Ellyce, I seemed to have missed this email, hence my delayed response.

We have reviewed the Background Info and made a few minor amendments, however I was wondering if you will making reference to the TMR document which outlines the planning decision behind change in design? My understanding following our last discussion with was the project was going to arrange for an internal document to be signed off and this document would then be referred to in the background information to explain the change in design.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Wednesday, 15 July 2020 1:58 PM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Subject: FW: Background Information B2N stage 1

Hi Ruth

Can you please review.

Thanks

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
(07) 3066 8515 | M: N/R melinda.j.ryals@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Friday, 26 June 2020 10:30 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: FW: Background Information B2N stage 1

Hi Melinda, are you Ok with the attached?

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin
Sent: Monday, 22 June 2020 3:46 PM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Cc: Ruth M Holding <ruth.m.holding@tmr.qld.gov.au>; Clay J Eaton <clay.j.eaton@tmr.qld.gov.au>
Subject: Background Information B2N stage 1

Good afternoon,

Please see attached Background information document for your review/comment for Stage 1 B2N. A paragraph has been inserted relating to the Barrs Road/Moffatt Road deviation with track changes to make it easy for you to identify.

Thank you

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
P: (07) 541 32182
ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Ruth M Holding

From: Ruth M Holding
Sent: Wednesday, 29 July 2020 12:28 PM
To: Ellyce C Galvin
Cc: Melinda J Ryals
Subject: RE: Background Information B2N stage 1

Hi Ellyce,

I've just been thinking about the background information document and it would probably be worthwhile having review the changes, given she was part of the original discussions. I'm not sure if you've already done this.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M: N/R
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ruth M Holding
Sent: Wednesday, 15 July 2020 3:14 PM
To: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Cc: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: RE: Background Information B2N stage 1

Apologies Ellyce, I seemed to have missed this email, hence my delayed response.

We have reviewed the Background Info and made a few minor amendments, however I was wondering if you will making reference to the TMR document which outlines the planning decision behind change in design? My understanding following our last discussion with was the project was going to arrange for an internal document to be signed off and this document would then be referred to in the background information to explain the change in design.

Kind Regards,

Ruth Holding
Principal Property Officer | Property Acquisitions and Disposals
Strategic Property Management | Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
P: (07) 3066 1266 | M:
ruth.m.holding@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Sent: Wednesday, 15 July 2020 1:58 PM
To: Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>
Subject: FW: Background Information B2N stage 1

Hi Ruth

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Can you please review.

Thanks

Mel

Kind Regards

Melinda Ryals
Area Manager (Special Projects and Disposals) | Property Acquisitions and Disposals
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use GPO Box for post)
(07) 3066 8515 | M: N/R melinda.j.ryals@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ellyce C Galvin <Ellyce.C.Galvin@tmr.qld.gov.au>
Sent: Friday, 26 June 2020 10:30 AM
To: Melinda J Ryals <melinda.j.ryals@tmr.qld.gov.au>
Subject: FW: Background Information B2N stage 1

Hi Melinda, are you Ok with the attached?

Ellyce Galvin
Project Support Officer (Beerburrum to Nambour Rail Upgrade) | North Coast Region
Program Delivery and Operations Branch | Infrastructure Management Division | Department of Transport and Main Roads

Floor 2 | 12 First Ave| Maroochydore Qld
PO Box 1600 | Maroochydore Qld 4558
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ellyce.c.galvin@tmr.qld.gov.au
www.tmr.qld.gov.au

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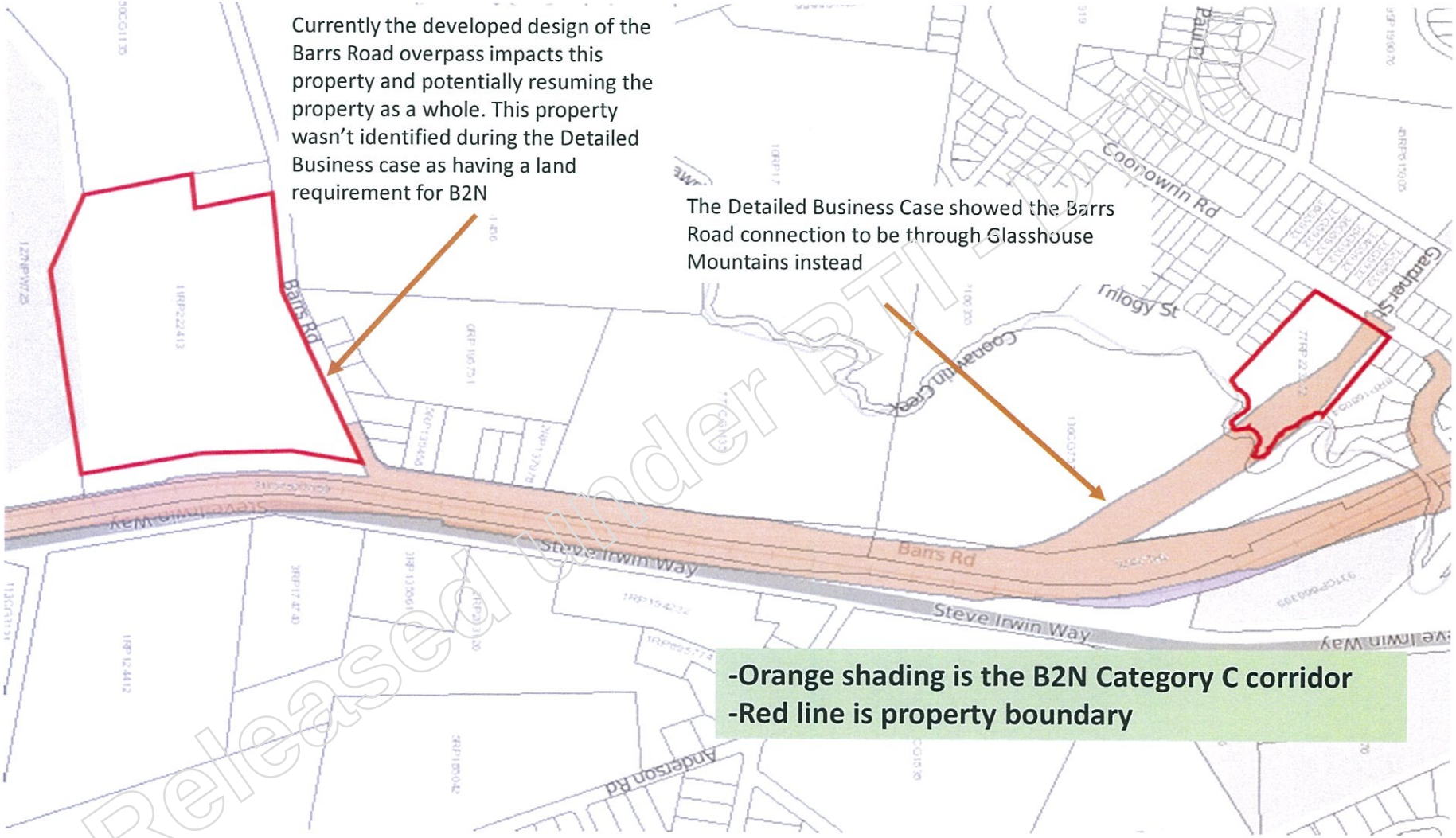

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QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Our ref 495/10345
Your ref
Enquiries Ruth Holding

12 May 2020

Bernard J Duncan Valuers
PO Box 8069
Maroochydore DC Qld 4558

Via email N/R @bjdvaluers.com.au

Dear Sir

Sunshine Coast Region
Beerburrum to Nambour Rail Upgrade (B2N)
Property Address: 21 Barrs Road, Glass House Mountains
Owner:

The State of Queensland (represented by Department of Transport and Main Roads) ("the department") accepts your quote dated 12 May 2020 in relation to a valuation assessment required by the department for the proposed purchase of the above property described as Lot 11 on RP222413.

To assist the department in its negotiations, would you please provide an assessment of compensation for the acquisition of the abovementioned property based on present day market values. Your valuation must disregard any impacts the proposed scheme may have on the market value of the property.

Your assessment is to contain a full report and valuation, including a single page certificate of valuation that provides the property address, real property description, the area of land, date inspected, date valued and be appropriately signed. Please identify major inclusions such as bores, generators and pumps (make, capacity, serial number).

Please note this office requires that you forward your report and invoice via email to the address noted in the footer of this letter. Please DO NOT send any documentation via post.

A copy of the relevant title search and plan is **enclosed** for your information.

The department will forward you the Building Approval Report in due course, please advise on any discrepancies.

Department of Transport and Main Roads
Property Acquisitions and Disposals
GPO Box 1412, Brisbane Qld 4001
ABN 39 407 690 291

Telephone 07 3066 1266
Website www.tmr.qld.gov.au
Email ruth.m.holding@tmr.qld.gov.au

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I confirm the property is not listed on the heritage register nor on the contaminated land and environmental register.

This engagement is based on the terms and conditions of the Standing Offer Arrangement TMR09318.

The following documents constitute the entire contract between the customer and supplier. Any verbal agreements or other negotiations are specifically excluded unless reflected in the documentation:

- Standing Offer Arrangement Conditions Version 004 – dated 1July 2012, which can be located at:

https://intranet.tmr.qld.gov.au/corp/finance/procurement/Procurement%20Process%20Documentation/Standing%20Offer%20Arrangement%20Conditions%20of%20Offer.pdf#search=standing%20offer%20arrangement%20conditions%20version%20004

- Deed of Agreement terms and conditions
- This letter of engagement

Your assessment should reach this office as soon as possible.

When arranging the inspection or if you have any queries, please contact Ruth Holdings on 07 3066 1266.

Yours sincerely

N/R

Per Donna Brunello
Director (Property Acquisitions and Disposals)

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INTERNAL CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 12/05/2020 13:32 Title Reference: 17333080
Date Created: 31/05/1989

Previous Title: 16317004

REGISTERED OWNER

Dealing No: 704163998 10/07/2000

ESTATE AND LAND

Estate in Fee Simple

LOT 11 REGISTERED PLAN 222413
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16317004 (POR 779)

2. MORTGAGE No 704164001 10/07/2000 at 12:36
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959
Lodged at 12:36 on 10/07/2000 Recorded at 11:29 on 13/07/2000

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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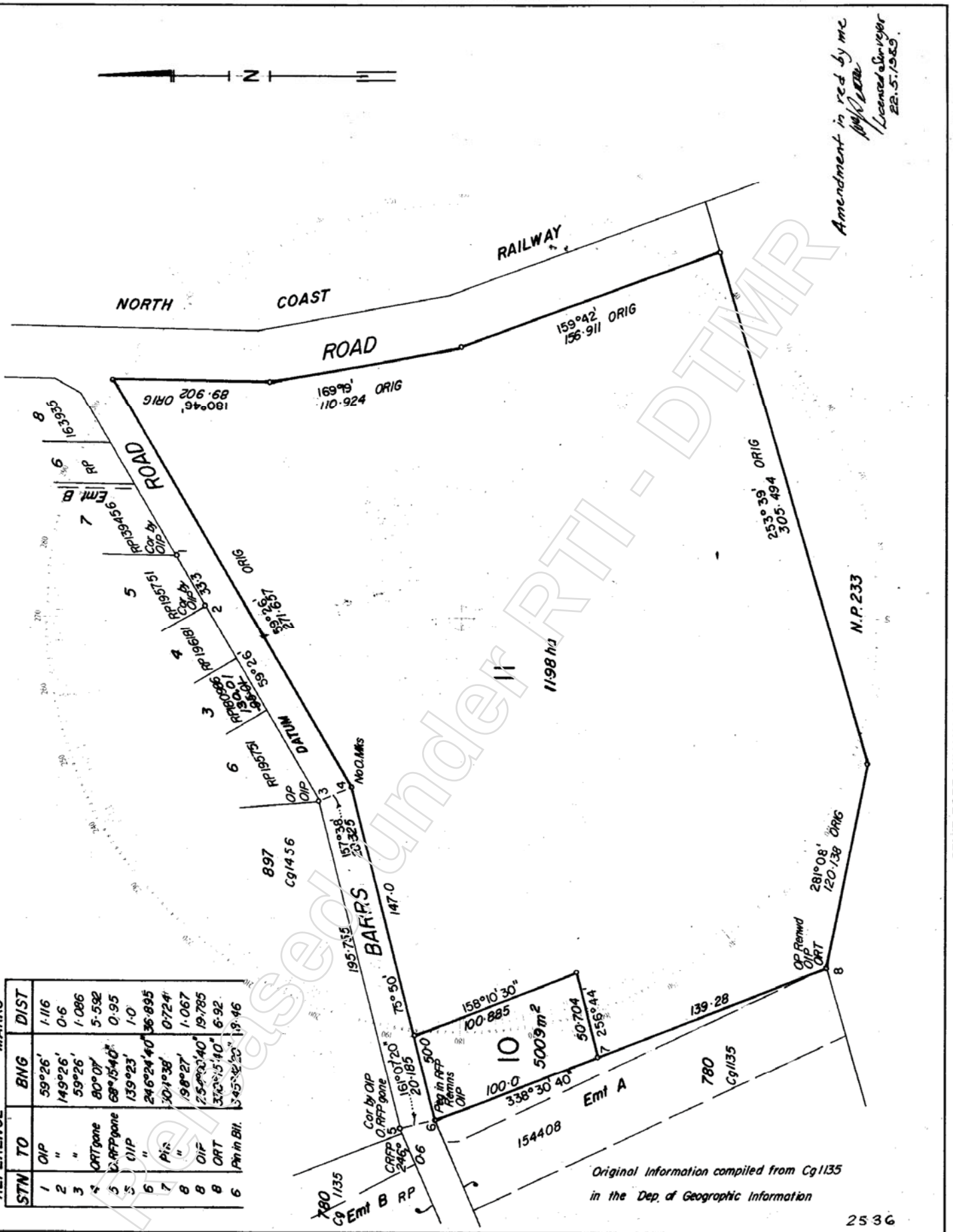
WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

222413

PLAN MUST BE DRAWN WITHIN BLUE LINES



REFERENCE STN	TO	MARKS BNG	DIST
1	OIP	59°26'	1.116
2	"	149°26'	0.6
3	ORTgone	59°26'	1.086
4	O.RFPgone	80°01'	5.532
5	OIP	68°15'40"	0.95
6	"	139°23'	1.0
7	Pin	246°24'40"	36.895
8	OIP	30°1'38"	0.724
8	ORT	98°27'	1.067
6	Pin in Bll.	255°00'40"	19.785
		338°5'40"	6.92
		345°56'20"	19.46

NO FIELD NOTES LODGED

ORIGINAL GRANT

Vol. 6817 Fol. 4

PLAN OF Lots 10 and 11

Cancelling Lot 779 on Cg 1135

ORIG. PORTION 779

TOWN

PARISH BEERWAH

COUNTY Canning

MAP REF. Glass House Mtns

PROCLAIMED SURVEY AREA

SURVEYED BY W.G. SETTREE 6./.10./.1988

MERIDIAN

SCALE 1:2000

REGISTERED PLAN 222413

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CSP M.F. C.

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WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

No. 808413

222413

CERTIFICATE

I, of CALOUNDRA

hereby certify that I HAVE surveyed the land comprised in this plan personally

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 6.10.1988

N/R

Signature of Licensed Surveyor

Date 10.10.1988

Council of the City of Caloundra certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1987 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 21st day of November 1988

N/R

Mayor ~~Chairman~~

Town ~~Shire~~ Clerk

I / We N/R

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use

Signature of Proprietor / s N/R

6317-4

FOR TITLES OFFICE USE ONLY

Previous Title D/G 6317-4 LOT 779

For Additional Plan & Document Notings Refer to CISP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
10	7333	79						
11		80						

Lodged by N/R

Fees Payable

	Postal fee and Postage
114-	Lodgt.Exam. & Ass.
	Entd. on Docs.
58-	New Title
13-	Entd. on Deeds
8-	Photo Fee
$193-	Total
	Short Fees Paid

Receipt Registrar

Journal No.

Receipt No. 4/

Calc. Bk. No. 381/190

Examined 22/5/89 R.T.

Passed 22/5/89 R.T.

Charted 7/6/89 AH

Map Ref. GLASS HOUSE MOUNTAINS *

Particulars entered in Register Book

Vol. 6317 Folio 4

at 9.10 AM

26 MAY 1989 N/R

REGISTRAR OF TITLES

N/R

REGISTERED PLAN 222413

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BERNARD | DUNCAN
PROPERTY VALUATION AND CONSULTANCY

VALUATION

OF RURAL LIFESTYLE PROPERTY
(Beerburrum to Nambour Rail Upgrade)





LOCATED AT

21 BARRS ROAD

GLASSHOUSE MOUNTAINS

SUNSHINE COAST

QLD 4550

FILE 2009982

25TH MAY 2020

MRD REF. 495 / 10345

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Aerial Map – Subject Property



Enlarged Aerial 21 Barrs Road Glasshouse Mountains

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DTMR

R







Established Custard Apples

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Passionfruit Vines

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Passionfruit Vines

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Vines and Trees on adjoining Road Reserve
(Barrs Road South / Frizzo Road)

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Main Dam





Pump Shed and Fertilization Installations

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Auxiliary Dam

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ANNEXURES

1. Current Title Search
2. Development Information Site Report
3. Instructions

File Number: 2009982

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1.0 EXECUTIVE SUMMARY

This Valuation is based on certain conditions and contains a number of qualifications. Do not rely on this executive summary alone. This executive summary should be read in conjunction with and subject to my complete Valuation Report. Reliance should only be placed on this report upon sighting a signed original document.

1.1 Subject Property

21 Barrs Road
Glasshouse Mountains 4550

1.2 Instructions

In this matter I have been instructed by the Department of Transport and Main Roads (Property Acquisitions and Disposals) to assess the Market Value of the Rural Lifestyle Property described herein for Sale Purposes under the Early Acquisition Provisions of the Acquisition of Land Act as amended – Beerburrum to Nambour Rail Upgrade (B2N).

The interest being valued is the unencumbered Freehold Value of the property with vacant possession.

The Valuation excludes crop, plant, machinery, and equipment.

1.3 Prepared for

Donna Brunello
Director (Property Acquisitions and Disposals)
Department of Transport and Main Roads
GPO Box 1412
Brisbane QLD 4001

Attention:- Ruth Holding

This Valuation has been prepared in accordance with the Practice Standards of the Australian Property Institute.

The valuation conforms to the Departments guidelines and standard instructions for the provision of Valuation Services.

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1.4	**Property Description**	The subject property is a rural property in the Sunshine Coast Hinterland. The property on the southern periphery of the Glasshouse Mountains railway township. This is an operational The property is at the base of Mt Tibrogargan within the Glasshouse Mountains. The 11.98 hectare parcel is zoned Rural. It is an irrigated farm with areas available for expansion. Structural improvements include:- • Neat 3 bedroom residence • 6 Bay machinery shed • Attached Packing shed with cold-room and loading dock • Skillion Implement shed with earth floor and poolside raised deck • Poolside Skillion There are two dams and irrigation infrastructure. The property is well maintained with plantings appearing healthy , robust and disease freeze. There is crop available and progressive harvest practices under way.
1.5	**Client Reference**	**495 / 10345**
1.6	**Date of Inspection**	25th May 2020
1.7	**Date of Valuation**	25th May 2020

Released under R - D R

1.8 Property Assessment Summary

Anticipated demand for the property:	Fair to Good
Estimated selling period (combined with a professional marketing campaign):	Three (3) months to nine (9) months
Likely buyer profile includes:	Owner Occupier /
Leasing demand is:	Moderate
Positive attributes include:	• Land Size • Market segment • Proximity to Village Centre. • Lifestyle benefits • Supplementary farming returns • Land quality including elevation
Negative attributes include:	• Railway Line • Drainage
Cash Flow Profile:	• Supplementary farm income available • Management skills necessary to achieve and maintain yields , tree / plant quality and returns • Requirements for ongoing orchard and farm maintenance
Asset Management:	Building Report revealed no significant issues relative to building ages. Pest management program is recommended. Yard and gardens are well maintained. Orchard and vines are well managed and pest free.

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1.9 Sale Details

The property is a long standing holding of the current owners.

1.10 Limiting Conditions

Coronavirus COVID – 19

Crisis State of Emergency

"The market that the property/asset is transacted and / or valued in is being impacted by the uncertainty that the Covid -19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a market uncertainty resulting in significant valuation uncertainty.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically."

General

The valuation applied is made conditional upon there being no outstanding requisitions with all construction and modifications having appropriate approvals and certification.

The valuation excludes crop, plant, equipment, and machinery.

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1.11 Valuation

Subject to the stipulations and conditions contained within the body of this Report, it is my opinion that the Market Value of the Rural Lifestyle Property described herein as at 25th May 2020 is:-

Land and Improvements	**Market Value Excluding Crop** **Going Concern "GST Free"**

N/R

VALUER
Bernard J Duncan AAPI
Certified Practising Valuer
Registered Valuer No. 1454
Bernard J Duncan Valuer

Released under RTI DTMR

2.0 INTRODUCTION

2.1 Instructions

In this matter I have been instructed by the Department of Transport and Main Roads Property Services Branch to assess the Market Value of the Rural Farm Property described herein, for purchase negotiations under the Early Acquisition Provisions.

The Interest being valued is the unencumbered freehold value of the Rural Lifestyle property.

I advise I do not have a pecuniary or other interest that would conflict with the proper Valuation of the property.

2.2 Market Value

Market value is defined as the estimated amount for which an asset 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.

2.3 Market Movements

This Valuation is current as at the date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability to losses arising from such subsequent changes in value.

Liability for losses arising from such subsequent changes in value are excluded as is liability where the valuation is relied upon after the date of valuation.

2.4 Date of Inspection

25th May 2020

2.5 Date of Valuation

25th May 2020

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2.6 Conditions of Valuation

This valuation is made conditional upon the following: -

1. That the property complies with all statutory requirements with respect to health, building and fire safety regulations.
2. That a detailed structural survey would not reveal defects other than the maintenance items referred to in the body of this report.
3. That the improvements are sited within the title boundaries and without encroachment by adjoining properties.
4. That a comprehensive test of soils on the land would not reveal contamination of any kind which could affect the utility of the property.
5. That there are no orders of compulsory acquisition for the whole or part of the property currently issued by any Government Authority.

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2.7 Qualifications and Disclaimers

(i) I state that this Report is for the use only of the **Department of Transport and Main Roads for Purchase Negotiation purposes.** The Report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.

(ii) This Valuation cannot be relied upon for mortgage security purposes of a solicitor's mortgage fund or private mortgage lender.

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

(iv) Buildings, including houses, built prior to 1983 may contain asbestos related products. I advise I am not expert in detection, remediation or disposal of asbestos or contamination of any kind. It is recommended that advice be sought from experts in that field should that issue affect your reliance on this Valuation. My Professional Indemnity Insurance Policy does not cover losses arising from any asbestos issues.

(v) I advise I do not have a pecuniary or other interest that would conflict with the proper Valuation of the property.

(vi) Liability limited by a scheme approved under Professional Standards Legislation.

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3.0 PROPERTY SEARCH DETAILS

3.1 Real Property Description

An Estate in Fee Simple in the Glasshouse Mountains Locality being the whole of that land described as Lot 11 on Registered Plan 222413

Title Reference: 17333080

A copy of the Current Title Search is shown below and attached as Annexure 1 to this Report and Valuation.

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INTERNAL CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 12/05/2020 13:32 Title Reference: 17333080
Date Created: 31/05/1989

Previous Title: 16317004

REGISTERED OWNER

Dealing No: 704163998 10/07/2000

ESTATE AND LAND

Estate in Fee Simple

LOT 11 REGISTERED PLAN 222413
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16317004 (POR 779)

2. MORTGAGE No 704164001 10/07/2000 at 12:36
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959
Lodged at 12:36 on 10/07/2000 Recorded at 11:29 on 13/07/2000

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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3.2 Registered Owner

3.3 Easements and Encumbrances

Encumbrances are detailed on the title search shown at Section 3.1 and attached as Annexure 1.

Outside of rights and interests to the crown there are no apparent adverse easements or encumbrances registered on title that would impact on value. Should any be discovered the Valuer should be requested to comment?

There are orchard and vine plantings on the adjoining road reserve. (Barrs Road / Frizzo Road)

They are not formalised by way of Road Licence or Permit to Occupy.

The main shed also appears close to the eastern side boundary.







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3.4 Land Area

11.98 ha.

3.5 Local Authority

Sunshine Coast Regional Council

3.6 Town Planning

The property is situated in the Sunshine Coast Council Local Government Area.

The new Town Plan was gazetted on the 2nd May 2014.

In the new Town Plan, the land is zoned Rural. Land abutting the southern boundary is Zoned Environmental Management and Conservation Zone.

These lands are part of the Glasshouse Mountains National Park.

A detached dwelling is a self-assessable development.

To the best of the Valuer's knowledge the use is lawfully established.

An extract of the Local Plan Area map showing zones in the locality is inserted below: -





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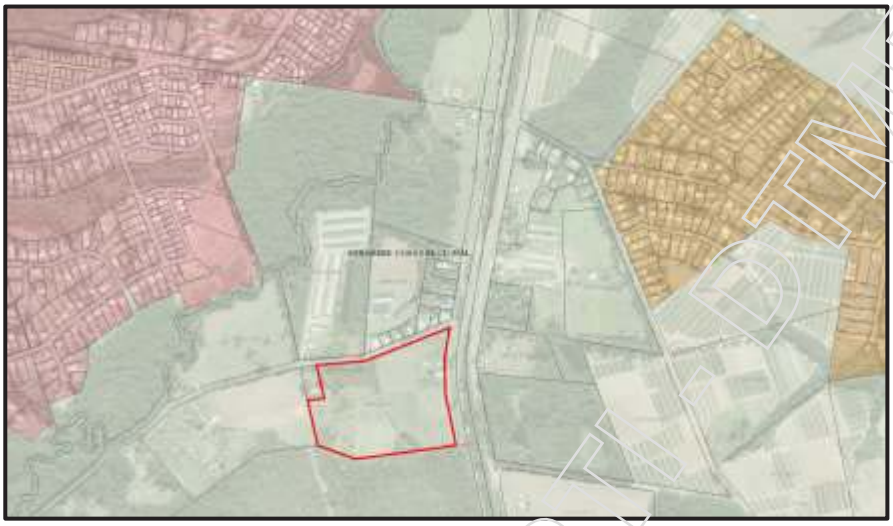
The land is designated Regional Landscape and Rural Production Area under the South East Queensland Regional Plan. There are also impacts of the Regional Biodiversity Overlay.









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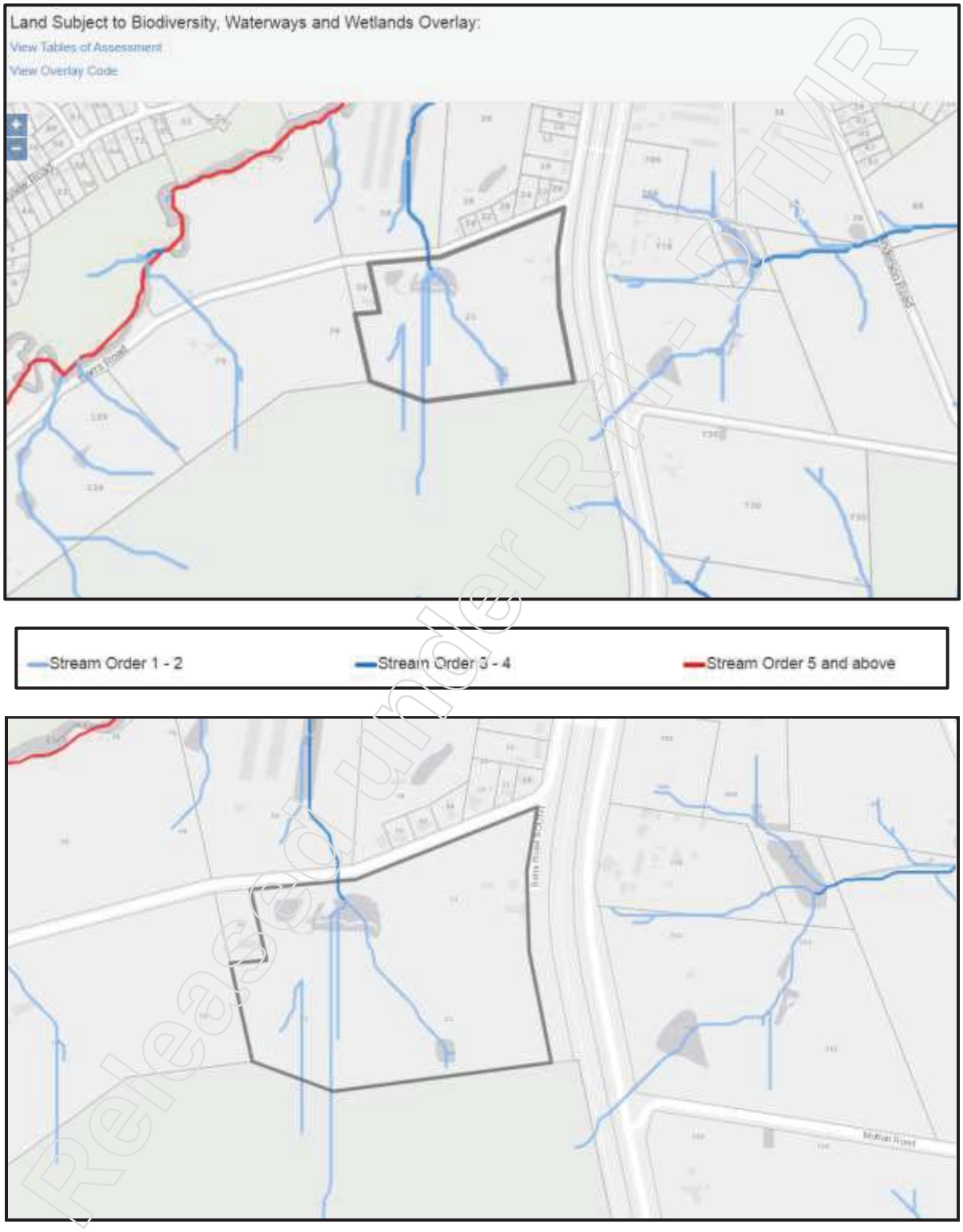
Extracts from Overlay Maps are reproduced below:-



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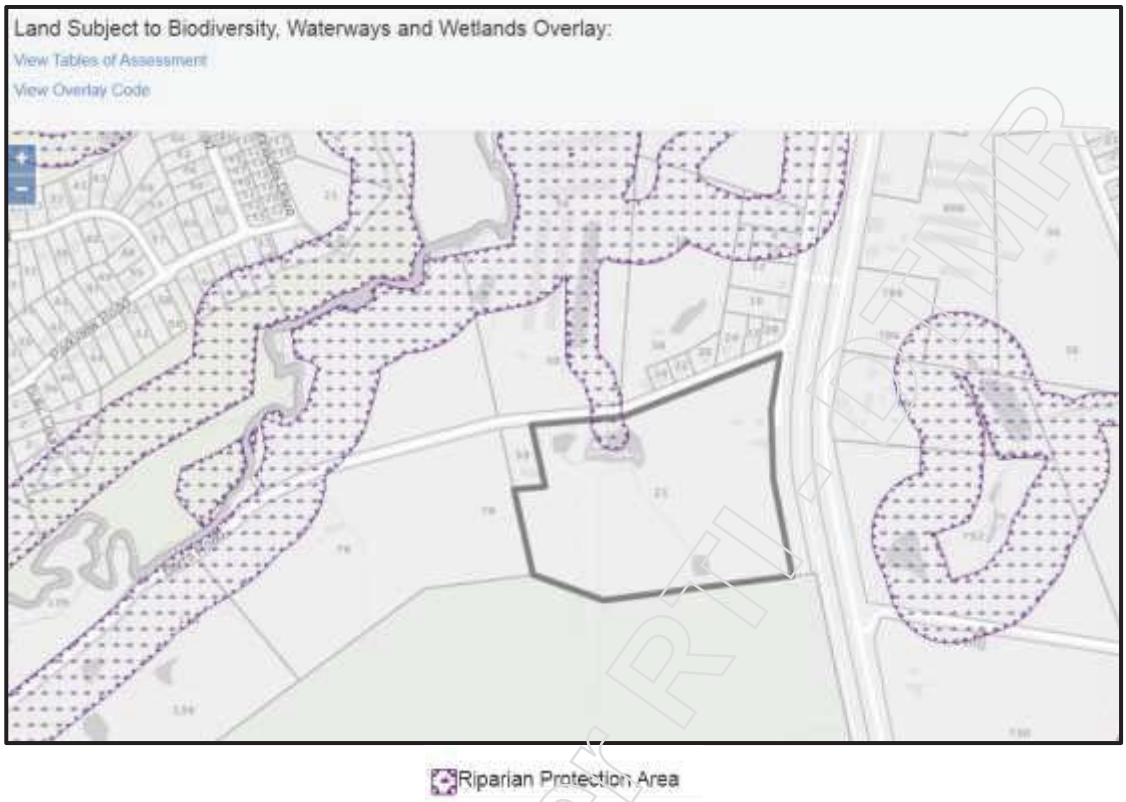



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Land Subject to Bushfire Hazard Overlay:

View Tables of Assessment

View Overlay Code



High Bushfire Hazard Area Buffer

Land Subject to Bushfire Hazard Overlay:

View Tables of Assessment

View Overlay Code



Medium Bushfire Hazard Area Buffer

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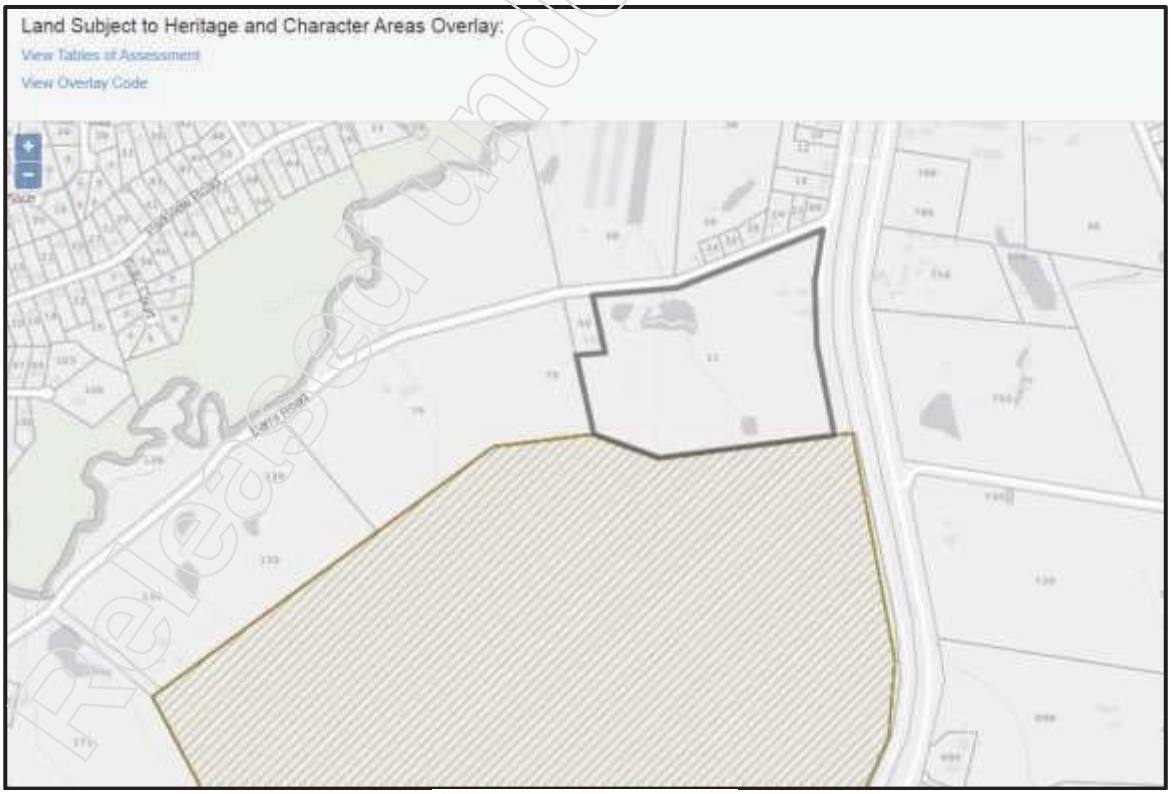
8.5 metres
10 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres
40 metres
45 metres
Unspecified maximum height



State Heritage Place

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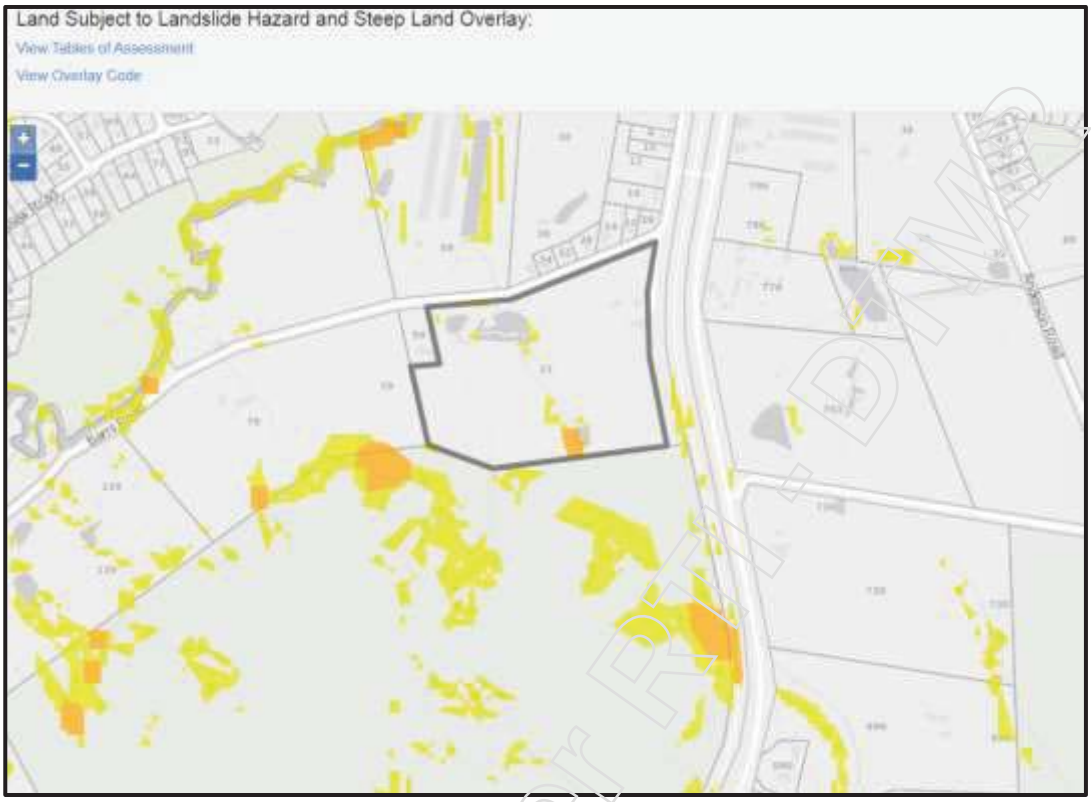





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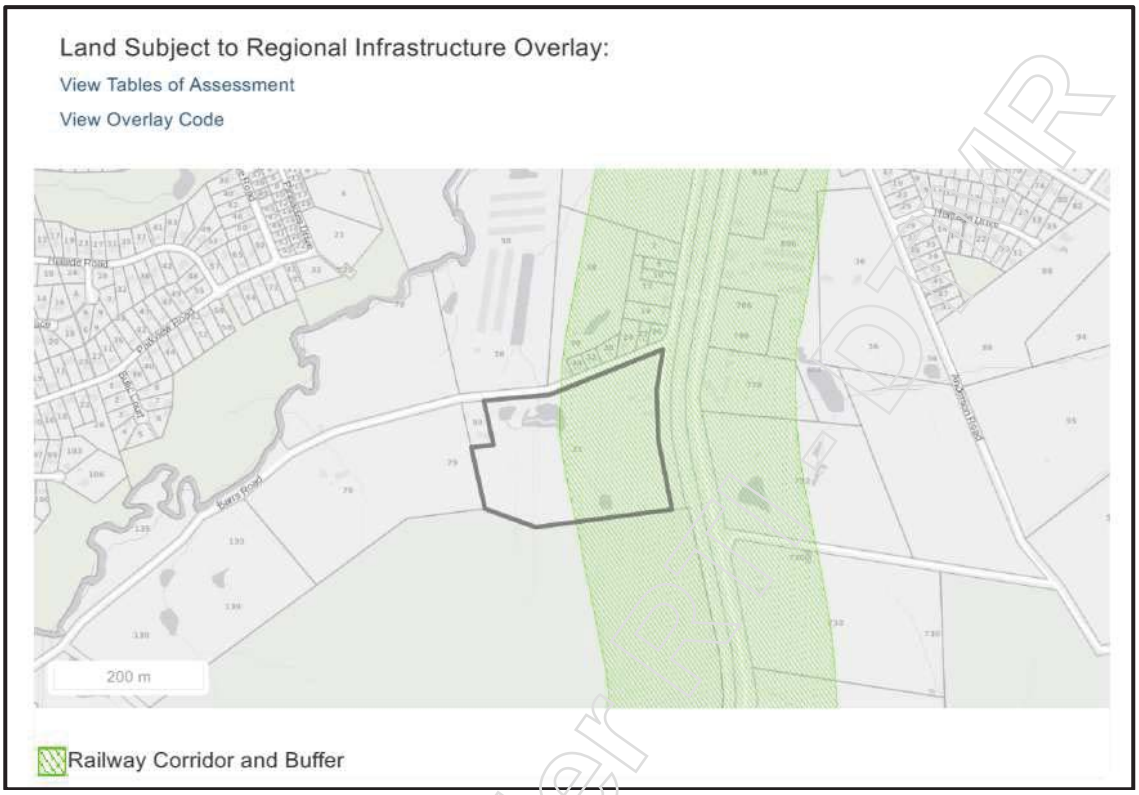

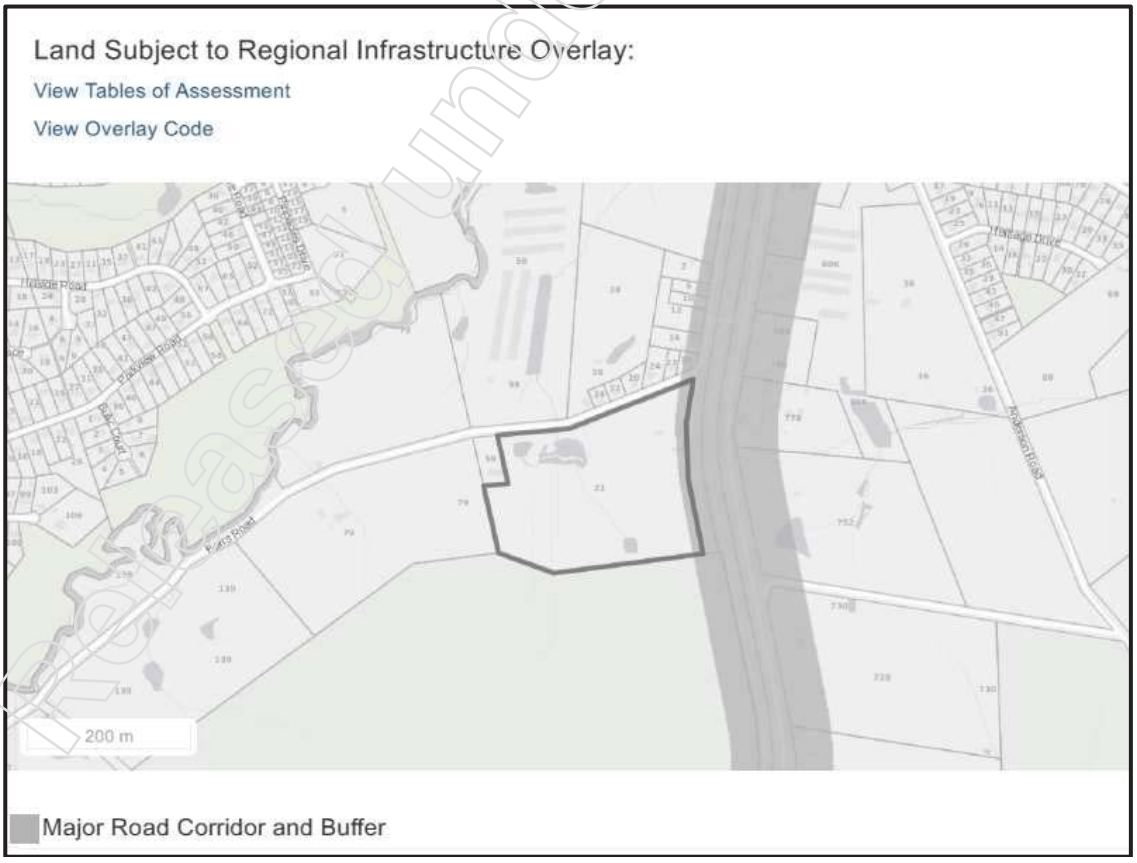

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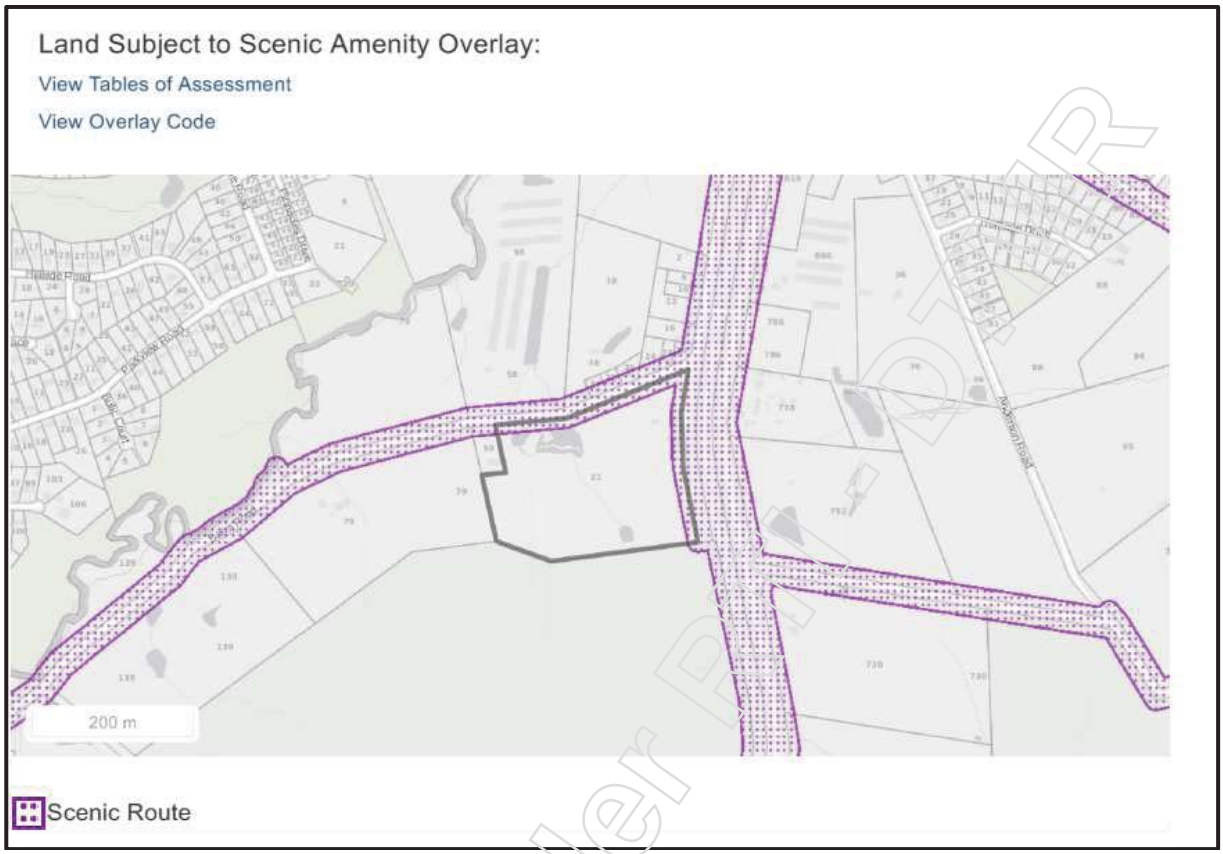

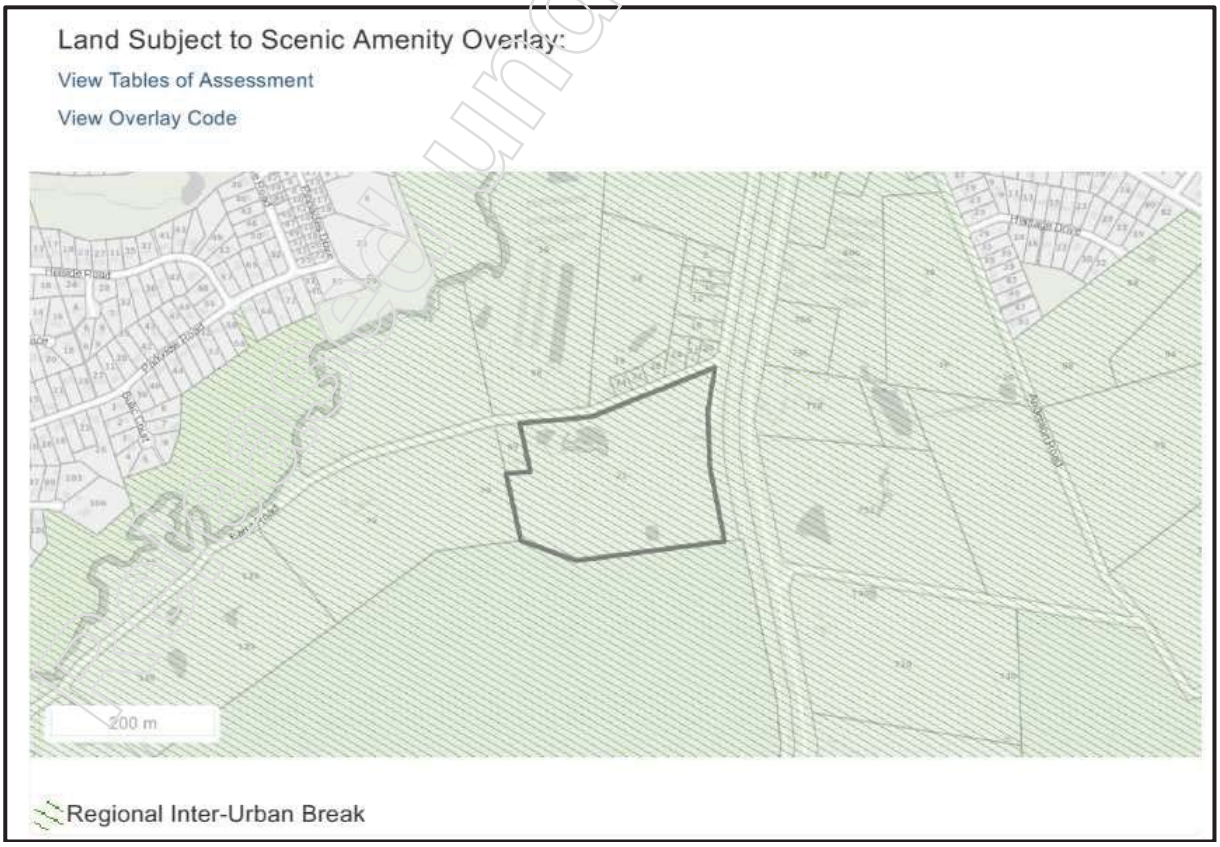

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Impacting Overlays are summarised in the table below:-

Map	Classification
Acid Sulphate Soils	• Not impacted
Biodiversity , Waterways and Wetlands Map (i)	• Stream Order 3-4 • Stream Order 1-2 • Native Vegetation Area • Riparian Protection Area
Biodiversity , Waterways and Wetlands Map (ii)	
Bushfire Hazard	• High Bushfire Hazard Area • Medium Bushfire Hazard Area Buffer
Flooding	• Not impacted
Landslip Hazard and Steep Land Map (i)	• Moderate Hazard Area
Landslip Hazard and Steep Land Map (ii)	• High Hazard Area
Extractive Resources	• Not impacted
Height of Buildings and Structures.	• 8.5 metres
Regional Infrastructure	• Railway Corridor and Buffer • Major Road Corridor and Buffer
Scenic Amenity	• Regional Inter Urban Break • Scenic Route
Priority Infrastructure Plan	• Not Impacted

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3.7 Unimproved / Site Value

The Department of Natural Resources Mines and Energy unimproved value, effective for local authority rating and land tax purposes as at the 30th June 2019 is $ 560,000.

3.8 Contamination and Environmental Factors

3.8.1 Contamination

A search of the Department of Environment and Heritage Protection has not been undertaken.

The subject Property is not to the best of the Valuers Knowledge included on the Contaminated Land Register or the Environmental Management Register.

The reader should be aware that this valuation has been prepared without the benefit of appropriate tests or expert advice and presupposes that no contamination exists that would adversely affect market value.

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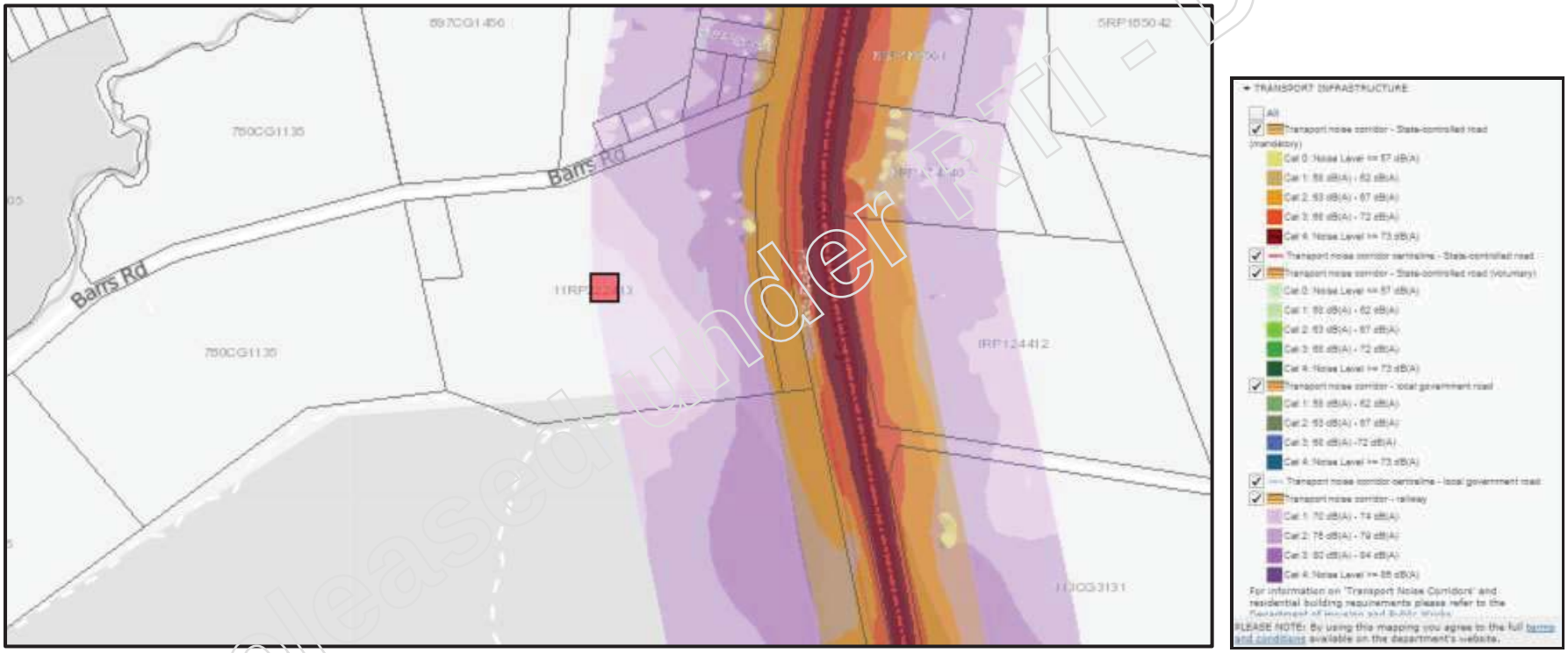
3.8.2 Environmental Factors

The land is impacted by noise contouring arising from both road and rail.



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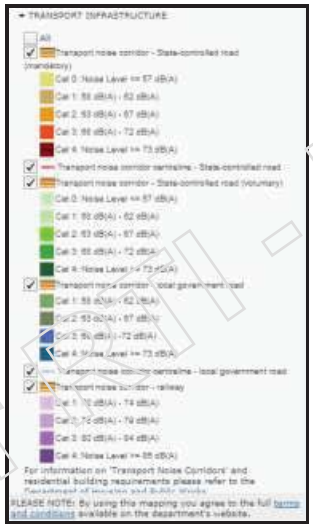

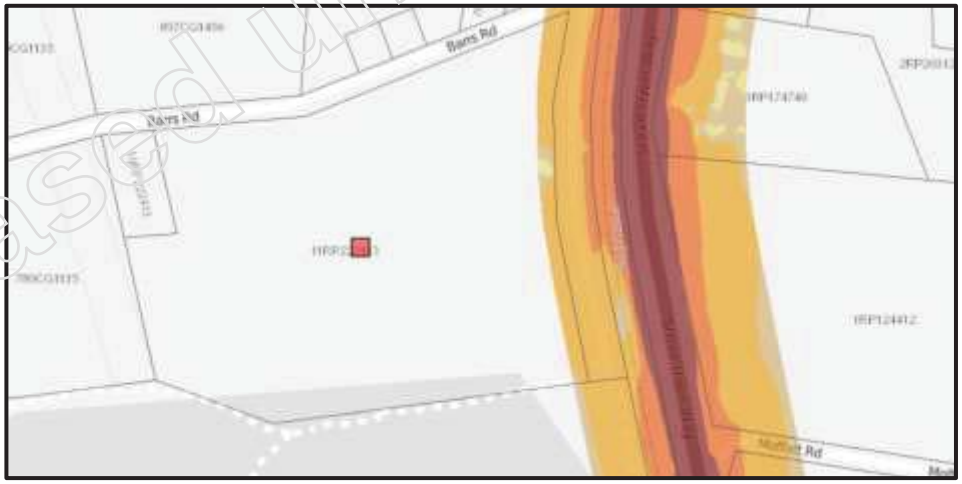

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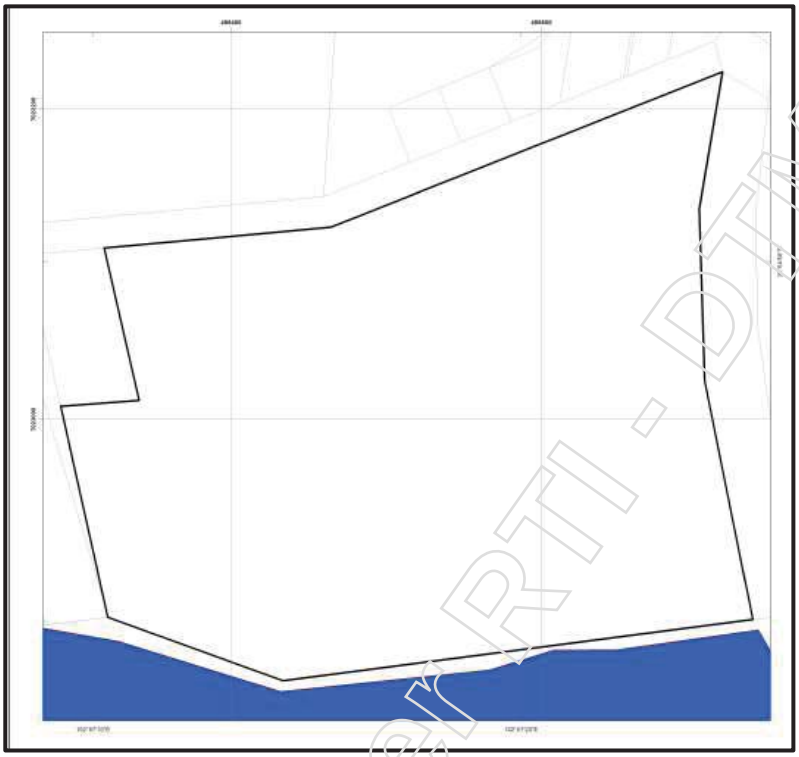
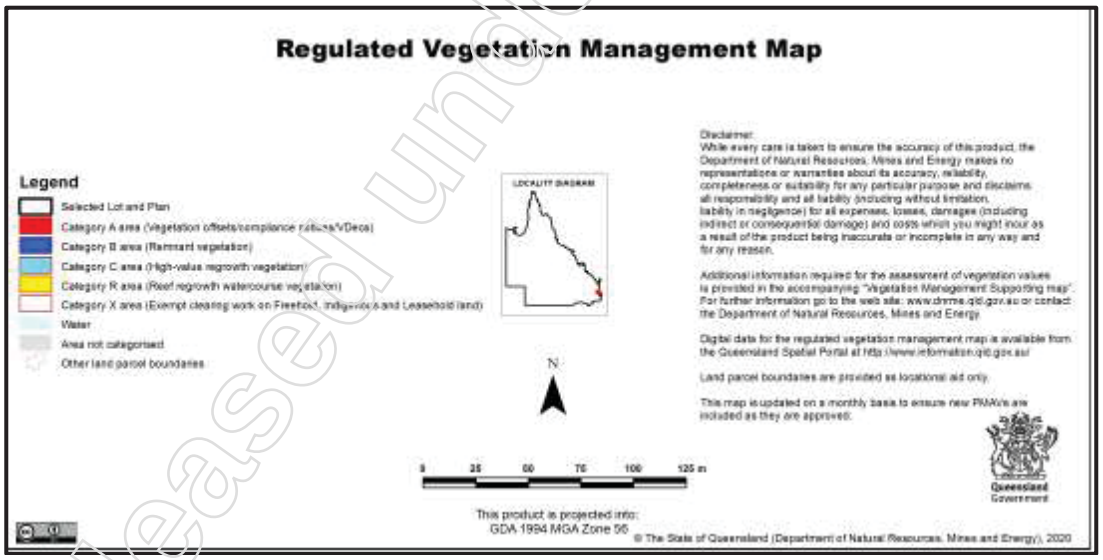
VEGETATION MANAGEMENT MAPPING





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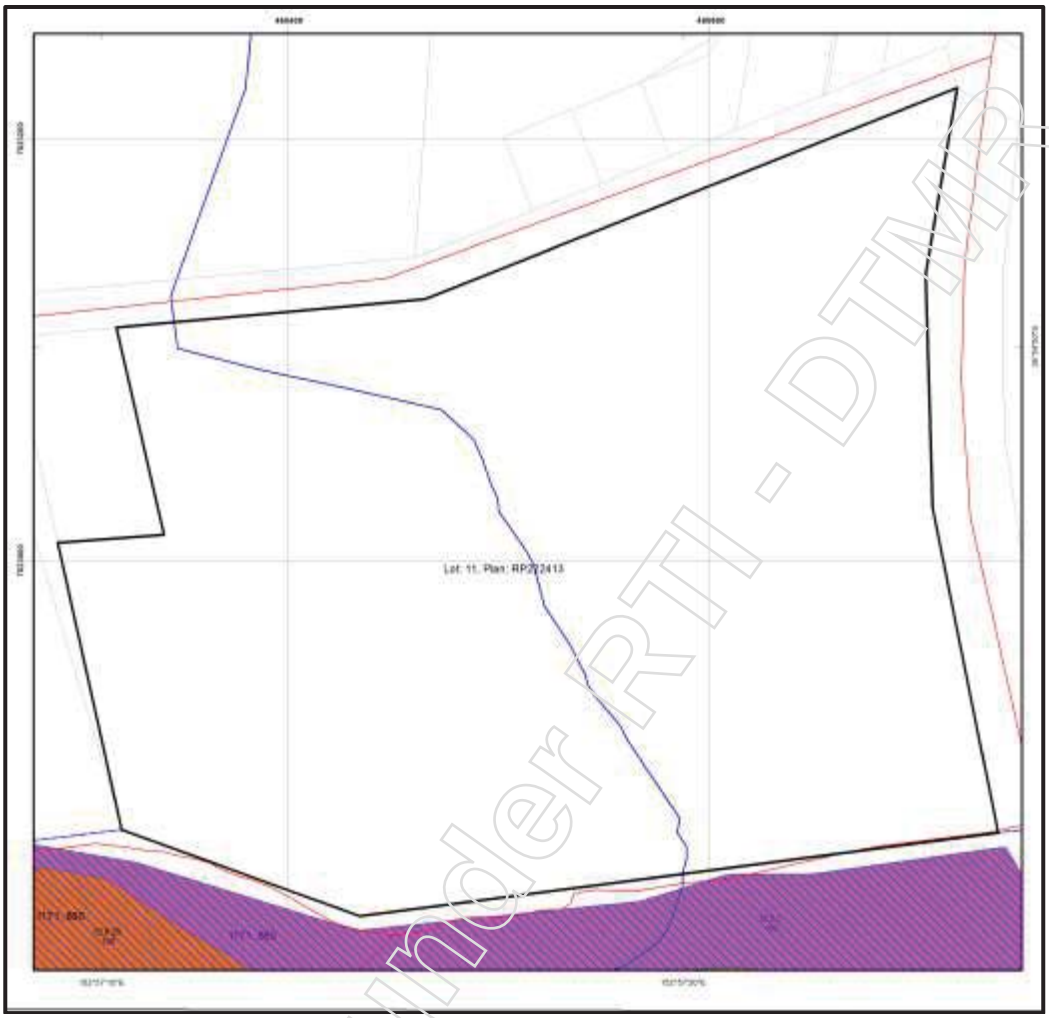

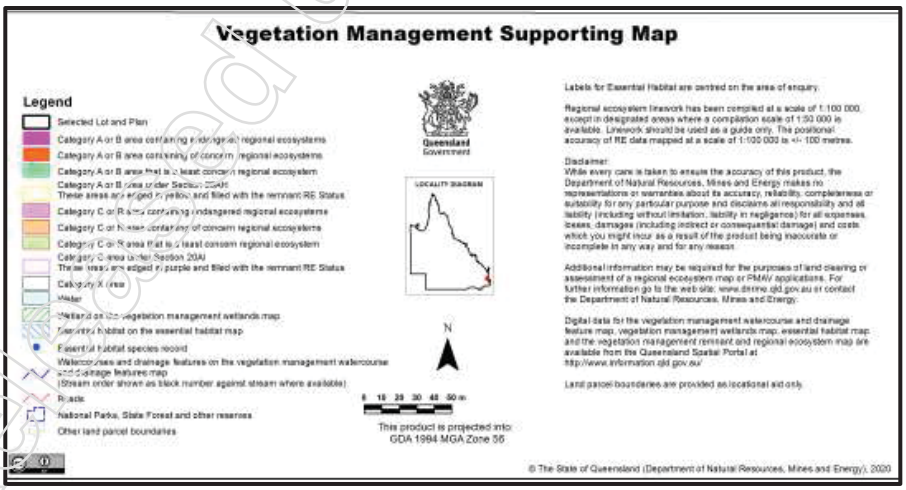

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4.0 PHYSICAL SITE DETAILS

4.1 Situation and Locality

The property is situated at Glasshouse Mountains on the Sunshine Coast.

The property is positioned west of Steve Irwin Way and west of the North Coast Railway Line. It abuts the Railway Line corridor to its Eastern side boundary.

Access is relatively easy and direct from Steve Irwin Way.

The property is at the Glasshouse Mountains with views and outlooks available to a number of the iconic features.

Inserted below are various maps which indicate the location of the subject property: -



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The property is located about 2.5 kilometres south of the railway community of Glasshouse Mountains.

The locality has environmental values with National Park influences.

Dominant surrounding land uses include:-

- National Parks
- Orchards
- Rural Residential development
- Lifestyle Properties including farms
- Forestry and
- Extractive Industries

The locality is part of the inter urban break established within various Town Planning regimes.

4.2 Roads and Access

The subject property maintains frontages to Barrs Road along the northern boundary.

This is a bitumen sealed road constructed between earth table drains. Part of the access is a gravel formed road within an adjoining road reserve.

Barrs Road connects via level rail crossing to Steve Irwin Way.

Access and egress to the subject lot is considered relatively easy and direct.

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Barrs Road



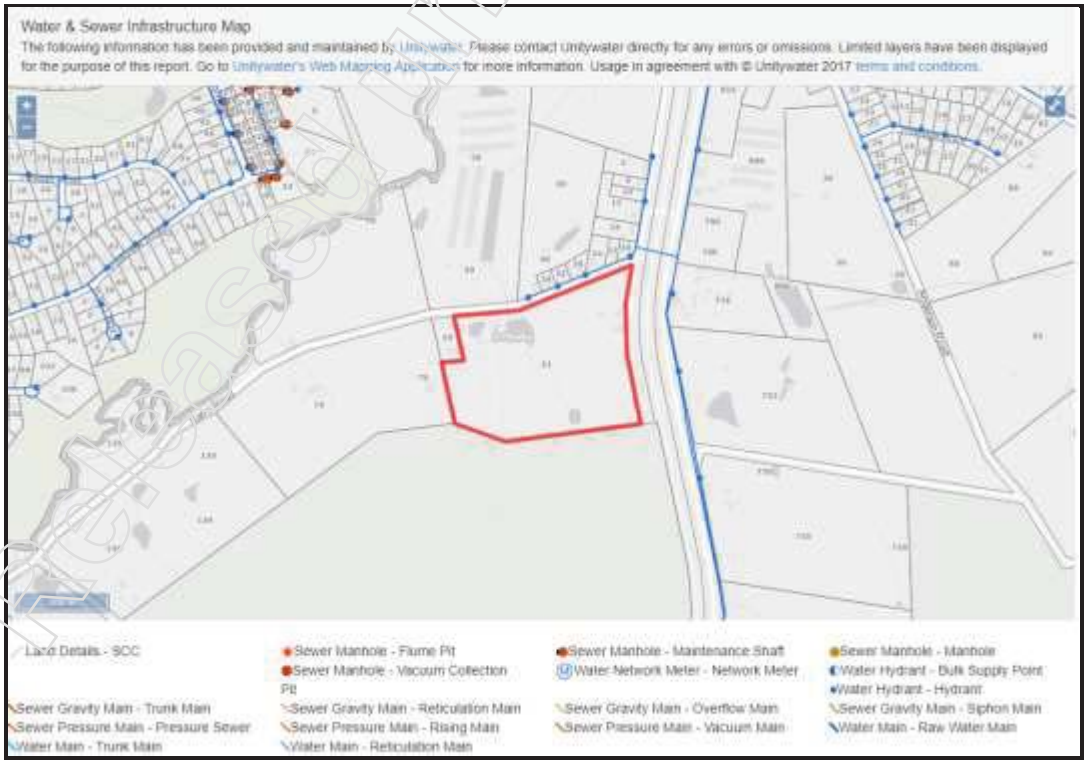


Barrs Road Frontage

4.3 Services and Amenities

Utilities including electricity, reticulated town water, telephone and council cleansing services are available to the property.

Septic toilet is required.
GPO within 2.2 kilometres
Bus / Train service within 2.2 km
Local shops within 2.2 km
Schools within 3.0 kilometres



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4.4 Land Description

The subject land comprises an irregular shaped parcel of undulating topography.

The land falls gently to the north and north east and is elevated around surrounding lands.

The land is served by a number of creeks , drains and waterways

Inserted below is a cadastral map indicating the shape and general positioning of the subject Lot 11: -



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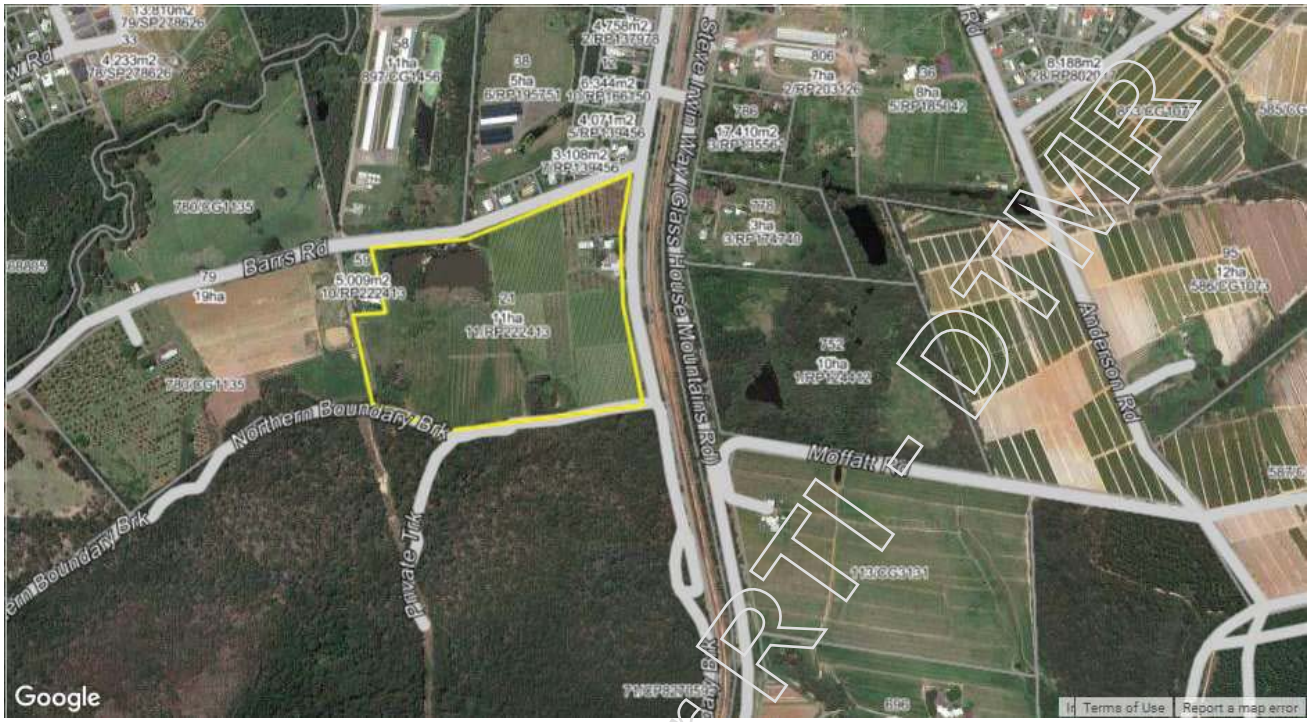

Lots in the immediate area are of varied size.

The lot is at the foothills / base of Mount Cooee in close proximity to Mount Tibrogargan. The land to the south is part of the Glasshouse Mountains National Park.

Most of the lot is cleared to cultivation and planted to Custard Apples and Passion fruits.

There are cleared cultivation areas available for expansion.

Some trees and vines are established outside the cadastral boundaries of the lot.

The property enjoys benefits of elevation.

The house site is impacted by the North Coast Railway Line and Steve Irwin Way.

To the best of the Valuers knowledge, the lot and in particular the house site, are not flood impacted.

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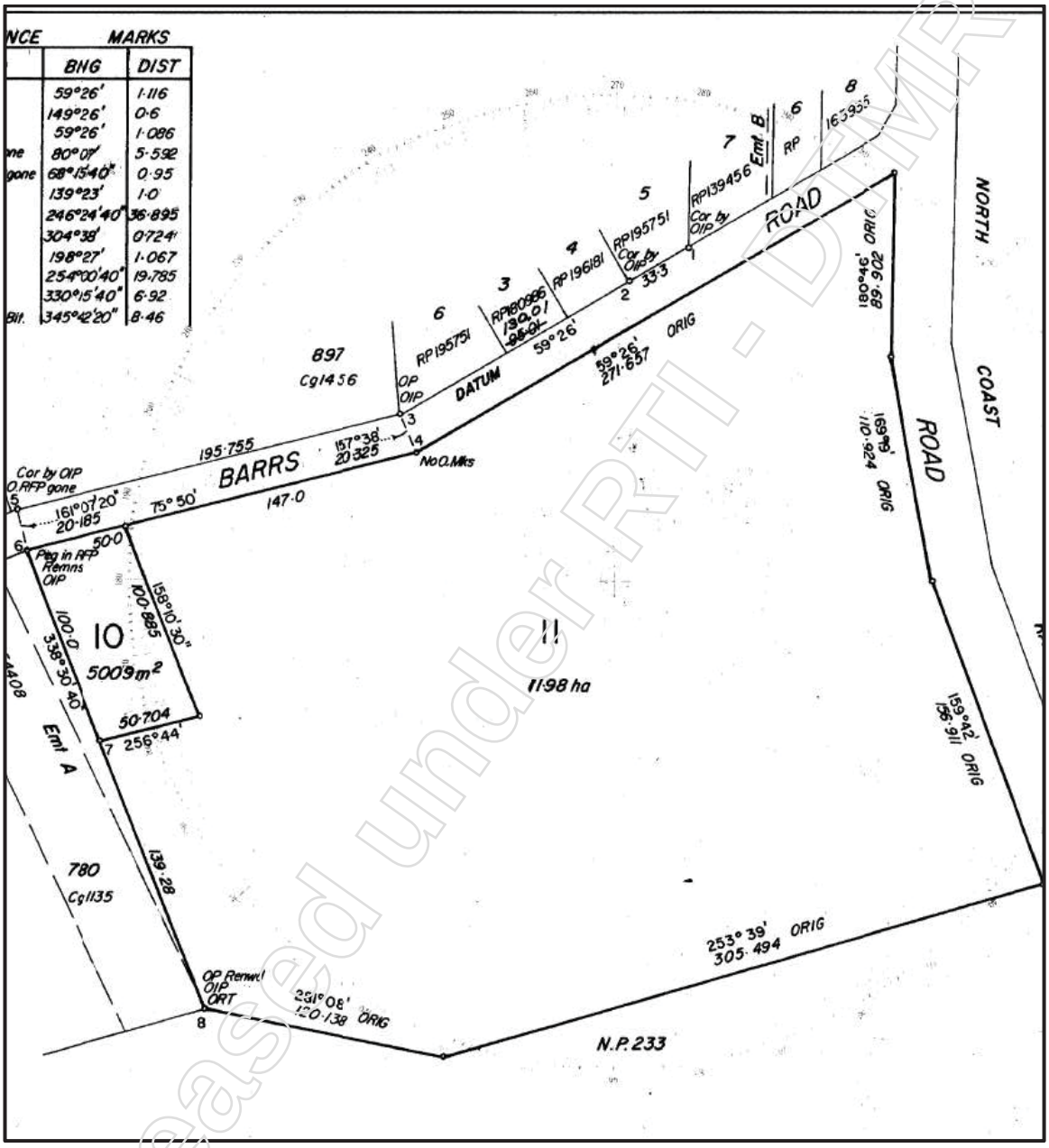
The lots dimensions and shape are shown on the Survey Plan extract below:-



The land has a frontage to Barrs Road of about 418.657 metres and an eastern boundary with the Railway Road of 357.74 metres. (Distances sourced from Survey Plan provided).

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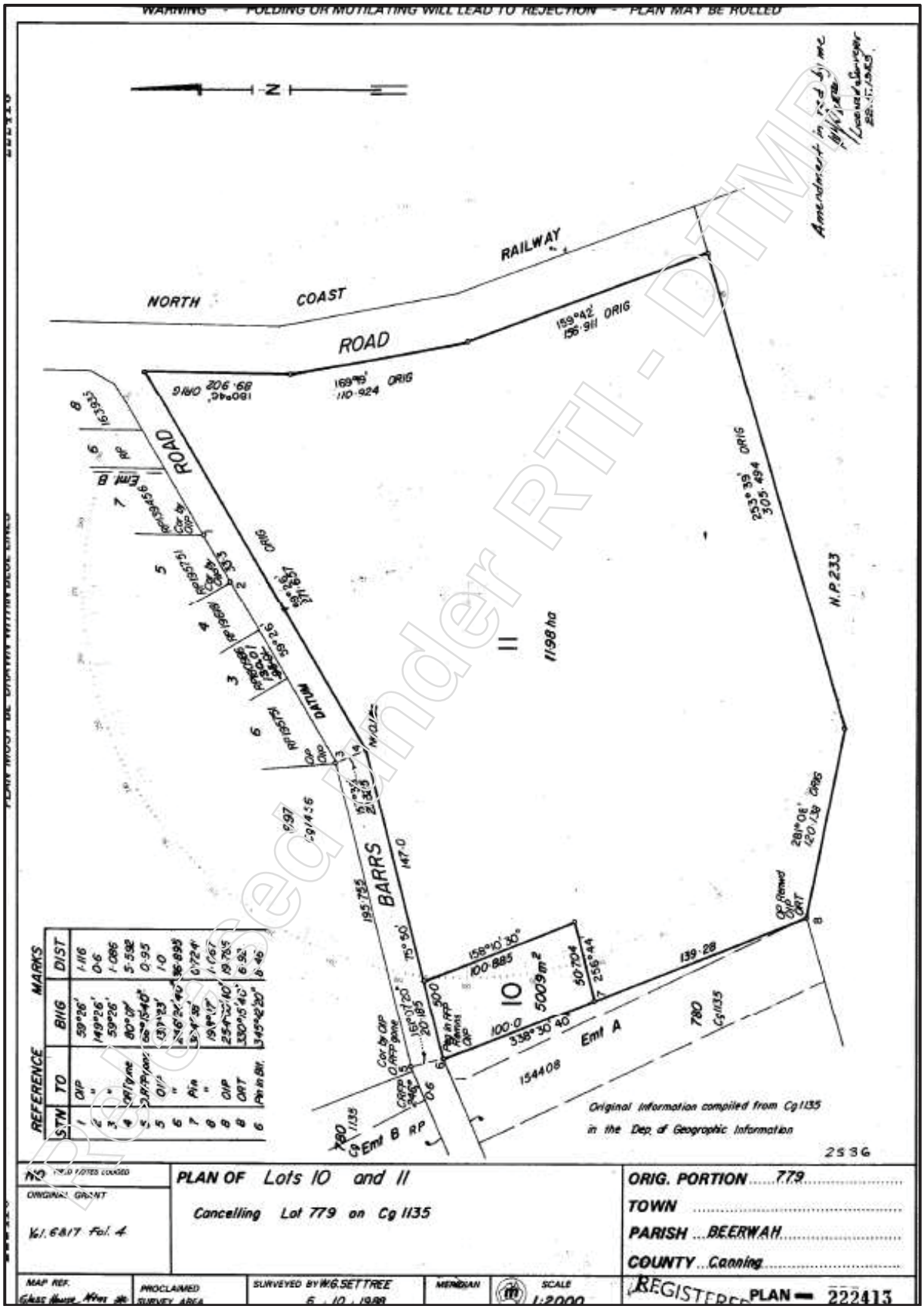

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The contour map extract below shows the topography of the lot.



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Subject Property

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Classification

About 2.6 hectares is spare land.

The Dams occupy about 2.10 hectares.

About 3.35 hectares

About 1.2 hectares is the house site, curtilage , internal roads, and headlands.

About 2.7 hectares

About 6,500 m² of existing

Original trees were planted over forty (40) years ago with the most recent plantings being in the last few years. 375 grafted trees planted in November 2019.

There are 675 rees in total. About thirty (30) outside the lot boundaries.

There are 2389 producing vines including those on the Barrs Road South Road reserve – about 100 vines.

The total lot area is 11.98 hectares.

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5.0 IMPROVEMENTS

5.1 General Description

The Rural Lifestyle property has a fair quality residence and ample farm buildings similarly in fair order. The dwelling is over sixty (60) years old and has kitchen, bathroom, and laundry modifications. There are two sheds and two dams.

Photographs of the dwelling are inserted below: -





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N/R

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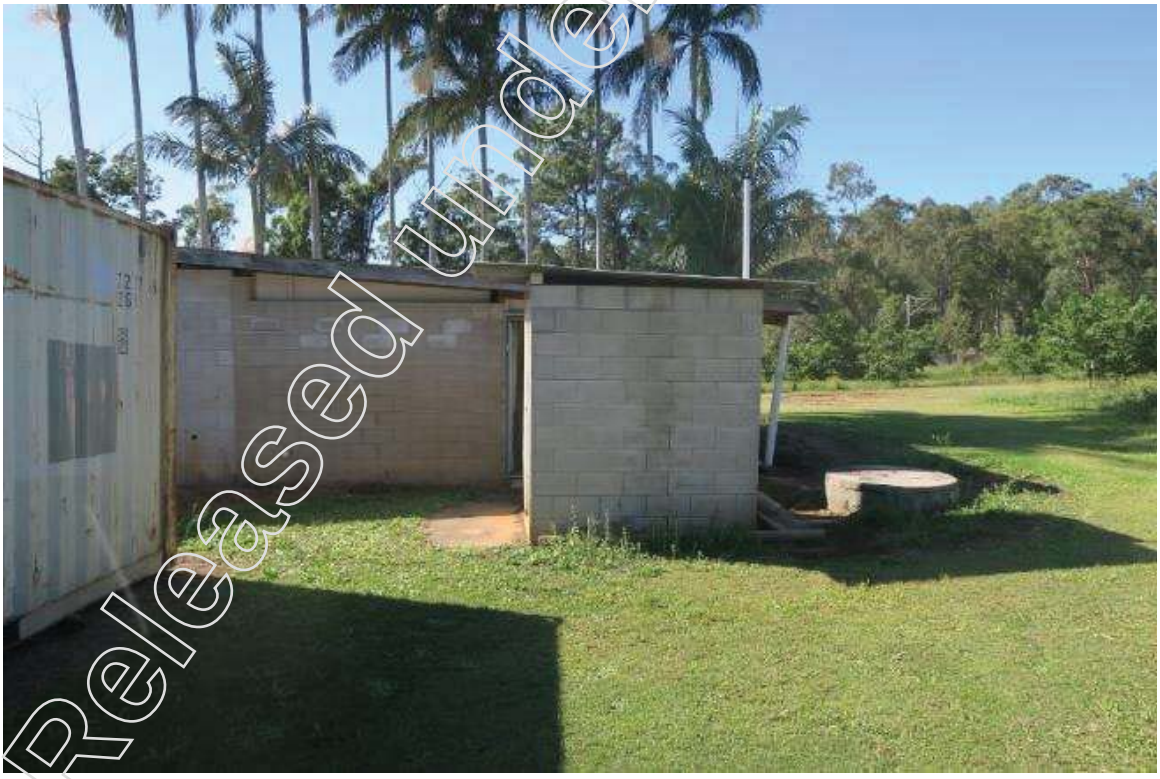
DTMR

N/R

Internal Photographs / Site Improvements

Farm Buildings are shown below:-



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DTMR
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The dwelling is of lowset timber framed construction with predominantly weatherboard external walls and a relatively new corrugated galvanised iron roof.

There is solar power and septic toilet – both to the shed and house. Town water is connected.

There are amenities to the Packing shed.

The structures were in fair to good condition at the time of inspection considering age, use and construction.

5.2 Floor Area

Main Residence

Main	125.0 m²
Patio / Outdoor Area	7.6 m²

5.3 Construction

Footings:	Reinforced Concrete
Floor:	Reinforced Concrete and Timber
External Walls:	Weatherboard
Internal Walls:	Plasterboard and assorted wall boards
Windows:	Replacement sliding aluminium framed glass
Ceilings:	Plasterboard and assorted sheeting
Roof:	Corrugated Galvanised Iron
Other:	Security screens fitted.

5.4 Accommodation

Accommodation provided comprises: -

Three (3) bedrooms small entrance patio, living, kitchen, dining, bathroom, toilet, laundry and ground level skillion.

Car accommodation is provided in the packing shed.

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5.5 Fixtures and Fittings

Kitchen:	Polished timber floor, timber cupboards, wall cabinets, tile splash backs, 4 plate gas range cooktop, double bowl stainless steel sink.
Bathroom / Toilet:	Ceramic tile floor, single handbasin and vanity, wall mirror, plunge bath with overhead shower, heat lamp and separate toilet.
Laundry:	Washing machine facilities, two (2) compartments, stainless steel tub, electric hot water system.
Other:	Built-ins to bedrooms, fans, split system air conditioners, fireplace and security screens. Floor coverings are polished timber, tiles, and carpet. There are stained glass inlays in the kitchen wall cabinets.

5.6 Site Improvements

Site improvements include established lawns, gardens, shrubs and decorative trees, inground pool, well and pressure pump. The lot is largely unfenced.
There is gravel formed internal access.

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5.7 Farm Buildings

Farm Buildings include a:-

- 6 Bay machinery shed
- Combined packing and storage shed
- Implement shed and deck

Floor areas are**:-**

Machinery Shed	200.0 m² (Including Deck)
Machinery /Packing Shed	208.0 m²

Construction details are broadly summarised as follows:-

	Machinery Shed		Implement Shed
Footings	Reinforced Concrete island footings		Reinforced Concrete
Floor	Concrete		Earth
Frame	Galvanised Steel		Galvanised Steel
Wall Cladding	Ribbed Metal		Nil
Roofing	Ribbed metal		Ribbed Metal
Features	• 6 bays • Enclosing to 3 sides • Loading dock • Cold room • Storage • Light and power		• Deck • Light and power

There are two (2) dams and irrigation infrastructure encompassing fertigation.

The sheds are sound and in fair condition.

Irrigation and fertigation are available.

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Main Dam





Irrigation

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Auxiliary Dam

5.8 Crop

Crops have been excluded from this valuation.

5.9 Plant, machinery, and Equipment

Plant, Machinery, and equipment has been excluded from this valuation.

5.10 Condition and Appearance

The structures were in fair condition at the time of inspection considering age, construction and use of materials.

5.11 Replacement Cost of Improvements

Replacement cost is the estimated amount at which improvements can be replaced following their destruction, to be of similar design and in new materials.

I consider the insurable value of the building on a replacement cost basis, inclusive of escalation clause and professional fees, demolition, and removal of debris only to be

I advise that the above assessment should be taken as indicative and should you require a precise estimate, this should be undertaken by a Quantity Surveyor and/or an Architect.

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5.12 Survey Plan

Whilst I have carried out a careful building inspection, I advise that I 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. I have viewed the general state of repair of the building and have assumed that the improvements are reasonably structurally sound considering their age.

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6.0 VALUATION CONSIDERATIONS

6.1 Highest and Best Use

"Highest and Best Use" is defined by the Australian Property Institute as: -

"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."

Within the Town Planning Scheme, the property is included in the "Rural" Zone of the Sunshine Coast Plan.

In this instance, I consider the "Highest and Best Use" of the property is as developed relative to land size and plantings in place.

The orchard is commercial in nature providing established regular income. Income can also supplement wages and assist with holding and occupancy costs.

6.2 Valuation Methodology

The most appropriate method of valuation is considered to be by Direct Comparison with sales evidence of similar use property in the immediate locality.

For comparison purposes I have had regard to the sales evidence as detailed in the schedules at Section 6.3.

A number of transactions are impacted by knowledge of the Project.

I have considered sales evidence within the general locality and Sunshine Coast hinterland.

6.3 Sales Evidence

I have examined market activity within the locality and also searched transaction records for details of comparable sales evidence. The following sales have been used as a guide in assessing the market value for the property.

We have considered a variety of sales.

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Rural Lifestyle Property
21 Barrs Road, Glasshouse Mountains, Qld 4550
2009982

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Rural Lifestyle Sales

Ref.	Address / RPD	Parties	Land Area ha	Sale Date	Sale Price	Town Planning	Comparison
1	26 Lindeman Road Beerwah L2 RP80450	N/R	17.23 ha	5th August 2017	$1,250,000	Rural Zone	Older Sale. Useful comparison for rural sites/ lifestyle properties. Former Pineapple farm. Inferior Overall.

Comment: - Sale comprises a rural zoned holding improved with a single level house of timber construction and 6 bay farm-shed with storage. Farmland suitable for small crops and fodder, orchards and horses. Accommodation reportedly comprising 5 bedrooms, 2 bathroom and large shed and accommodation for 7 vehicles. Well presented property. Scenic mountain views. Marketing speaks to holding options as a land bank for more longer term development upside. Located close to Beerwah Improvements can be apportioned at $200,000 leaving a **land apportionment of $1,050,000** which equates to **$60,940 / ha.**





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Rural Lifestyle Property
21 Barrs Road, Glasshouse Mountains, Qld 4550
2009982

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Ref.	Address / RPD	Parties	Land Area ha	Sale Date	Sale Price	Town Planning	Comparison
2	520 Steve Irwin Way L916 CG2457	N/R	3.59 ha	30th October 2017	$1,380,000	Rural Zone	Same locality. Assists with all up value considerations.

Comment: - Sale comprises a large residence with granny flat together with wholesale nursery erected on a 3.59 hectare Rural zoned lot of slightly irregular shape. Nursery reportedly operating since 1977. The dwelling is of lowset brick and tile construction. Accommodation reportedly comprising 4 bedrooms, 3 bathroom and granny flat. Southern boundary is with Tibrogargan Creek. Well presented property. Rural Residential Influences.
Positioned on the eastern side of Steve Irwin Way.







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BERNARD | DUNCAN
PROPERTY VALUATION AND CONSULTANCY







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Rural Lifestyle Property
21 Barrs Road, Glasshouse Mountains, Qld 4550
2009982

BERNARD | DUNCAN
PROPERTY VALUATION AND CONSULTANCY

Ref.	Address / RPD	Parties	Land Area ha	Sale Date	Sale Price	Town Planning	Comparison
3	21 Burns Road Glass House Mountains L1RP177687	N/R to The State of Qld (Represented by Department of Transport and Main Roads)	12.16 ha	30/7/2019	$1,450,000 $1,375,000 Ex Plant and Machinery (No Crop)	Rural Zone	Early Acquisition purchase for B2N Project. Purchased Ex Crop. Property was under contract at time of Early Acquisition. Useful overall comparison.

Comment: - Sale comprises a Rural zoned farming / lifestyle property improved with a quality lowset brick dwelling, machinery shed and packing shed. Operational 2,044 tree Macadamia orchard. House accommodation comprising 4 bedrooms, 2 bathroom and detached car accommodation. There is an inground pool and extensive green houses. Dam and limited irrigation.
Well presented property. Scenic mountain views. Property is at the base of Mt Tibrogargan. About 7.8 hectares established Orchard.
Sale can be analysed to show orchard hectare rate of **$90,000 / ha** and total land apportionment including house site and curtilage of $1,000,000. ($82,237 / ha)
Improvements can be apportioned at $375,000 and Plant, Machinery and Equipment at $75,000.





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PROPERTY VALUATION AND CONSULTANCY







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PROPERTY VALUATION AND CONSULTANCY





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Rural Lifestyle Property
21 Barrs Road, Glasshouse Mountains, Qld 4550
2009982

BERNARD | DUNCAN
PROPERTY VALUATION AND CONSULTANCY

Ref.	Address / RPD	Parties	Land Area ha	Sale Date	Sale Price	Town Planning	Comparison
4	29 Roberts Rd Glass House Mountains Lot 8 CG 105 Lot 21 RP153799	N/R	8.95 ha	11/9/2019	$1,450,000	Rural Zone	Useful comparison for rural sites, close to railway corridor townships. Superior overall.

Comment: - Sale comprises a Rural zoned property improved with a two (2) level brick and tile residence and a 12m x 9m colourbond shed.
Accommodation reportedly comprising 4 bedrooms, 2 bathroom and 5 vehicle accommodation. Separate formal lounge , media room and office/study. Ducted air-conditioning and 40 solar panels. Fully enclosed games room and inground pool. Mini orchard with mature citrus and banana trees. Well presented property. Scenic mountain views. Located close to Glasshouse village. Has been advertised at $1,260,000 for larger parcel only.
Agent has indicated price included dam improved additional lot. Impacted by North Coast Railway Line.
Two titles with smaller Lot 8 of 2.02 hectares accommodates a large dam. House is substantial. Access is by gravel formed road. About 1.1 km to Glasshouse Mountains Village.
Property is part of inter-urban break and has access to town water. Main Lot 21 is 6.93 hectares.
Improvements can be apportioned at $550,000 leaving a **land apportionment of $900,000** which equates to **$106,145/ ha.**





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N/R

N/R



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PROPERTY VALUATION AND CONSULTANCY









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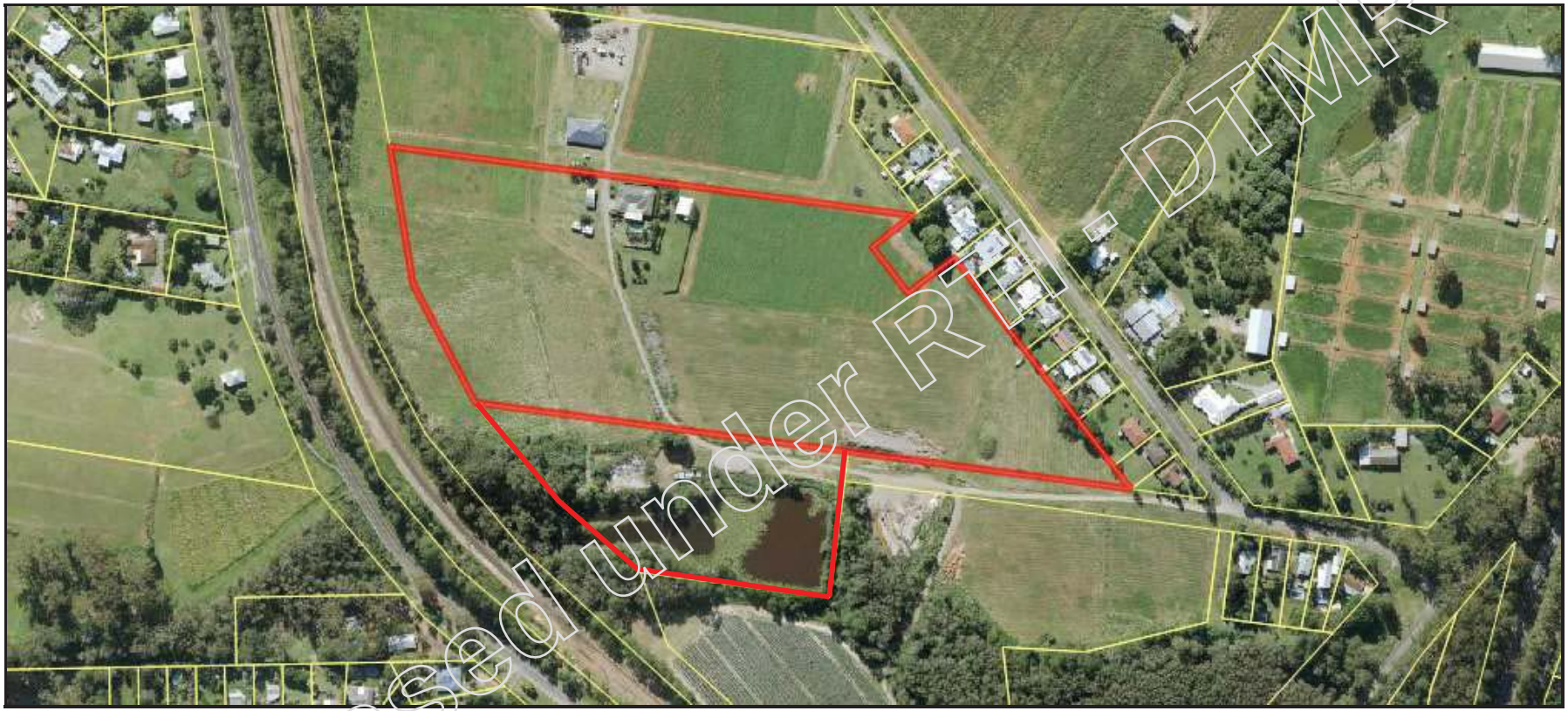
PROPERTY VALUATION AND CONSULTANCY



Released under RTI - DTMR

Rural Lifestyle Property
21 Barrs Road, Glasshouse Mountains, Qld 4550
2009982

BERNARD | DUNCAN
PROPERTY VALUATION AND CONSULTANCY

Ref.	Address / RPD	Parties	Land Area ha	Sale Date	Sale Price	Town Planning	Comparison
5	259 Coonowrin Rd Glass House Mountains L3 RP227521	N/R	15.08ha	30/01/2020	$710,000	Rural Zone	Rural Home Site. Inferior overall on both a Site and Pro rata comparison.

Comment: - Sale comprises a Rural zoned property improved with 12m x 12m rendered finish shed with toilet and shower facilities and a large implement shed. Scenic mountain views. Property could be used for a small farm or horse property. Property has 3 large flat cleared areas, running creek and small dams. Property is powered and has 2 x 25,000 litre water tanks and bore and bio septic sewerage system. Coonowrin Creek runs along bottom of property.
Pan handle shaped lot with severing creeks and waterways being about 50% vegetated. Some vegetation management impacts. Wetland and flooding overlays.
Improvements can be apportioned at $65,000 leaving a **land apportionment of $645,000** which equates to **$42,772 / ha.**



N/R

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PROPERTY VALUATION AND CONSULTANCY

N/R





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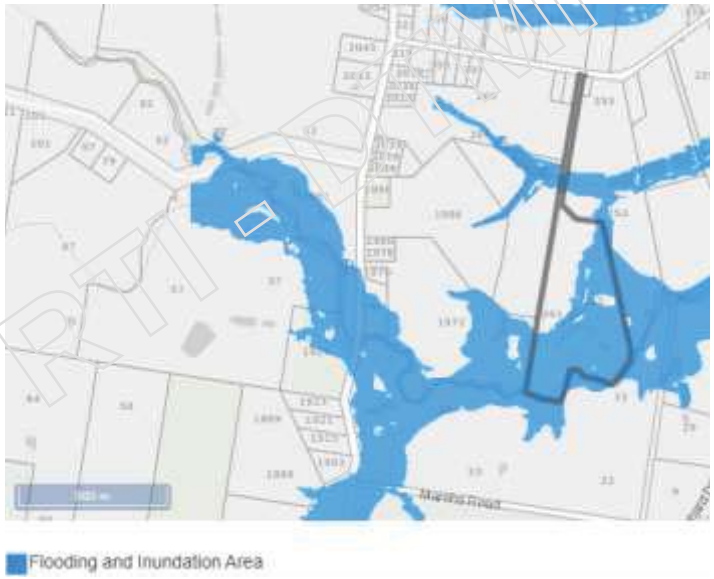
PROPERTY VALUATION AND CONSULTANCY





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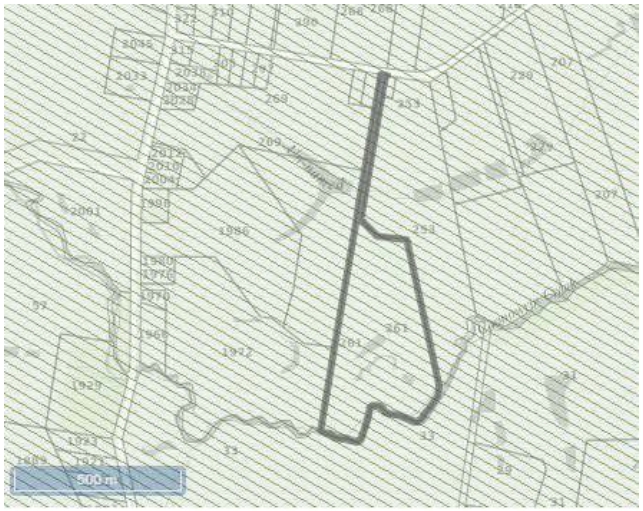

Regional Inter-Urban Break



Wetlands

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BERNARD | DUNCAN
PROPERTY VALUATION AND CONSULTANCY

Rural Sales with Orchards

Sale No. A	
Property Address:	179 Crohamhurst Road Crohamhurst
Sale Price:	$2,250,000
Sale Date:	22nd December 2014
Parties:	N/R
R.P.D.:	Lot 52 RP 838008 Parish of Durundur
Area:	86.17 ha
Town Planning:	Rural
Remarks:	Sale is highly improved and mixed in use. Bed and Breakfast, grazing and orchard activities are undertaken. There are approximately 4500 producing macadamias with processing shed. About 14.5 hectares of mature Orchard. There is also a large modern home with quality views. Property features selectively cleared grazing land and vegetated areas. About 60 % of lot is cleared.
Analysis	Sale can be apportioned as: - Land $1,500,000 Improvements $415,000 Trees $335,000 Total $2,250,000 **Sale shows $17,407 ha TF&W Overall**
Comparison:	Older 2014 Sale. Superior property overall. The orchard area can through further analysis, be apportioned at $65,000 per orchard hectare. Much larger site overall.

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Orchard Analysis	**Sale Price**	$2,250,000
	Lifestyle Component Say	$1,050,000
	Orchard Apportionment	$1,200,000
	Less, Orchard Structures	$260,000
	Planted Orchard Apportionment	$940,000
	Per Orchard Hectare – 14.5 ha	**$64,826**





N/R

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Sale No. B	
Property Address:	26 Pikes Road Glasshouse Mountains
Sale Price:	$1,200,000
Sale Date:	27th October 2017
Parties:	N/R
R.P.D.:	Lot 1 RP 72081
Area:	14.16 ha
Town Planning:	Rural
Remarks:	This is a pineapple farm to the south of the Beerwah township and located west of Steve Irwin Way. The land is elongated and narrow with a frontage to Sandy / Coochin Creek to the northern boundary. Sold as a lifestyle lot suitable for farming. Improvements reportedly comprise the run down lowset brick farmhouse with pool and a modest 2 bedroom, 1 bathroom cottage. There is also a machinery shed. The creek frontage house site and curtilage are about 2.2 hectares. The vegetated / waterways areas are about 2.6 hectares there is about 9.1 hectares of cultivation.
Analysis	Sale can be apportioned as: - Land $1,000,000 Improvements $200,000 Total $1,200,000 **Sale shows $70,621 ha TF&W overall** **0r 9.1 hectares cultivation at $82,417 / ha.**
Comparison:	Slightly older Sale. Larger land parcel. Similar useable area. Considered inferior overall.

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N/R







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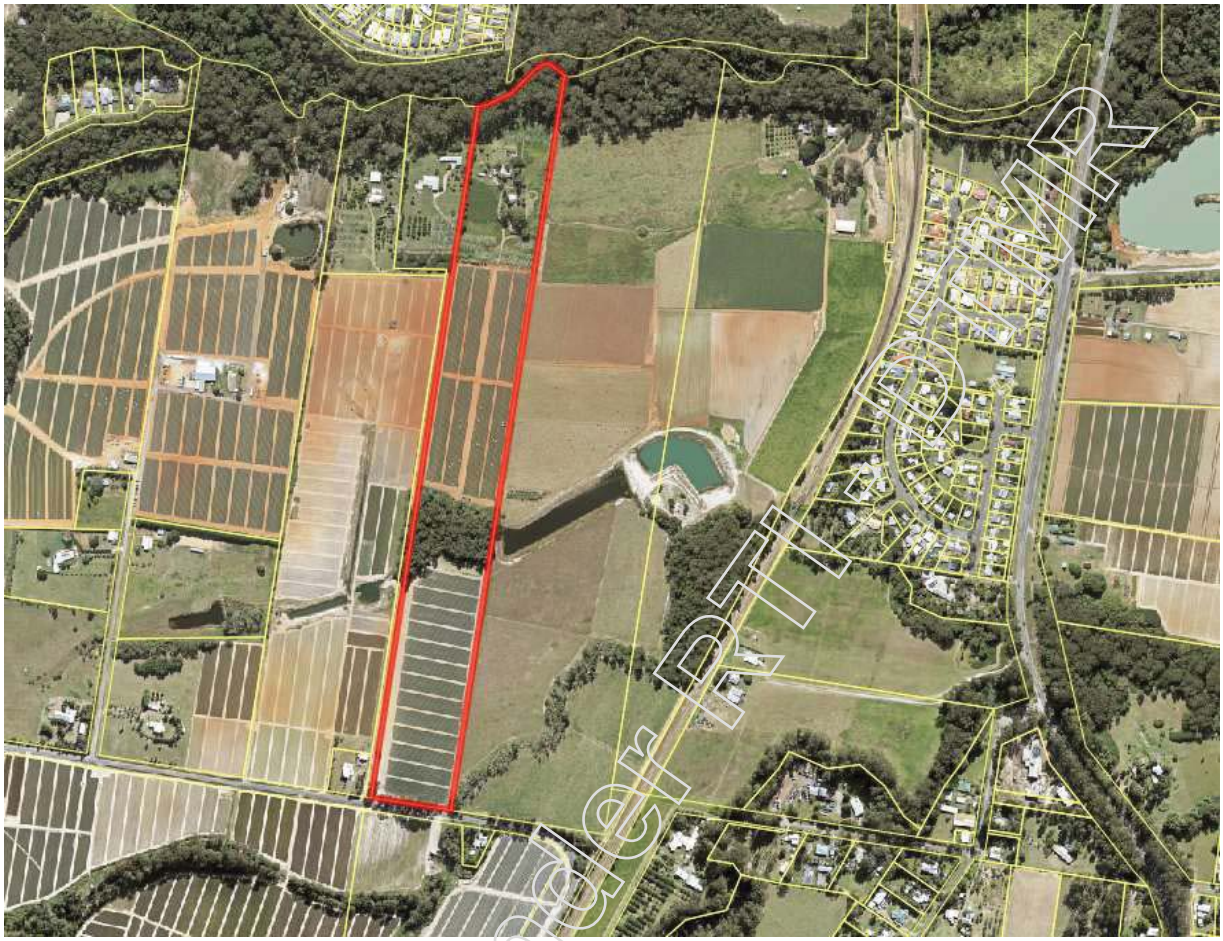





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Sale No. C	
Property Address:	137 Range Road Peachester
Sale Price:	$1,125,000
Sale Date:	30th June 2017
Parties:	N/R
R.P.D.:	Lot 1 RP 201123
Area:	8.10 ha
Town Planning:	Rural
Remarks:	Sale of a lifestyle property with fruit trees. There are 17 mango trees a variety of fruit trees and over 800 mature macadamia nut trees. Structures include a neat lowset brick home with 3 bedrooms, 1 bathroom and detached Colourbond high clearance shed. There is a machinery shed with skillion, nut processing shed and cattle yards and shelter. Water improvements include a dam. Cleared parcel with severing waterway. The property has established orchards with room for expansion. Solar power on shed. Macadamia orchards adjoin. Located about 10 kilometres by road west of Beerwah.
Analysis	Sale can be apportioned as: - Land with orchard $855,000 Improvements $270,000 Total $1,125,000 **Sale shows $105,556 ha TF&W**
Comparison:	Older Sale. Inferior comparison overall. Inferior improvements . Inferior and less substantial farming enterprise.

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Sale No. D	
Property Address:	191 Old Peachester Road Beerwah
Sale Price:	$1,175,000
Sale Date:	24th August 2018
Parties:	N/R
R.P.D.:	Lot 2 SP120436
Area:	13.75 ha
Town Planning:	Rural
Remarks:	This is an irregular shaped Rural zoned lot with Vegetated creek frontages to the southern boundary. Parcel is severed by creeks and waterways providing waterholes for irrigation. Parcel is largely cleared to cultivation being former pineapple land. Sale comprises agricultural farmland. Property is suitable for farming, animal husbandry, (horses, cattle etc). Currently used for ginger crops, has two dams feeding irrigation to the property. Mountain views. Improvements include 2 farmhouses, and sheds of fair condition and presentation. Sheds are 144 m²and 475 m². Located 6 kilometres by road west of Beerwah
Analysis	Sale can be apportioned as: - Land $925,000 Improvements $250,000 Total $1,175,000 **Sale shows $67,272 ha TF&W**
Comparison:	Inferior on a pro-rata comparison. Slightly larger site overall. Inferior Overall

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6.4 Summary of Evidence/Application of Sales Evidence

The analysed sales evidence shows a range of values for established rural lifestyle and farm enterprises from $1,125,000 to around $2,250,000 with lifestyle influences and existing and potential rural pursuits.

The subject property is close the Glasshouse Mountains Village.

The enterprise is commercial in nature and provides income. The establishment works are completed.

There is an element of specialisation in the farm operation.

The quality of improvements is good and there are lifestyle benefits drawn from the property's location.

The Sales Evidence in my opinion supports a market value of x plant, machinery, and crop.

An acceptable range is

The nearby property at 21 Burns Road (Sale 3) was placed under contract in February 2019 for $1,450,000 after a formal marketing program.

The macadamia operation is more substantial than the orchard operations on some of the sale comparisons.

My analysis shows a land and improvement apportionment of

The in situ on farm value of plant and machinery i

The Walk-in - Walk out going concern value is

The Sale Price of the Property purchased as an Early Acquisition under the same scheme is: -

	Land and Improvements	Walk-in / Walk-out Going Concern
Land (12.16 ha) (As Developed)		
Improvements		
Trees -2044		
Plant and Machinery In Situ		
Total		

The tree value is about $100 / tree.

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6.5 Valuation Calculations

Classification

Total Area is 11.98 hectares

About 2.6 hectares is spare land.

The Dams occupy about 2.10 hectares.

About 1.2 hectares is the house site, curtilage , internal roads, and headlands.

About 3.35 hectares accommodates irrigated trellised passionfruit vines.

About 2.70 hectares is planted to

About 6,500 m² of existing

Original trees were planted over forty years ago with the most recent plantings being in the last few years. 375 grafted trees planted in November 2019.

There are 675 trees in total. About thirty (30) are outside the lot boundaries.

There are 2,389 producing vines including those on the Barrs Road South Road reserve – about 100 vines.

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Direct Comparison Approach Excluding Crop Plant and Machinery

Summation Exercise

Land

2.7	ha	Orchard Part Irrigated with trees of varying age and productive capacity	@	/ ha
3.40	ha	Trellised and Irrigated	@	/ ha
2.6	ha	Spare Land	@	/ ha
3.3	ha	House Site, Curtilage and Dams	@	/ ha
12.0		**Developed Orchard**		**Total Land**
11.98				**Say**

Improvements

House and Curtilage Site Improvements

Farm Structures

Water - Domestic

Subtotal Improvements

Land and Improvements

For Practical Valuation Purposes Adopt

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6.6 Goods and Services Tax (GST)

Market value is assessed on a Going Concern GST free basis.

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7.0 TITLE BOUNDARIES

A current survey has not been sighted. The Valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report and/or advice from a Registered Surveyor. If any encroachments are noted by the survey report the Valuer should be consulted to reassess any effect on the value stated in this Report.

8.0 LIMITATION

This Report is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to another party who may use or rely on the whole or any part of the content of this Valuation without the express written authority of the writer.

The Valuer that has produced this Report has no direct, indirect, or financial interests or otherwise in the property described in this Report.

9.0 RESUMPTION

"Please note that this Valuation is submitted on a "Without Prejudice" basis for the purpose of negotiating a compromise of the claim herein. The Valuer reserves the right to withdraw this Valuation in the event that a compromise is not reached and to prepare such further or other Valuation as he may see fit for use as evidence in any arbitration or court proceedings on the basis of such information or research as may become available at any future time."

10.0 DISTURBANCE

It is common in acquisitions such as the above, for reasonable Valuer, legal and professional costs incurred in the preparation of the compensation claim to be allowed.

These matters can be addressed at conference level with the dispossessed owner.

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11.0 VALUATION

The subject property has been inspected and all known factors and relevant details have been carefully considered.

It is the writer's considered opinion that the Market Value of the Rural Lifestyle Farm property at 21 Barrs Road Glasshouse Mountains as at the property described herein as at the 25th May 2020 is: -

1. Market Value Excluding Items of Disturbance
Going Concern GST Free
Land and Improvement

N/R

Valuer
Bernard J Duncan AAPI
Certified Practising Valuer
Registered Valuer No. 1454
Bernard J Duncan Valuer

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Annexures

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Annexure 1

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INTERNAL CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 12/05/2020 13:32 Title Reference: 17333080
Date Created: 31/05/1989

Previous Title: 16317004

REGISTERED OWNER

Dealing No: 704163998 10/07/2000

ESTATE AND LAND

Estate in Fee Simple

LOT 11 REGISTERED PLAN 222413
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16317004 (POR 779)

2. MORTGAGE No 704164001 10/07/2000 at 12:36
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959
Lodged at 12:36 on 10/07/2000 Recorded at 11:29 on 13/07/2000

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Annexure 2

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Site Report©

The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

If you are undertaking conveyancing, development or building certification, it is recommended that Council property searches are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.

Site Information

Change location

Property Address	21 Barrs Rd GLASS HOUSE MOUNTAINS QLD 4518
Lot Plan	11RP222413
Land Area	119800 SQ METRES
More Information	❯View in MyMaps. ❯View in Development.i. ❯View in SARA Mapping (External Site). ❯View in Google Street View (External Site).

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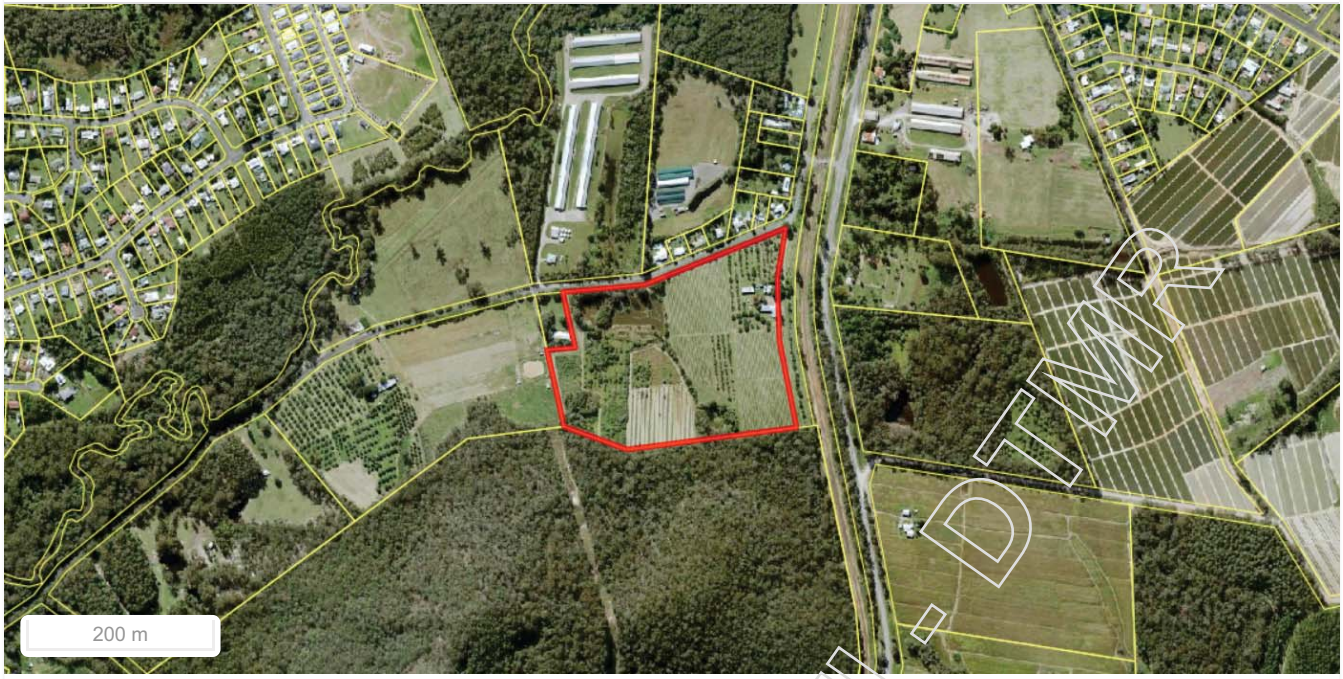
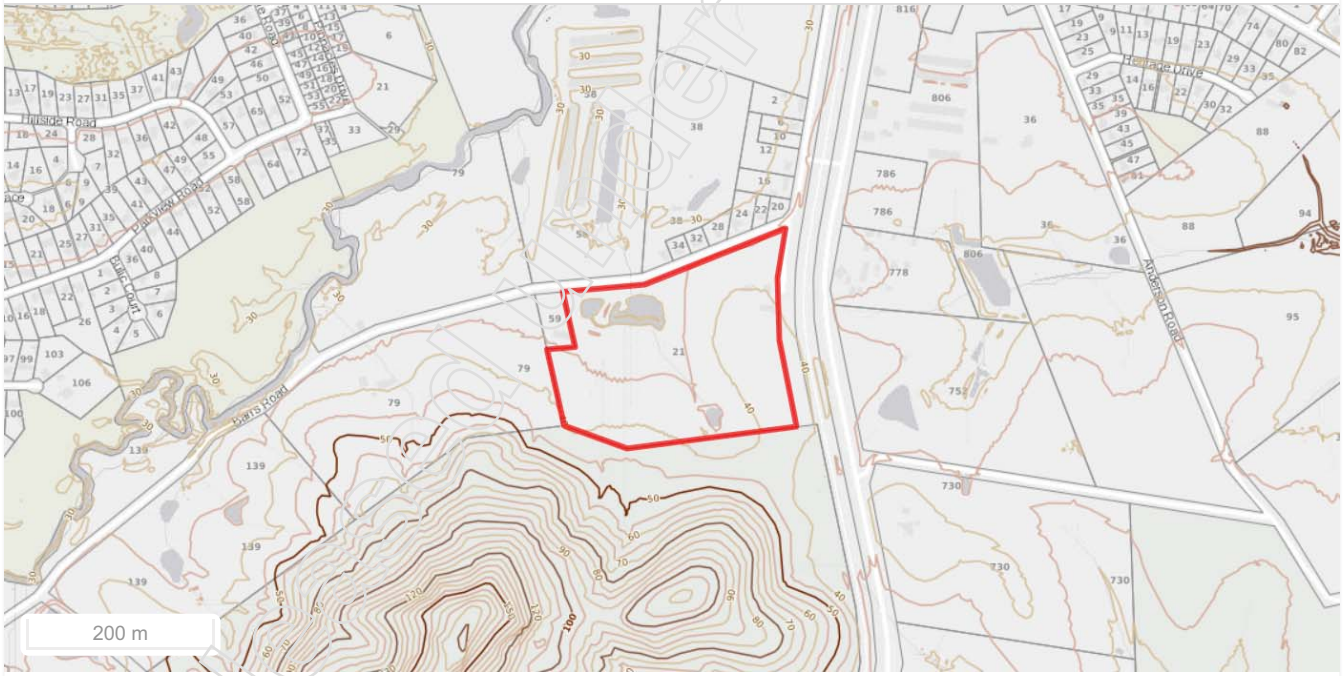
B. RTI-1301 Release TOTAL combined inlcuding Valuation Report portfolio file.pdf - Page Number: 190 of 208

Location Map



Land Details - SCC

Contour Map



Land Details - SCC

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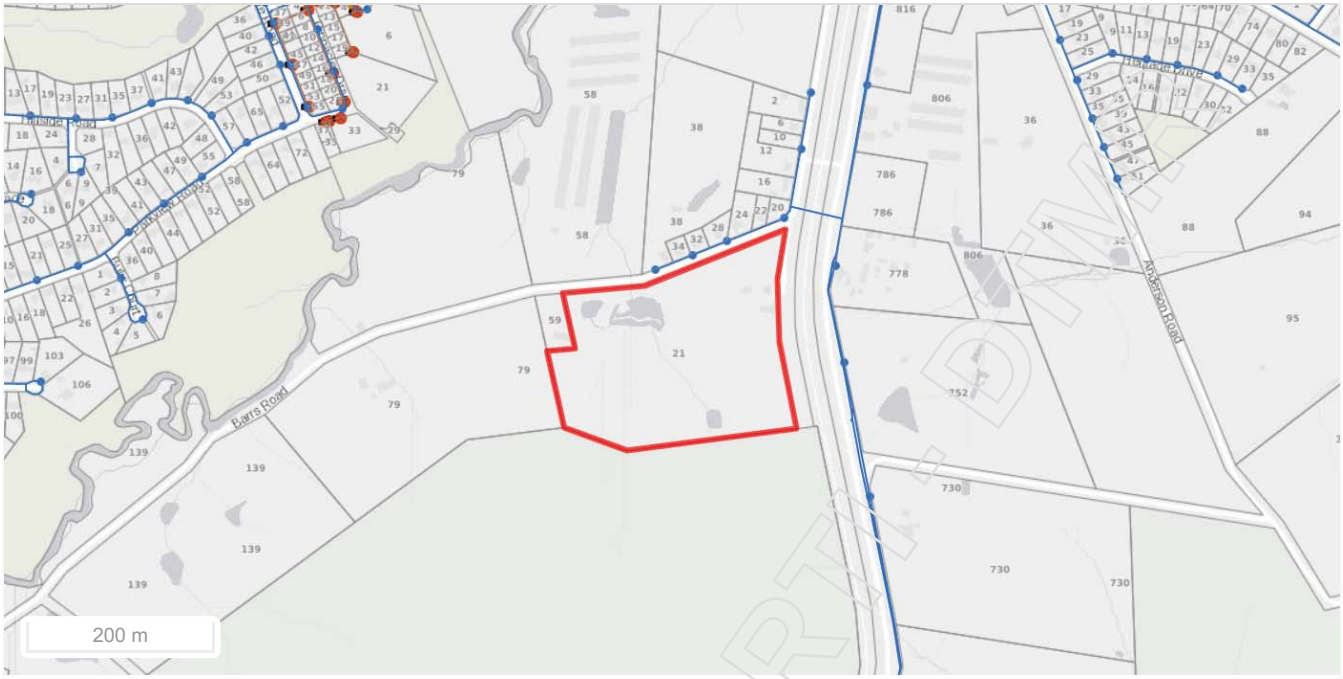
Water & Sewer Infrastructure Map

The following information has been provided and maintained by Unitywater. Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to Unitywater's Web Mapping Application for more information. Usage in agreement with © Unitywater 2017 terms and conditions.



- Land Details - SCC
- Water Main - Raw Water Main
- Water Main - Trunk Main
- Water Main - Reticulation Main
- Water Network Meter - Network Meter
- Water Hydrant - Bulk Supply Point
- Water Hydrant - Hydrant
- Sewer Manhole - Flume Pit
- Sewer Manhole - Maintenance Shaft
- Sewer Manhole - Manhole
- Sewer Manhole - Vacuum Collection Pit
- Sewer Gravity Main - Trunk Main
- Sewer Gravity Main - Reticulation Main
- Sewer Gravity Main - Overflow Main
- Sewer Gravity Main - Siphon Main
- Sewer Pressure Main - Pressure Sewer
- Sewer Pressure Main - Rising Main
- Sewer Pressure Main - Vacuum Main

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Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i.

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the Caloundra South Priority Development Area (Aura) and Maroochydore City Centre Priority Development Area. Visit the web links to get an overview of the approval process for these areas and how to get further information.

Lodged over current land parcel (Decided or Past):

- PC16/6385 - SWIMMING POOL - 21 Barrs Rd GLASS HOUSE MOUNTAINS - Mycert Building Certification Qld, Received: Thu Nov 03 2016

Other Approval Information

- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

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Sunshine Coast Planning Scheme 2014

Sunshine Coast Planning Scheme Map Tile:	❯48
Zones: View Tables of Assessment View Zone Codes	❯Rural Zone
Land Subject to Biodiversity, Waterways and Wetlands Overlay: View Tables of Assessment View Overlay Code	❯Stream Order 3 - 4 ❯Stream Order 1 - 2 ❯Native Vegetation Area ❯Riparian Protection Area
Land Subject to Bushfire Hazard Overlay: View Tables of Assessment View Overlay Code	❯High Bushfire Hazard Area Buffer ❯Medium Bushfire Hazard Area Buffer
Height of Buildings and Structures Overlay: View Tables of Assessment View Overlay Code	❯8.5 metres
Land Subject to Heritage and Character Areas Overlay: View Tables of Assessment View Overlay Code	❯State Heritage Place
Land Subject to Landslide Hazard and Steep Land Overlay: View Tables of Assessment View Overlay Code	❯Moderate Hazard Area ❯High Hazard Area
Land Subject to Regional Infrastructure Overlay: View Tables of Assessment View Overlay Code	❯Railway Corridor and Buffer ❯Major Road Corridor and Buffer
Land Subject to Scenic Amenity Overlay: View Tables of Assessment View Overlay Code	❯Regional Inter-Urban Break ❯Scenic Route

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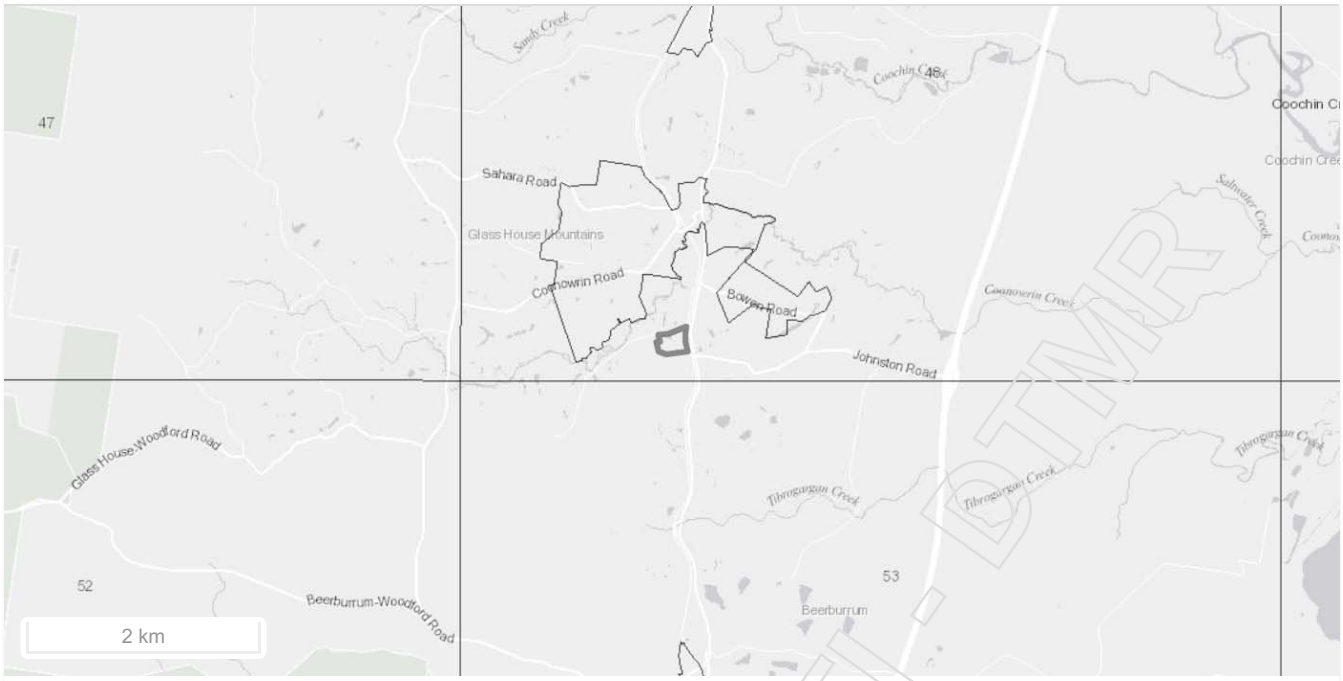
Sunshine Coast Planning Scheme Map Tile:



☐ Map Tiles

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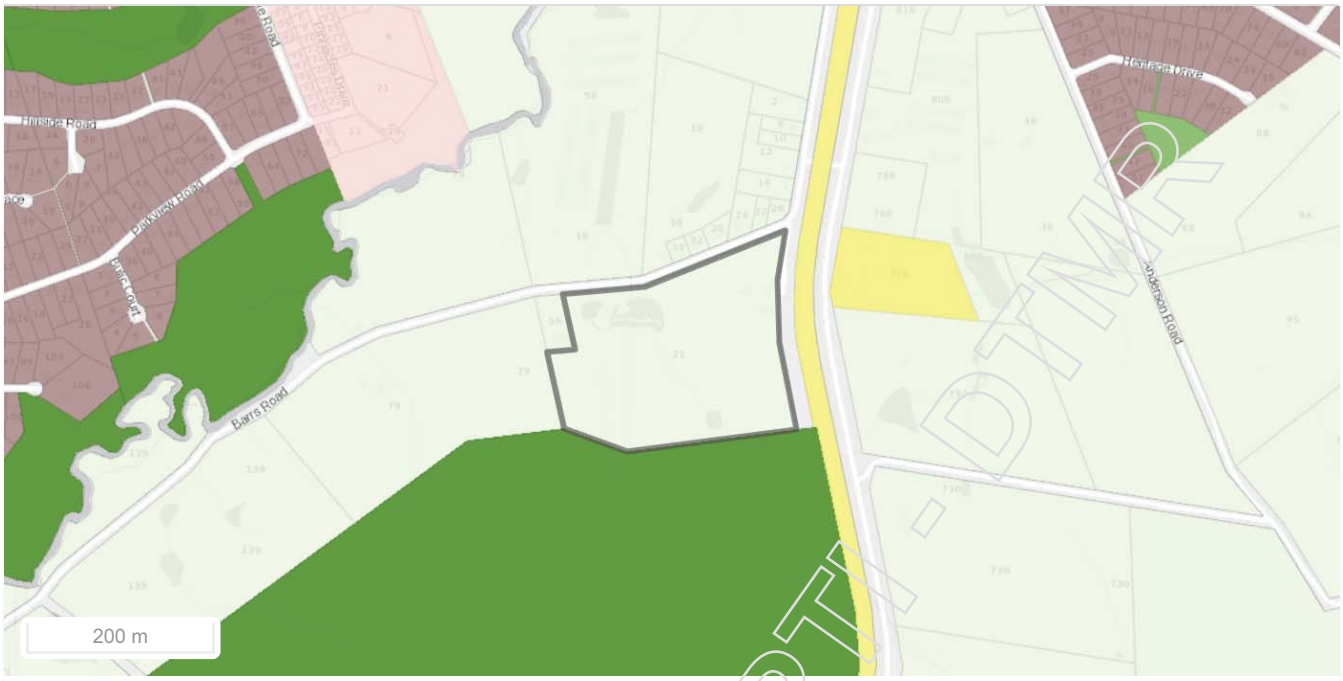
Zones:

View Tables of Assessment

View Zone Codes



- Low Density Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone
- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Sport and Recreation Zone
- Open Space Zone
- Environmental Management and Conservation Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

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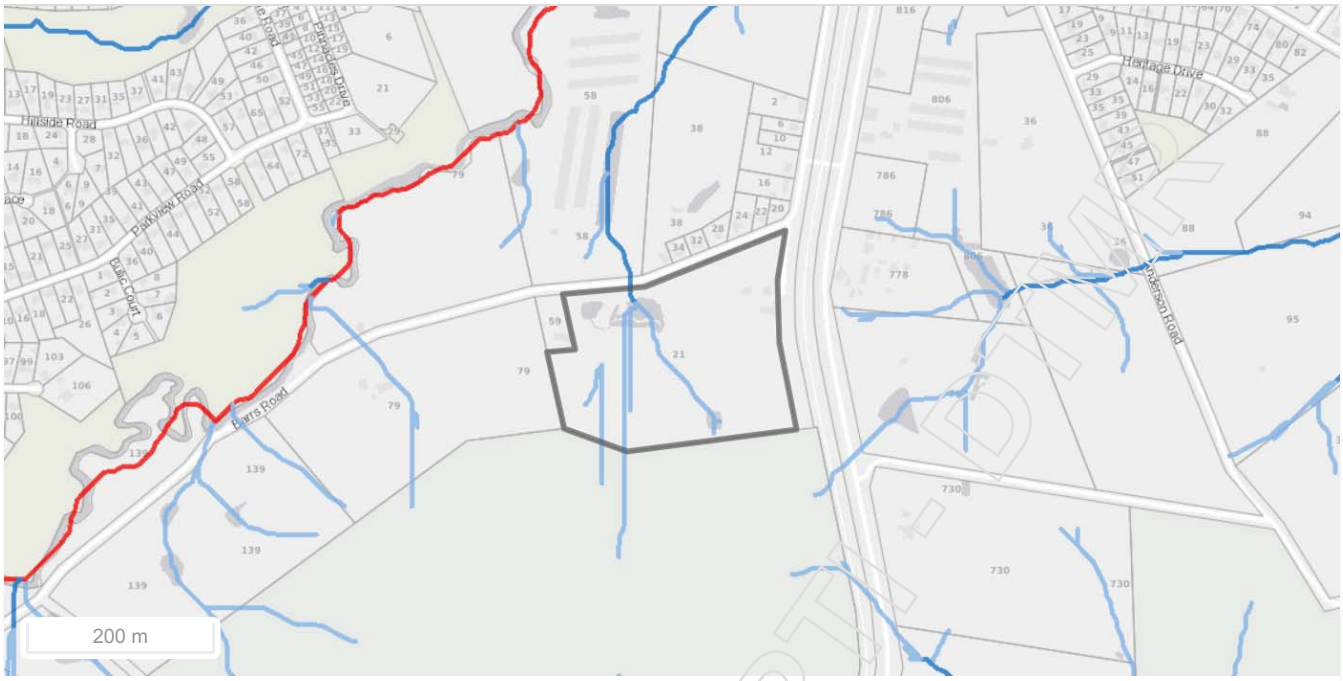
Land Subject to Biodiversity, Waterways and Wetlands Overlay:

View Tables of Assessment

View Overlay Code



Stream Order 1 - 2
Stream Order 3 - 4
Stream Order 5 and above

Land Subject to Biodiversity, Waterways and Wetlands Overlay:

View Tables of Assessment

View Overlay Code



Riparian Protection Area

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Land Subject to Biodiversity, Waterways and Wetlands Overlay:

View Tables of Assessment

View Overlay Code



Native Vegetation Area

Land Subject to Bushfire Hazard Overlay:

View Tables of Assessment

View Overlay Code



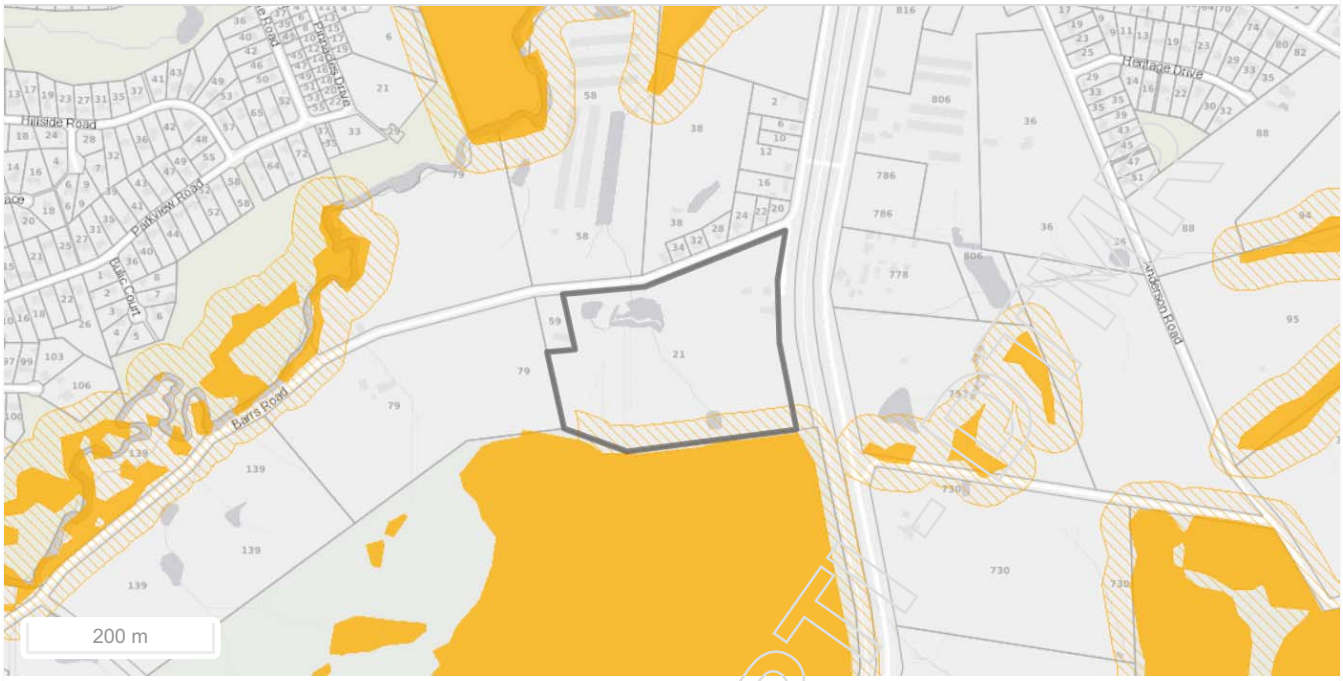
High Bushfire Hazard Area Buffer

Released under RTI-DTMR

Land Subject to Bushfire Hazard Overlay:

View Tables of Assessment

View Overlay Code



Medium Bushfire Hazard Area Buffer

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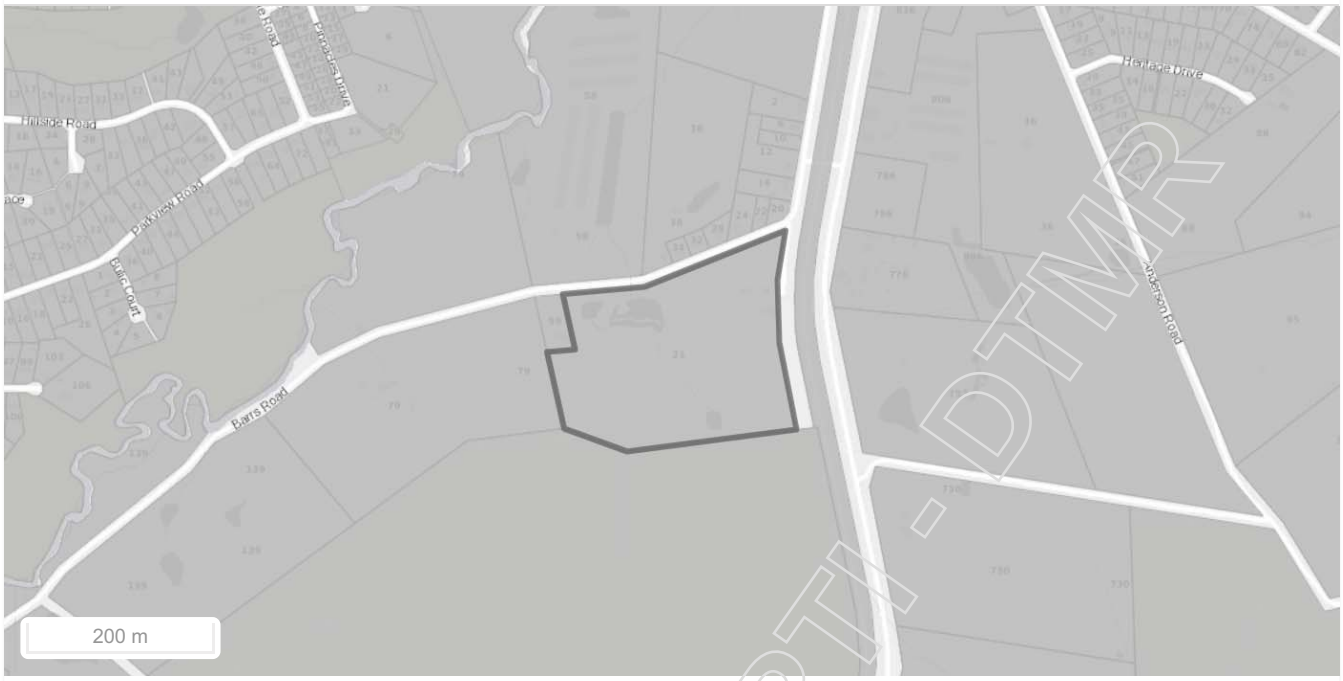
Height of Buildings and Structures Overlay:

View Tables of Assessment

View Overlay Code



- 8.5 metres
- 10 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres
- 40 metres
- 45 metres
- Unspecified maximum height

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Land Subject to Heritage and Character Areas Overlay:

View Tables of Assessment

View Overlay Code



State Heritage Place

Land Subject to Landslide Hazard and Steep Land Overlay:

View Tables of Assessment

View Overlay Code



Moderate Hazard Area

High Hazard Area

Very High Hazard Area

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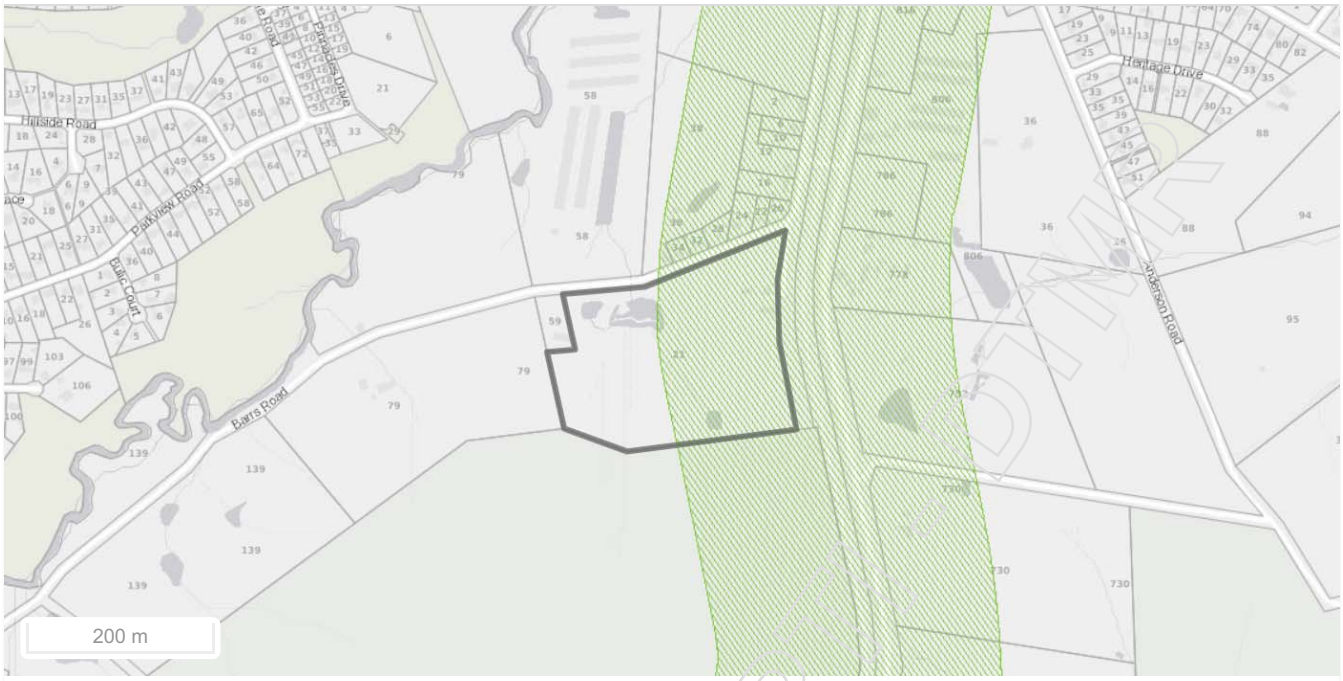
Land Subject to Regional Infrastructure Overlay:

View Tables of Assessment

View Overlay Code



Railway Corridor and Buffer

Land Subject to Regional Infrastructure Overlay:

View Tables of Assessment

View Overlay Code



Major Road Corridor and Buffer

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Land Subject to Scenic Amenity Overlay:

View Tables of Assessment

View Overlay Code



Scenic Route

Land Subject to Scenic Amenity Overlay:

View Tables of Assessment

View Overlay Code



Regional Inter-Urban Break

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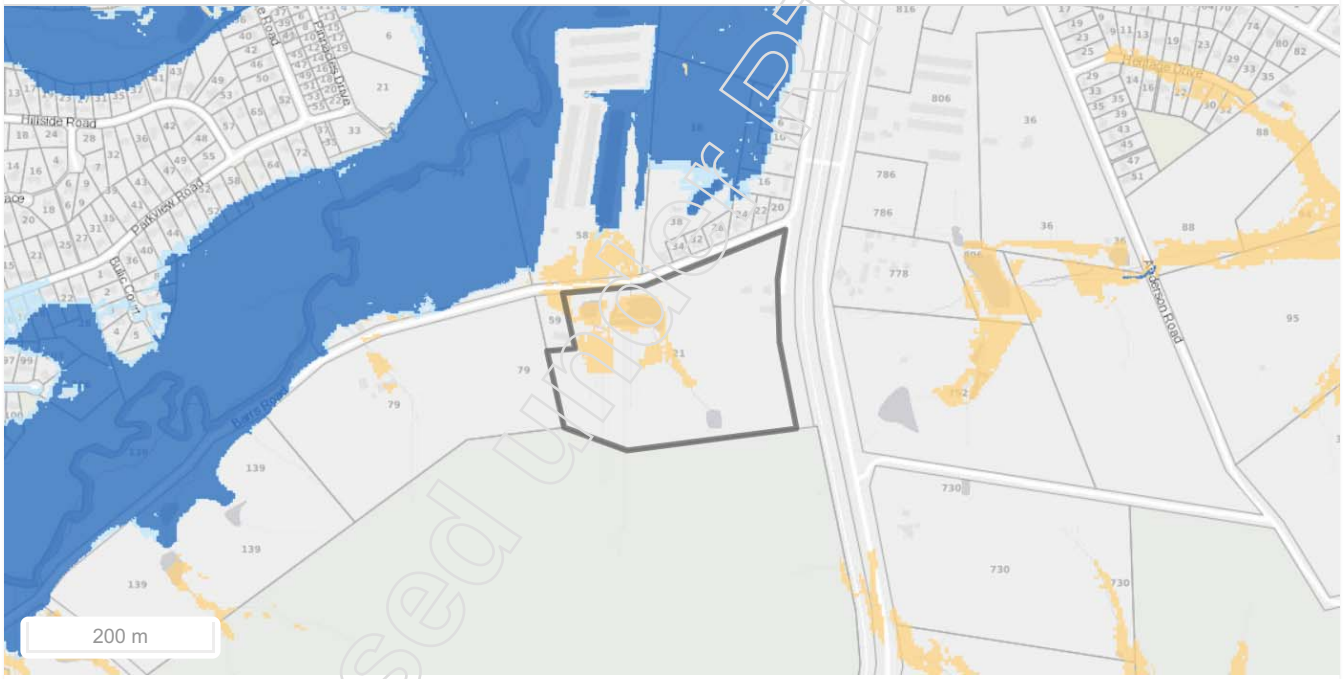
Additional Site Information

Flood Hazard Area/Defined Flood Extent	This map contains the most recent flooding information mapped by Sunshine Coast Council and differs from the Sunshine Coast Planning Scheme 2014, Flood Hazard Overlay. The information presented on this map is relevant to most general flood mapping enquiries, including those relating to flood insurance. Click here for more information. If you are undertaking conveyancing, development or building certification, it is recommended that you make application to Council for a flood information search. A Council flood information search provides detailed flood information that considers different mechanisms of flooding and specifies the freeboard required for determining a finished floor level. Flood mapping alone cannot provide all the information that is given on a flood information search.
Electoral Division	Division 1 Rick Baberowski

Flood Hazard Area/Defined Flood Extent



- Current Climate Riverine Flooding (Flood Modelling)
- Future Climate Riverine Flooding (Flood Modelling)
- Current Climate Local Flooding (Flood Modelling)
- Future Climate Local Flooding (Flood Modelling)
- Possible Flooding Beyond Model Boundaries
- Modified Flood Extent (Recent Development)

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Contact council

Council offices
General contacts
Councillor contacts
Development contacts

Site help & accessibility

Website support
Accessibility
A to Z listing

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Annexure 3

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QUEENSLAND GOVERNMENT

Our ref 495/10345
Your ref
Enquiries Ruth Holding

Department of Transport and Main Roads

12 May 2020

Bernard J Duncan Valuers
PO Box 8069
Maroochydore DC Qld 4558

Via emai N/R @bjdvaluers.com.au

Dear Sir

Sunshine Coast Region
Beerburrum to Nambour Rail Upgrade (B2N)
Property Address: 21 Barrs Road, Glass House Mountains
Owner:

The State of Queensland (represented by Department of Transport and Main Roads) ("the department") accepts your quote dated 12 May 2020 in relation to a valuation assessment required by the department for the proposed purchase of the above property described as Lot 11 on RP222413.

To assist the department in its negotiations, would you please provide an assessment of compensation for the acquisition of the abovementioned property based on present day market values. Your valuation must disregard any impacts the proposed scheme may have on the market value of the property.

Your assessment is to contain a full report and valuation, including a single page certificate of valuation that provides the property address, real property description, the area of land, date inspected, date valued and be appropriately signed. Please identify major inclusions such as bores, generators and pumps (make, capacity, serial number).

Please note this office requires that you forward your report and invoice via email to the address noted in the footer of this letter. Please DO NOT send any documentation via post.

A copy of the relevant title search and plan is **enclosed** for your information.

The department will forward you the Building Approval Report in due course, please advise on any discrepancies.

Department of Transport and Main Roads
Property Acquisitions and Disposals
GPO Box 1412, Brisbane Qld 4001
ABN 39 407 690 291

Telephone 07 3066 1266
Website www.tmr.qld.gov.au
Email ruth.m.holding@tmr.qld.gov.au

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I confirm the property is not listed on the heritage register nor on the contaminated land and environmental register.

This engagement is based on the terms and conditions of the Standing Offer Arrangement TMR09318.

The following documents constitute the entire contract between the customer and supplier. Any verbal agreements or other negotiations are specifically excluded unless reflected in the documentation:

- Standing Offer Arrangement Conditions Version 004 – dated 1July 2012, which can be located at:

https://intranet.tmr.qld.gov.au/corp/finance/procurement/Procurement%20Process%20Documentation/Standing%20Offer%20Arrangement%20Conditions%20of%20Offer.pdf#search=standing%20offer%20arrangement%20conditions%20version%20004

- Deed of Agreement terms and conditions
- This letter of engagement

Your assessment should reach this office as soon as possible.

When arranging the inspection or if you have any queries, please contact Ruth Holdings on 07 3066 1266.

Yours sincerely

N/R

Per Donna Brunello
Director (Property Acquisitions and Disposals)

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