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**FW: information for meeting your reference 3A040 46 Holzheimer**

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**From** [REDACTED] CTPI  
**Date** Fri 17/09/2021 17:13  
**To** LoganGoldCoastRail <LoganGoldCoastRail@tmr.qld.gov.au>  
**Cc** [REDACTED] CTPI

📎 2 attachments (8 MB)  
project overview .pdf; Delivery Status Notification (Failure);

Attention Tom and Karen,

I have resent the email as the email address noted for inquiries on the correspondence appears to be incorrect.

Regards,

[REDACTED]  
NR

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**From** [REDACTED] CTPI  
**Sent:** Friday, 17 September 2021 4:59 PM  
**To:** logangoldcoast@tmr.qld.gov.au  
**Cc:** [REDACTED] CTPI  
**Subject:** information for meeting your reference 3A040 46 Holzheimer

Attention Tom and Karen,

I have a meeting scheduled with you Monday morning at the Beenleigh library for 10.30 am to discuss the impact in relation to the correspondence received.

I expressed to Kyle today that we are looking for clear direct answers when we meet next Monday as we are not just a land owner but we are in the middle of undertaking a development and any adjustment to accommodate potentially required land will greatly affect the works and the programme. He confirmed that providing information to review beforehand would assist you in providing specific advise. He also confirmed you were the most appropriately qualified persons I can meet with to obtain clear answers. You will see by the information we have provided we need clear direct answers. If there is any reason clear direct answers cannot be provided please confirm this asap otherwise I will be attending with my project manager and recording the matters discussed.

I confirm the correspondence I received was collected on the 15<sup>th</sup> September 2021 and can provide confirmation of the same if requested.

I look forward to meeting and obtaining detailed information.

Regards,

[REDACTED]  
NR

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Released under RTI - DTMR

Extraordinary [REDACTED]

# 20 Dwelling development Bethania

46 Holzheimer Road Bethania

# Index

1. Executive summary
2. Principle
3. Utilization
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5. Project timeline
6. Annexures
  - A Concept plan
  - B Development approval
  - C House plans
  - D Civil works plans

## Executive summery

This site has been purchased for the purpose of subdividing and construction of 20 independent units. The owner of the property is a developer experienced with subdivision and construction. The project has Logan City council development approval is well underway with a program to lodge for operational works on 21.9.21.

Released under RTI - DPMR

## Site information

Address:	46 Holzheimer Road, Bethania 4205
Real Property Description:	Lot 2 on RP843919
Site Area:	5,225m <sup>2</sup> Area
Zoning Classification:	Low Density Residential (Small Lot)
Current Use	Vacant 4 Bedroom Lowset brick and tile residence, large shed

# Principle

I have been active in the building industry all my career and I have been instrumental with the construction or development of thousands of homes plus a number of commercial and industrial buildings.

[REDACTED]

CTPI

[REDACTED]

CTPI

# Utilization

The site was identified for its development potential and purchased in April 2021. Development Approval from Logan City Council was applied for and granted on the 4<sup>th</sup> of August 2021 for a One Lot into Ten Lot Reconfiguration with Community Title Scheme (CTS) and a Common Property central access driveway (RL/23/2021).

All ten Lots have been designed with a minimum size of 450m<sup>2</sup> to comply with Logan City Council requirements for Dual Occupancy (Auxiliary Units) Residences. Designs have been completed for a Dual Occupancy (Auxiliary Units) for each of the 10 Lots, to create a total of 20 dwellings. Each dwelling has either 2 or 3 bedrooms, 2 bathrooms, one single garage and one driveway car park. The designs have been tailored to suit the specialised rental market as outlined below. The intent is to construct all 20 dwellings.

# Business model

The intent is to rent all dwellings to seniors in Co-living arrangements. Each dwelling will be rented to Two single seniors as shared tenants under a standard residential tenancy agreement. The dwellings will be fully furnished apart from bedroom furnishings (provided by the tenant) with all utilities costs to be included within the rent.

Our research has identified this type of accommodation as an unfulfilled sector of the rental market whilst providing a social benefit. As older women are now recognised as the fastest growing group of homeless people in Australia, this will be our target demographic. We will be offering rental accommodation for those with little material assets whilst maintaining rental fees sustainable on a government pension. We have been consulting with an agency who specialises in this field.

The sites proximity and level pedestrian access to the Bethania Train Station and sounding services, plus the large numbers of other retirement type accommodation in Bethania has helped us confirm the sites suitability for this type of accommodation.

On one level this development could be viewed as 10 individual rental properties, however for us it is viewed as a specialised rental accommodation development, with a social conscience, managed more in line with a commercial venture.

## Project Time line

The business plan is to subdivide and complete construction as quickly as possible.

The property does not have any holding income and as such is a financial and risk liability until the new lots are titled.

The attached chart shows the development program.



## Annexures

- A Concept plan
- B Development approval
- C House plans
- D Civil works plans

A

Concept plan

Released under RTI - DTMR

Released under RTI - DTMR

B

Development approval

Released under RTI - DTMR



Enquiry Phone: Customer Service (07) 3412 5269  
Property Key: 305739  
Document Number: 14946888  
File Number: 1228634-1

150 Wembley Road  
Logan Central QLD 4114  
PO Box 3226 Logan City DC QLD 4114

4 August 2021

Council enquiries 07 3412 3412  
Email [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
Web [www.logan.qld.gov.au](http://www.logan.qld.gov.au)  
ABN 21 627 796 435

C/- Somerville Consultants  
PO Box 1198  
SPRINGWOOD QLD 4127

Dear Sir/Madam

**DECISION NOTICE - PLANNING ACT 2016**

**APPLICATION NUMBER** RL/23/2021  
**PROPERTY ADDRESS** 46 HOLZHEIMER ROAD, BETHANIA QLD 4205, 79  
CLEARWATER STREET, BETHANIA QLD 4205  
**PROPERTY DESCRIPTION** LOT 2 RP 843919, LOT 701 SP 290407  
**APPLICATION DESCRIPTION**  
• **RECONFIGURING A LOT - ONE LOT INTO TEN LOTS**

**1. DECISION**

The abovementioned development application was assessed and **approved** subject to conditions. The decision was made by Logan City Council as the Assessment Manager on **5 August 2021**.

**2. APPROVAL TYPE**

- Development Permit – Reconfiguring a lot

**3. CONDITIONS OF APPROVAL - ASSESSMENT MANAGER**

The Assessment Manager conditions are attached to this Decision Notice.

**4. REFERRAL AGENCIES**

The following were Referral Agencies applicable to this development application. If the Referral Agency has given conditions of approval or provided advice, it is listed below and is attached to this Decision Notice.

Referral Agency	Response
Department of State Development, Manufacturing, Infrastructure & Planning - State Assessment and Referral Agency	Conditions imposed.

**5. OTHER DEVELOPMENT PERMITS OR CERTIFICATES NECESSARY TO ALLOW THE DEVELOPMENT TO BE CARRIED OUT**

Operational Works

6. STATEMENT OF REASONS

<b>Description of the development</b>	The proposed development is for the Reconfiguring a Lot - Reconfiguring a Lot (One Lot into Ten Lots).	
<b>Assessment benchmarks</b>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• 8.2.1 Acid sulfate soils overlay code</li> <li>• 8.2.3 Bushfire hazard overlay code</li> <li>• 9.4.2 Filling and excavation code</li> <li>• 9.4.3 Infrastructure code</li> <li>• 9.4.4 Landscape code</li> <li>• 9.4.6 Reconfiguring a lot code</li> <li>• 9.4.7 Servicing, access and parking code</li> </ul>	
<b>Relevant matters</b>	Not applicable - code assessable.	
<b>Matters raised in submissions</b>	Not applicable - code assessable.	
<b>Reasons for decision</b>	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.	
	<b>Assessment benchmark</b>	<b>Reasons for the approval despite non-compliance with benchmark</b>
	Reconfiguring a lot code – AO3/PO3	<p>While rear lots are not intended in the Small lot precinct, the proposed development is deemed to comply with PO3. All lots are a minimum of 450m<sup>2</sup> in size which is well in excess of the minimum sizing requirements in the Small lot precinct, where a minimum lot size is not specified. Therefore, all lots a suitably sized to reasonably accommodate a residential dwelling in accordance with their intended use in the Low density residential zone. In terms of consistency with the intended character of the Small lot precinct, the proposed development will not inhibit the future built form from being characterised by dwelling houses in an urban landscape setting. The development has also provided 3 x visitor car parking spaces in parallel to the access driveway which is beyond the minimum requirements of the code, to ensure that all lots can be safely accessed and serviced being a large scale rear lot development.</p> <p>All lots are still able to be safely accessed and serviced despite the access arrangement being a CMS driveway in lieu of a dedicated road. The internal driveway will provide a minimum access width of 8m and minimum pavement width of 6m, which is consistent with that normally required for a rear lot development of this scale in any other zone. Establishment of a CMS will also ensure that the maintenance cost and</p>

		<p>burden of this road, is shared by all lots under a body corporate arrangement.</p> <p>The subject site is also relatively isolated and only one of two premises remaining along Holzheimer Road with development potential. Therefore, the delivery of a dedicated road is not necessary in order to facilitate connectivity to any other adjoining sites capable of being further developed in the future. The proposal will also serve as in-fill development on a site with a high level of accessibility to supporting infrastructure and services (i.e. Bethania train station, Bethania Waters Shopping Centre). On this basis, acceptance of rear lots in this instance will not set a precedence for rear lots in the Small lot precinct, nor rear lots below 600m<sup>2</sup> which is the smallest rear lot size prescribed in any other zone (i.e. Suburban precinct).</p>
<b>Matters prescribed by a regulation</b>	Not applicable.	

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Logan City Council Planning and Development Online website at: <https://devet.loganhub.com.au> When accessing Council's website please use the following Application Number: RL/23/2021

**7. CURRENCY PERIOD**

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of 4 years.

**8. RIGHTS OF APPEAL**

This Decision Notice may be appealed in accordance with the following sections of the *Planning Act 2016*:

- Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- Schedule 1 (Appeals).

**Appeals to the Planning and Environment Court**

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>

For further information about this application please contact the Assessment Manager Joel Millican on (07) 3412 5792 or via email to [joelmillican@logan.qld.gov.au](mailto:joelmillican@logan.qld.gov.au)

Yours faithfully,

Tonia Plai  
Senior Planning Officer  
Planning Assessment & Technical Services

Cc: [SEQSouthPlanning@dsdilgp.qld.gov.au](mailto:SEQSouthPlanning@dsdilgp.qld.gov.au)

C

House plans

Released under RTI - DTMR

Released under RTI - DTMR

D

Civil works plans

Released under RTI - DTMR

Released under RTI - DTMR

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**RE: LGCFR minutes**

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From LoganGoldCoastRail <LoganGoldCoastRail@tmr.qld.gov.au>

Date Tue 05/10/2021 13:06

To [REDACTED] CTPI

1 attachment (88 KB)

Extraordinary Hobbs minutes 23.09.21.pdf;

Hi [REDACTED]

I have attached an amended copy of the meeting minutes with most of your requests included. Please note a few adjustments:

- I did not include "TMR could not confirm that there is a definite need for the area in question as there are a lot of stages to the process plus there are many parties/agencies involved." As this repeats what is stated in the first point.
- I adjusted your point around Early Acquisition, funding is available and we are accepting Early Acquisition Applications. We would be happy to arrange a phone call meeting with a property officer if you would like.
- Lastly we advised during the meeting that designs were not available as we are yet to complete detailed design of the project. There was no specific mention of CAD drawings during the meeting.
- More detail was added around our original point regarding corridor width.

Please let us know if you would like to arrange a meeting with one of our property officers. We have sent off your designs to our engineers and council and are awaiting advice.

Thank you

Logan and Gold Coast Faster Rail  
Department of Transport and Main Roads  
Mary Street | Brisbane Qld 4000  
GPO Box 213 | Brisbane Qld 4001  
P: 1800 957 066  
E: [Logangoldcoastrail@tmr.qld.gov.au](mailto:Logangoldcoastrail@tmr.qld.gov.au)  
W: [www.tmr.qld.gov.au/logangoldcoastrail](http://www.tmr.qld.gov.au/logangoldcoastrail)

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From: [REDACTED] CTPI

Sent: Thursday, 30 September 2021 6:37 PM

To: LoganGoldCoastRail <LoganGoldCoastRail@tmr.qld.gov.au>

Subject: RE: LGCFR minutes

Hello,

Thank you for a copy of the minutes. There are a number of items I request to be added to the minutes. Can you please include these items and provide updated minutes.

- TMR could not confirm the future width or location of land of interest as it is subject to detailed design.

- TMR could not confirm if the width of a future access way that would be a council asset (if needed) would be determined by TMR or Logan City Council standards.
- TMR could not confirm that there is a definite need for the area in question as there are a lot of stages to the process plus there are many parties/agencies involved.
- TMR confirmed they are not in the position to discuss early acquisition at this point as there are no funding to do so. TMR could only touch on the generic process of early acquisition as there was no one present from the acquisition team.
- TMR had information provided by the land owner that they were in the process of developing and a time line programme had been received. TMR could not provide instructions on the direction the land owner should take at this point as it is too early in the process to advise.
- The land owner confirmed they had requested detailed drawings (of the land noted in question) in the previous meeting and they still have not been provided. The land owner requested the plans to ideally be provided in auto cad format.
- The land owner confirmed they sent a detailed email to the previous team and TMR confirmed it had been received.

Regards,

NR

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**From:** LoganGoldCoastRail [<mailto:LoganGoldCoastRail@tmr.qld.gov.au>]

**Sent:** Tuesday, 28 September 2021 1:01 PM

**To:** [REDACTED] CTPI [REDACTED] CTPI

**Subject:** LGCFR minutes

Hi [REDACTED] and [REDACTED] CTPI

Please see the attached minutes from our meeting on Thursday. Please let me know if you have any comments or adjustments.

Thank you

Logan and Gold Coast Faster Rail  
Department of Transport and Main Roads  
Mary Street | Brisbane Qld 4000  
GPO Box 213 | Brisbane Qld 4001  
P: 1800 957 066  
E: [Logangoldcoastrail@tmr.qld.gov.au](mailto:Logangoldcoastrail@tmr.qld.gov.au)  
W: [www.tmr.qld.gov.au/logangoldcoastrail](http://www.tmr.qld.gov.au/logangoldcoastrail)

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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.*

Released under RTI - DTMR

# Logan and Gold Coast Faster Rail

Date	Thursday 23 September 2021
Time	1:00pm – 1:40pm
Venue	61 Mary Street Brisbane, TMR Office
Property address	46 Holzheimer Road, Bethania
Owner/representative	██████████ and CTPI
Project team members	Tom R, Ferdi J, Jock L and Navjeet K

- TMR confirmed that the impacted property map identified the land requirement for the property. However, this land requirement could be refined/amended as it is subject to detailed design.
- TMR took an action to confirm TMR/Logan City Council standards for the width of a future access.
- Discussion around the local hydrology and history that caused the flooding of houses, resulting in the rail authority to provide deep culverts.
- TMR stated they have not finalised the access arrangements for the neighbouring rural properties.
- ██████████ asked what the width of the corridor was, TMR stated that the corridor needs to be wide enough to include the four tracks, stations, ancillary support infrastructure and an active transport corridor. The width of the corridor therefore differs at various points due to the corridor curves and lay of the land.
- Discussions around the appropriate planning guidelines and an acknowledgment in the differences between state and local policies. TMR stated that they would design the access in keeping with their policies, however, understand that ultimately the road will transfer back to council authority.
- Discussion on the project timeframes and decisions making processes to take place which will determine when acquisition may be required.
- Discussion around options for noise mitigation options. It was agreed that the differences in timing between projects made this difficult to plan together.
- TMR stated that detailed design had still not taken place and they could not provide specific details around 46 Holzheimer Road at this stage. TMR stated that the current design was to accommodate the single dwelling on the property.
- CTPI discussed two possible options Extraordinary Hobbs can undertake. They can continue with the current 10 lot development and in which TMR would acquire the whole of lot 1 if the project proceeds. The second option is to amend their DA to reduce the size of lot 1 which would enable TMR to only acquire the land they require.

- TMR stated that if the second option was chosen, [REDACTED] would not be compensated for the whole of lot 1, only the land required.
- A brief overview of the Early Acquisition Policy was stated.
- TMR confirmed they are in a position to discuss early acquisition at this point as there is funding to do so. TMR outlined the generic process of early acquisition as TMR property officers were unable to attend the meeting/ A follow-up phone call with a TMR property officer can be arranged if request.
- TMR had information provided by the landowner that they were in the process of developing the land and a timeline programme had been received. TMR could not provide instructions on the direction the landowner should take at this point as it is too early in the process to advise.
- The landowner confirmed they had requested detailed drawings (of the land noted in question) in the previous meeting and they still have not been provided. TMR advised that detailed drawings are not available at this stage as they are still yet to undertake detailed design.
- The landowner confirmed they sent a detailed email to the previous team and TMR confirmed it had been received.

**Action:**

- [REDACTED] to email proposed access designs for TMR to pass on to for advice from council and design engineers.
- TMR to continue discussions as necessary with [REDACTED] to support their property developments design.
- TMR to send through minutes.



15 February 2023

[REDACTED]  
CTPI

Emailed to: [REDACTED] CTPI

**Project:** Logan and Gold Coast Faster Rail Project (LGC)  
**Lot/RP Details:** 1/SP331056  
**Property Address:** Lot 1/46 Holzheimer Road Bethania, QLD, 4205

Dear [REDACTED]

Thank you for your email of 20 December 2022 regarding the purchase of the above property.

I can confirm that after considering your request the Department of Transport and Main Roads (TMR) is willing to progress negotiation to acquire your property by a Resumption Agreement. The term 'by a Resumption Agreement' means that TMR and the owner are required to reach an agreement on the property purchase price and settlement package for the two properties. Please be aware that the process is not binding on either party until both parties have agreed on a price and have signed the Resumption Agreement documentation.

If the owner and TMR cannot reach an agreement on the purchase price for the properties in a reasonable time, TMR will put the negotiations on hold. Should this occur, TMR may not be willing to recommence negotiations until the construction of the LGC Project becomes imminent. At this stage, TMR would attempt to acquire the property through a formal resumption process.

A TMR Property Officer from our Property Acquisition & Disposals Unit will be in contact with you shortly to commence the process outlined above.

If you have any further enquiries on this matter, please contact the LGC Project Team on telephone number 1800 957 066.

[REDACTED]  
NR

Elizabeth Schofield  
**Director (Logan and Gold Coast Faster Rail Project)**  
**Department of Transport and Main Roads**



18 OCTOBER 2023

Department of  
Transport and Main Roads

Body Corporate for Holzheimer Road  
46 Holzheimer Road  
Bethania QLD 4205

Dear Body Corporate

**Logan and Gold Coast Faster Rail project – important information about your property at 10/SP331056 9/SP331056 & 2/SP331056, 46 Holzheimer Road**

The Australian and Queensland governments are planning the Logan and Gold Coast Faster Rail (LGC) project, to improve rail services between Brisbane, Logan and the Gold Coast.

Located along a 20-kilometre rail corridor between Kuraby and Beenleigh, the project will connect growing communities with more frequent and reliable train services. The project scope includes duplicating the corridor from two to four tracks, upgrading stations, and removing open level crossings.

This will provide many benefits including improved accessibility at stations, safer connections across the rail corridor for the community and improved active transport facilities for pedestrians and cyclists.

Since the project was announced in August 2021 and the draft design was released, the Department of Transport and Main Roads (TMR) has been refining the design with feedback from community and stakeholder consultation and findings from site investigations.

Through this design refinement process, TMR has identified that your property will be impacted by the LGC project. Please find enclosed a map that shows the approximate location of these impacts.

TMR understands that property impacts can cause uncertainty for owners and tenants, and we are committed to ensuring you are supported and understand what to expect throughout this process.

TMR representatives would like to meet with you at your earliest convenience to discuss what this property impact means for you, and to answer any questions you might have. To arrange a meeting, please contact the LGC project team by emailing [LoganGoldCoastRail@tmr.qld.gov.au](mailto:LoganGoldCoastRail@tmr.qld.gov.au) or by phoning 1800 957 066 (Monday to Friday, 9am to 5pm).

Telephone +61 7 1800 957 066  
Website [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)  
Email [logangoldcoastrail@tmr.qld.gov.au](mailto:logangoldcoastrail@tmr.qld.gov.au)  
ABN 39 407 690 291

A Property Liaison Officer is also available to provide support to you and access to free counselling services should you require this, and can be contacted at the project phone number provided.

Please do not hesitate to contact the LGC project team for further information. You can also visit the project website at [tmr.qld.gov.au/logangoldcoastrail](http://tmr.qld.gov.au/logangoldcoastrail) to find out more about the project.

Yours sincerely

Elizabeth Schofield  
Project Director (Logan and Gold Coast Faster Rail)  
Department of Transport and Main Roads

Enc (4)





Released under RTI - DTMR

# Logan to Gold Coast Faster Rail Corridor Update October 2023

Property information  
Lot: 2SP331056

Owner: [REDACTED]  
Address: 46 HOLZHEIMER RD, BETHANIA  
Approximate existing area(m<sup>2</sup>): 449.743  
Approximate area potentially required(m<sup>2</sup>): 449.743  
Percentage of land required: 100.00%

### Legend

- Proposed corridor 
- Potential land requirement 
- Land currently not required 
- Cadastral boundaries 



**DRAFT**

NOTE  
Property detail information extracted from Digital Cadastral DataBase  
Property address information extracted from RP Data  
Owner information extracted from RP Data

October 2023

NOTE  
Dimensions are approximate and give an indication of future requirements for transport purposes.  
THIS IS NOT AN ACQUISITION NOTICE







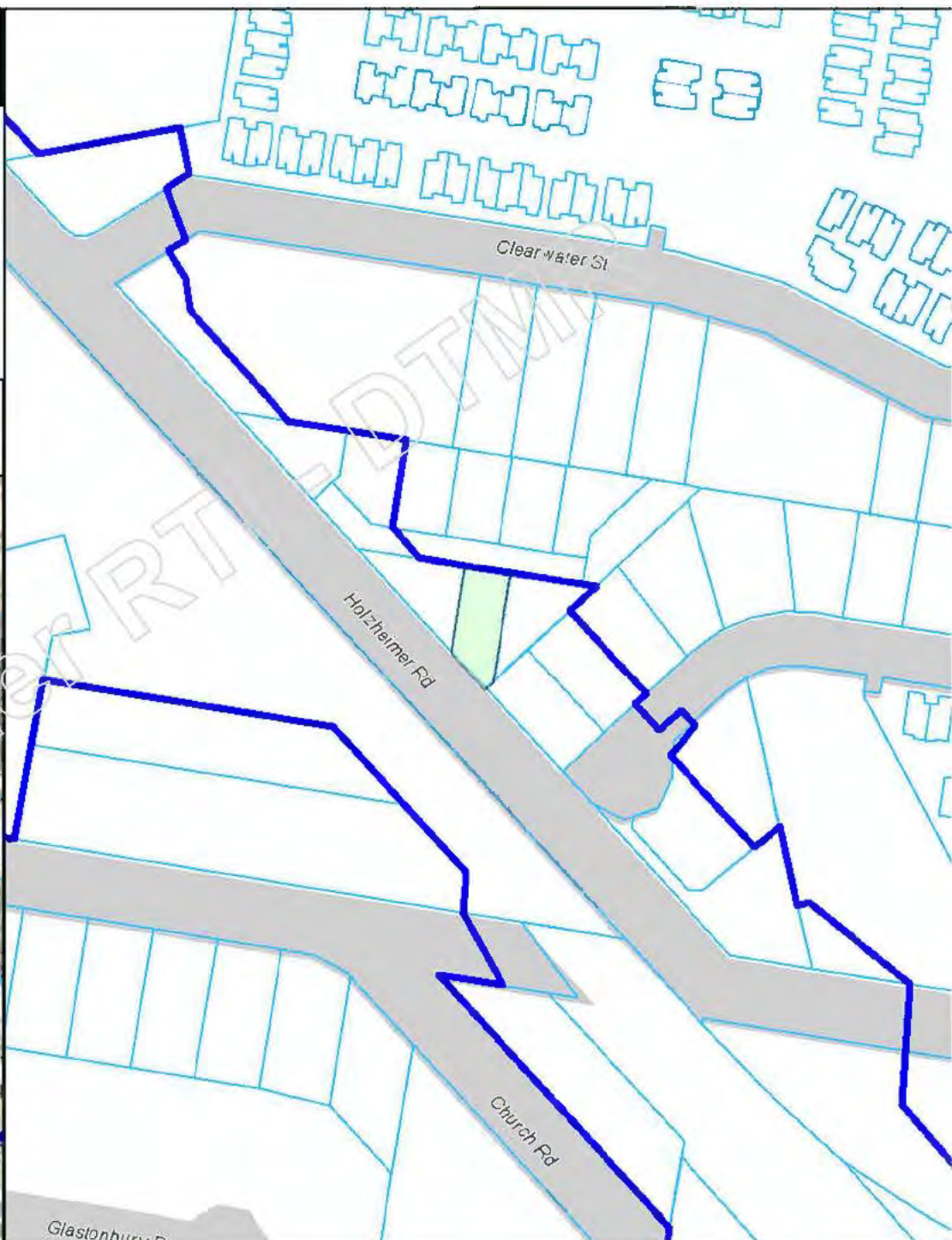
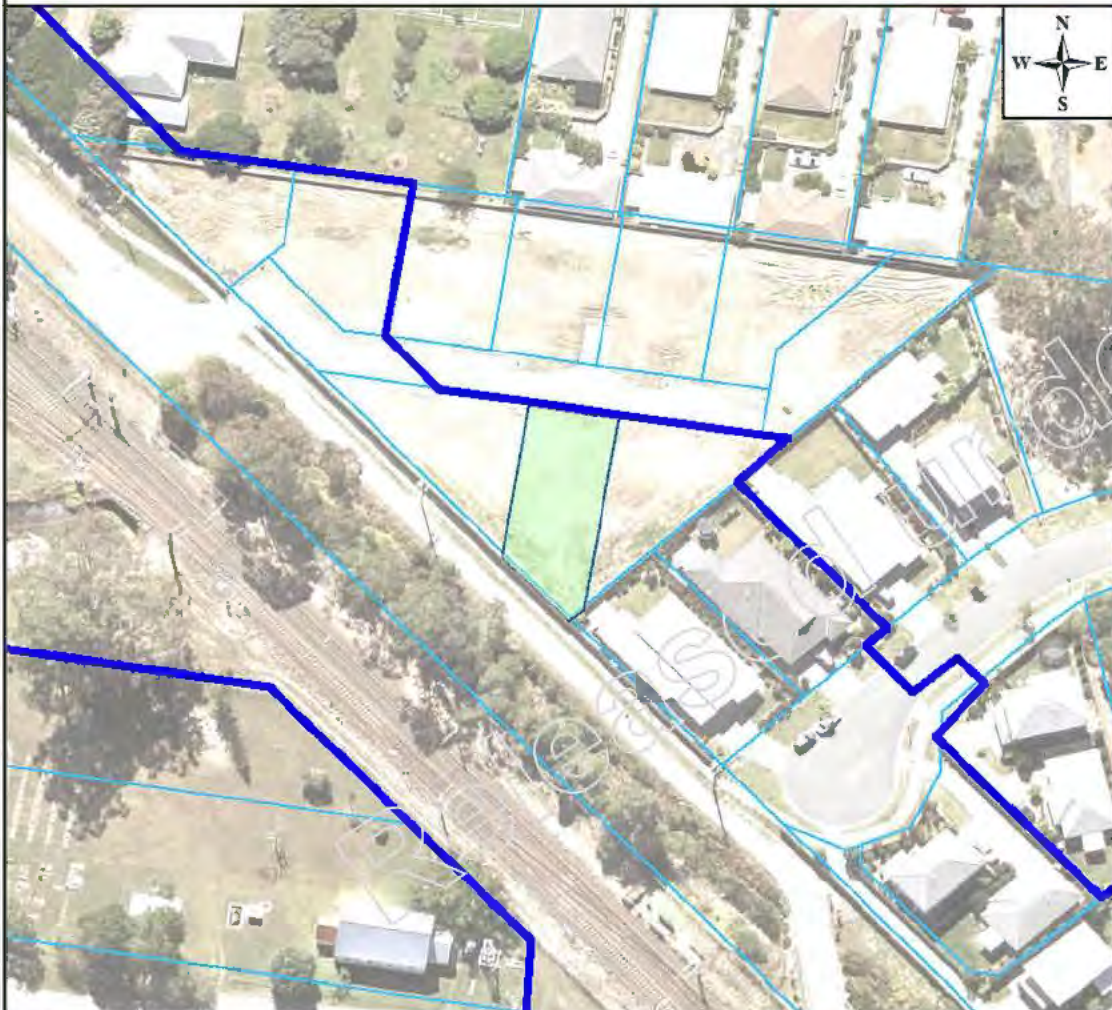
# Logan to Gold Coast Faster Rail Corridor Update October 2023

Property information  
Lot: 9SP331056

Owner: [REDACTED]  
Address: 46 HOLZHEIMER RD, BETHANIA  
Approximate existing area(m<sup>2</sup>): 451.827  
Approximate area potentially required(m<sup>2</sup>): 451.827  
Percentage of land required: 100.00%

**Legend**

- Proposed corridor 
- Potential land requirement 
- Land currently not required 
- Cadastral boundaries 



**DRAFT**

NOTE  
Property detail information extracted from Digital Cadastral DataBase  
Property address information extracted from RP Data  
Owner information extracted from RP Data

October 2023

NOTE  
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THIS IS NOT AN ACQUISITION NOTICE







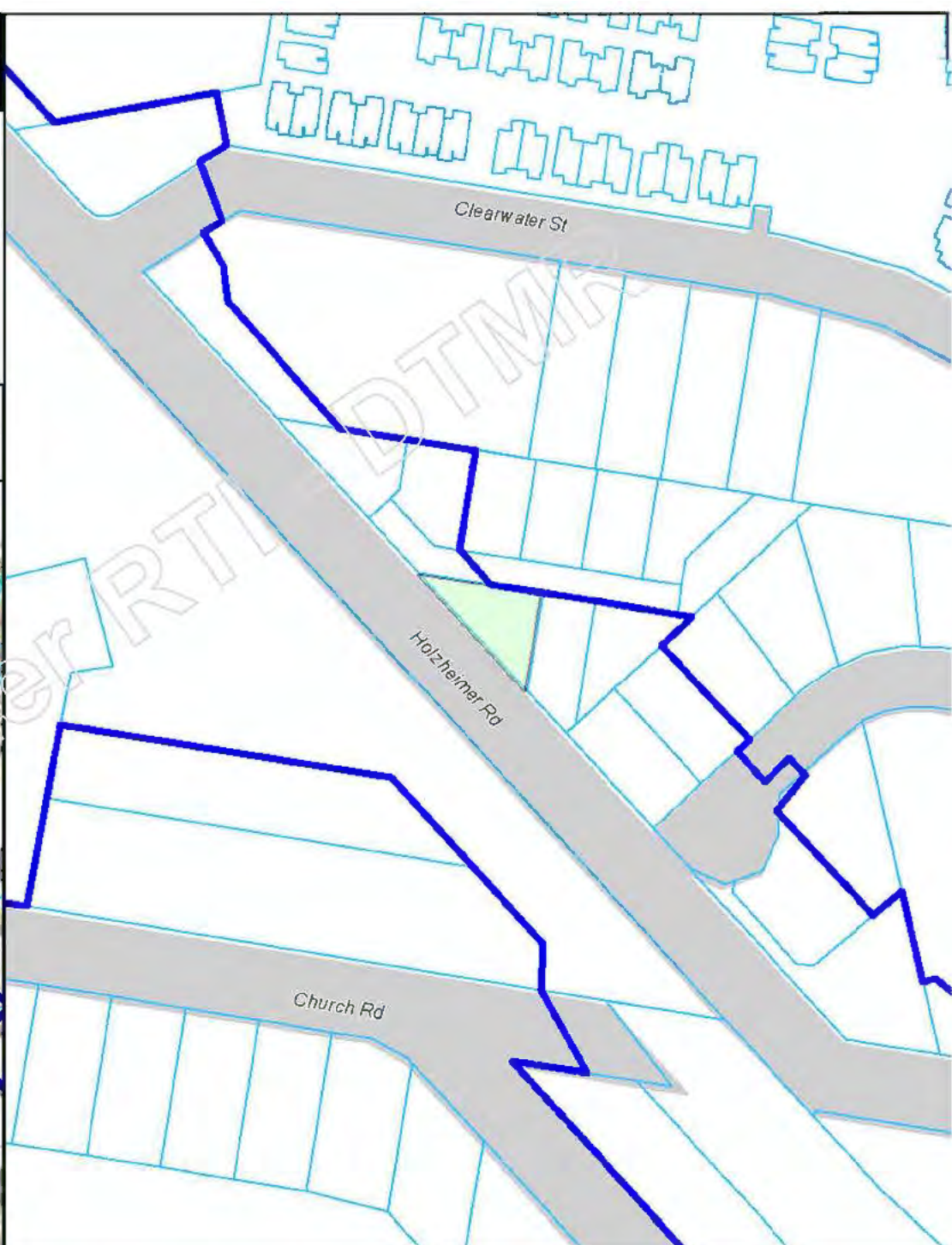
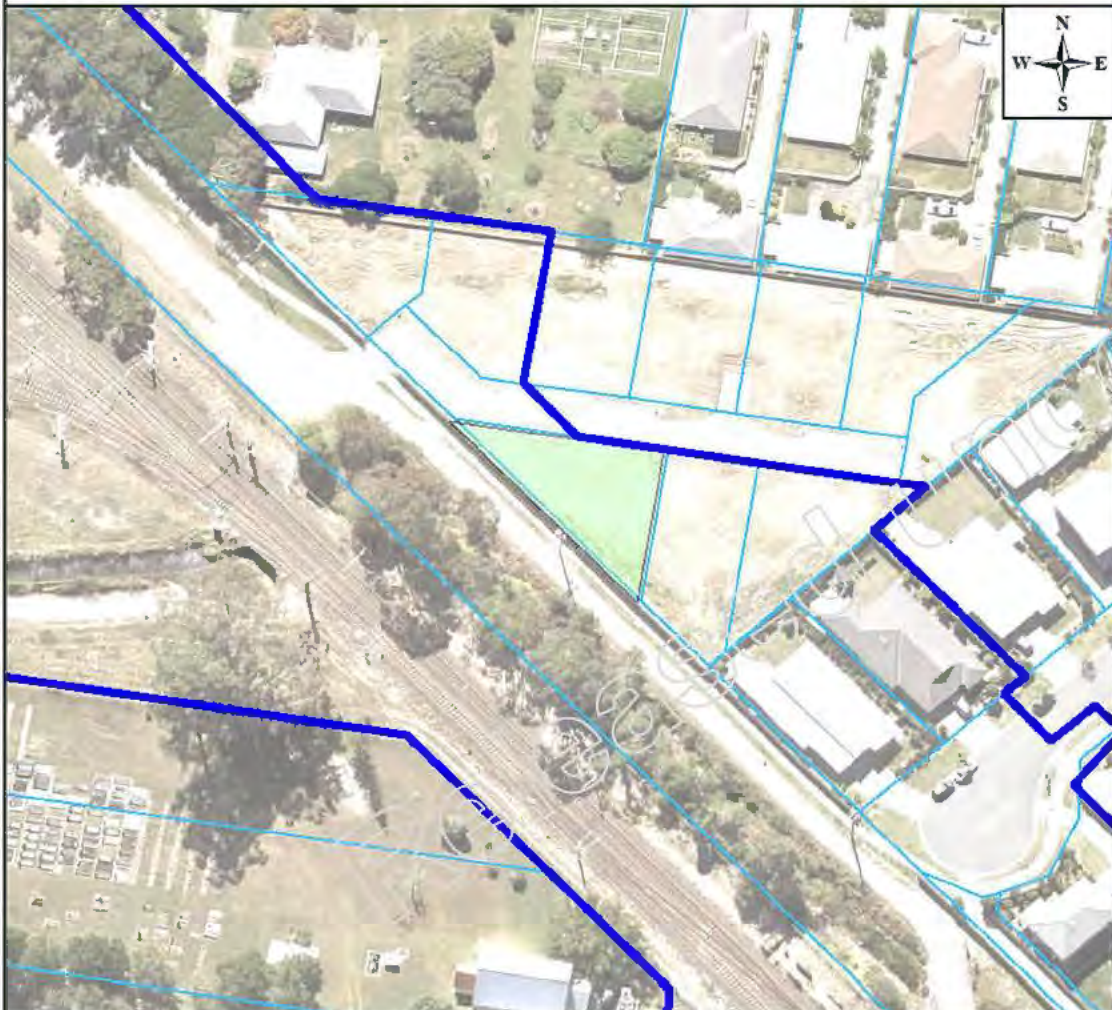
# Logan to Gold Coast Faster Rail Corridor Update October 2023

Property information  
Lot: 10SP331056

Owner: [REDACTED]  
Address: 46 HOLZHEIMER RD, BETHANIA  
Approximate existing area(m<sup>2</sup>): 451.658  
Approximate area potentially required(m<sup>2</sup>): 451.658  
Percentage of land required: 100.00%

**Legend**

- Proposed corridor 
- Potential land requirement 
- Land currently not required 
- Cadastral boundaries 



**DRAFT**

NOTE  
Property detail information extracted from Digital Cadastral DataBase  
Property address information extracted from RP Data  
Owner information extracted from RP Data

October 2023

NOTE  
Dimensions are approximate and give an indication of future requirements for transport purposes.  
THIS IS NOT AN ACQUISITION NOTICE



## Ruth M Holding

---

**From:** Robert D Mills  
**Sent:** Monday, 19 June 2023 12:53 PM  
**To:** Ruth M Holding  
**Subject:** FW: 5/46 Holzheimer Rd Bethania Listed for sale

Kind regards

**Rob Mills**

Area Manager | Special Projects Team (Property)  
**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 6598  
[robert.d.mills@tmr.qld.gov.au](mailto:robert.d.mills@tmr.qld.gov.au)  
[www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

[For useful information visit Property Acquisitions & Disposals SharePoint](#)

---

**From:** David F Livingstone <David.Livingstone@translink.com.au>  
**Sent:** Monday, 19 June 2023 12:45 PM  
**To:** Robert D Mills <Robert.D.Mills@tmr.qld.gov.au>  
**Cc:** Navjeet Kaur <Navjeet.KAUR@translink.com.au>; John Z Sturgeon <John.Sturgeon@translink.com.au>; Sam Z Bartolo <Sam.Bartolo@translink.com.au>; Steven R Bailey <Steven.Bailey@translink.com.au>; Jock Z Lucas <Jock.Lucas@translink.com.au>  
**Subject:** 5/46 Holzheimer Rd Bethania Listed for sale

Afternoon Rob.

Jock and I have noticed that the first of the house and auxiliary units at 46 Holzheimer Rd has hit the market, being Lot 5, with a list price of \$830,000. This is not one of the affected dwellings within the subdivision.

Completion of this dwelling is advertised for early August 2023.

We will continue to monitor the development for any further listings.





Thanks.

**David Livingstone**  
 Senior Property Advisor | Logan and Gold Coast Faster Rail  
 Translink Division | Department of Transport and Main Roads  
 Floor 3 | 61 Mary Street | Brisbane Qld 4000

GPO Box 50 | Brisbane Qld 4001  
(07) 3066 1639 | M:   
[david.livingstone@translink.com.au](mailto:david.livingstone@translink.com.au)  
[translink.com.au](http://translink.com.au) | [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)



Released under RTI - DTMR

## Ruth M Holding

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**From:** Robert D Mills  
**Sent:** Wednesday, 23 August 2023 9:31 AM  
**To:** Ruth M Holding  
**Subject:** FW: Images of 46 Holzheimers Road Bethania taken 22/08/23

Kind regards

**Rob Mills**

Area Manager | Special Projects Team (Property)  
**Portfolio Investment and Programming Branch** | Policy, Planning and Investment Division  
Department of Transport and Main Roads

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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 6598  
[robert.d.mills@tmr.qld.gov.au](mailto:robert.d.mills@tmr.qld.gov.au)  
[www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)

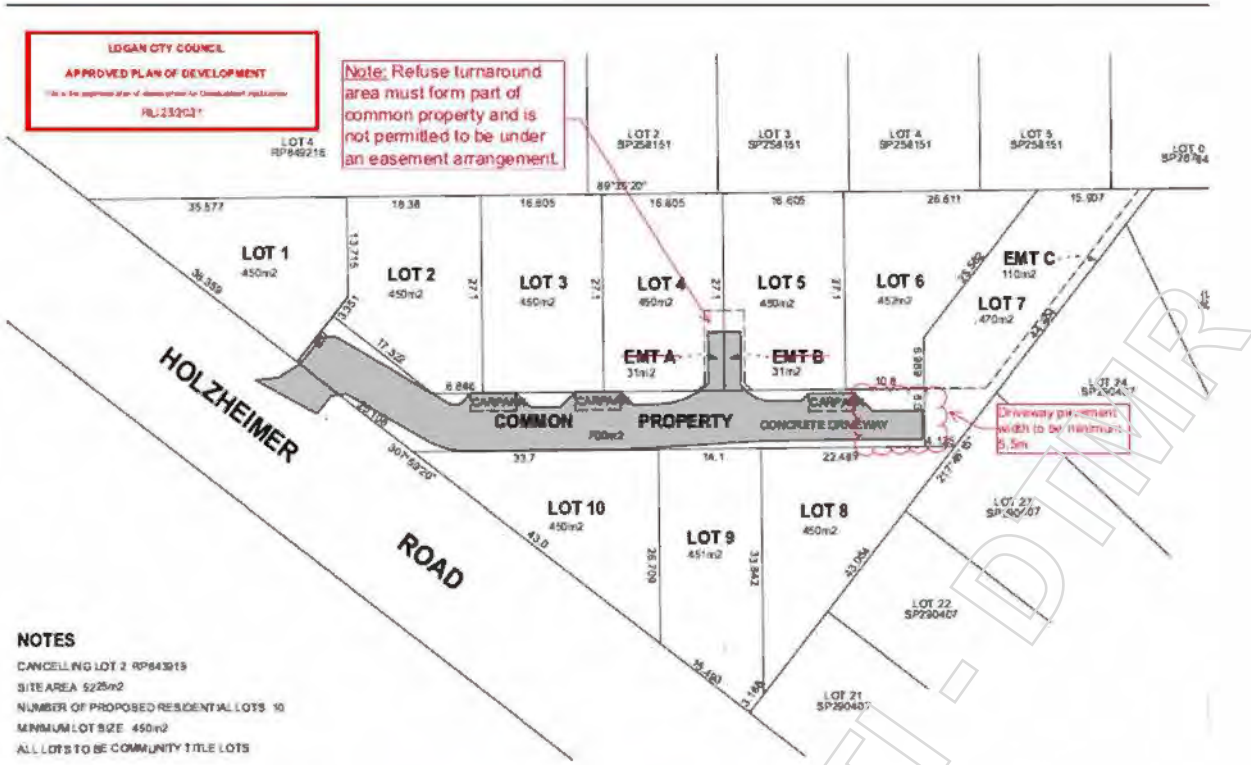
[For useful information visit Property Acquisitions & Disposals SharePoint](#)

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**From:** David F Livingstone <David.Livingstone@translink.com.au>  
**Sent:** Tuesday, 22 August 2023 5:06 PM  
**To:** Navjeet Kaur <Navjeet.KAUR@translink.com.au>  
**Cc:** Robert D Mills <Robert.D.Mills@tmr.qld.gov.au>; Jemma C Payne <Jemma.C.Payne@tmr.qld.gov.au>; John Z Sturgeon <John.Sturgeon@translink.com.au>; Sam Z Bartolo <Sam.Bartolo@translink.com.au>; Jock Z Lucas <Jock.Lucas@translink.com.au>  
**Subject:** Images of 46 Holzheimers Road Bethania taken 22/08/23

Afternoon,

Latest images of 46 Holzheimers Road Bethania, dwellings have reached completion, shared access driveway has been completed, minor landscaping underway, final clean and touch ups I would assume will start next week.



Affected allotment images.



Lot 1



Lot 10



Lot 2



Lot 9



**Lot 8**

**David Livingstone**

Senior Property Advisor | Logan and Gold Coast Faster Rail  
Translink Division | Department of Transport and Main Roads  
Floor 3 | 61 Mary Street | Brisbane Qld 4000  
GPO Box 50 | Brisbane Qld 4001  
(07) 3066 1639 | M:   
[david.livingstone@translink.com.au](mailto:david.livingstone@translink.com.au)  
[translink.com.au](http://translink.com.au) | [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)



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**From:** Ruth M Holding  
**To:** [REDACTED] CTPI  
**Subject:** RE: proposed works 46 Holzheimer road Bethania  
**Date:** Thursday, 18 July 2024 2:14:00 PM

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Hi [REDACTED]

Thank you for your email and your request to be a point of contact for the Body Corporate.

At this stage, the information you've requested will be undertaken by the successful contractor. The project team has made a note of your request and recommend touching base again once construction is scheduled to commence (which TMR doesn't not yet have a firm date to provide).

Thanks.

**Ruth Holding**

Principal Property Officer (Special Projects Team) | Property  
Portfolio, Investment & Programming | Policy, Planning & Investment  
Department of Transport and Main Roads

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**From:** [REDACTED] CTPI  
**Sent:** Monday, July 15, 2024 11:48 AM  
**To:** Ruth M Holding <Ruth.M.Holding@tmr.qld.gov.au>  
**Subject:** proposed works 46 Holzheimer road Bethania

Hi Ruth,

I request to be informed of proposed works to 46 Holzheimer Rd Bethania.

The TMR will be undertaking a lot of disturbance in demolishing residences, remodelling the only access way, relocating the water supply and main meter, removing stormwater drainage, relocating the power supply and main meter board, removing and replacing the acoustic fence, relocating the NBN, installing a large open swale and etc. in the estate.

I understand the documents detailing the works may not be available until a later date but request to be noted as a point of contact and a representative for the estate. I request a copy of works plan when available and an opportunity to coordinate.

I am a property owner of [REDACTED] CTPI familiar with services of this property, experienced with civil works, chairman of the body corporate and authorised by the body corporate to be a point of contact. Can you please confirm what the procedure is to be recognised by the TMR as a point of contact.

Regards,

[REDACTED]  
[REDACTED]  
NR

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email from us. If this is not the case, please reply to this email with the topic of " Unsubscribe

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**Interactions between the Department of Transport and Main Roads (TMR) with owner between Jan 2020 and Apr 2024**

Date	Interactions with owner between Jan 2020 and Apr 2024	Discussion point(s)
<p><b>20 September 2021</b></p>	<p>Initial property meeting with owner</p>	<ul style="list-style-type: none"> <li>• Owner/Property Manager provided background detail on 46 Holzheimer Rd - DA was approved 2 months ago for a 10-lot subdivision in a community title scheme with intent to build dual occupancies, creating 20 dwellings.</li> <li>• Owner/PM underscored the need for direction from TMR project team on how to proceed with their development in light of the proposed rail expansion and manage impacts to proposed development.</li> <li>• TMR representatives provided an overview of the property acquisition process, in particular compensation of the resumption and valuation method. TMR representatives noted the Department considers reasonable and relevant disturbance items which are assessed on case-by-case basis.</li> </ul>
<p><b>8 October 2021</b></p>	<p>Meeting with property owner</p>	<ul style="list-style-type: none"> <li>• TMR representatives broadly described the TMR Early Acquisition process. Discussion primarily related to reasonable cost reimbursements, procedure and general requirements.</li> <li>• The Owner explained that the titling of 10 lots at 46 Holzheimer Road may potentially occur in early 2022, and consideration of an Early Acquisition lodgement may occur following that.</li> </ul>
<p><b>15 December 2022</b></p>	<p>Meeting with property owner</p>	<ul style="list-style-type: none"> <li>• Owner explained that building contracts are signed for all lots, except Lot 1. Owner also explained building contract was signed with the owners of Lot 8. PM commented that slabs were going down in January/February 2023.</li> <li>• TMR officer outlined the options available to Owner, being to continue with plans and wait for resumption, or to apply for an early acquisition.</li> <li>• Owner asked how likely it is that TMR will resume all lots. TMR advised it is based on design and land requirements, and that an EA received for all lots the application would be investigated and an outcome provided.</li> <li>• Owner commented that from a risk point of view, he had not heard anything that did not tell him to stop with the development.</li> <li>• TMR advised that Owner could, at a minimum, apply for an early acquisition of Lot 1. Owner and PM commented they would likely apply for an early acquisition of Lot 1.</li> <li>• Owner reiterated that Lot 8 is not owned by him as it was sold. TMR PAD officer confirmed that TMR would manage direct contact with the new owner.</li> </ul>

<b>25 August 2023</b>	Meeting with property owner	<ul style="list-style-type: none"> <li>• Owner asked for updates on design. TMR confirmed the impacts explained to Owner in December 2022 had not been able to be reduced or removed.</li> <li>• Discussions also undertaken about acoustic fencing, driveway and drainage.</li> <li>• Concerns raised about TMR's acquisition process regarding compensation. Owner was concerned about getting a fair price for Lot 1 and others affected. TMR explained that comparable sales are needed to assess market value. Owner noted similar properties in the area are hard to find but referenced the development as having sales (Lot 8). TMR explained that the sale of Lot 8 from within the same development alone cannot be considered 'market value'.</li> <li>• Owner acknowledged this and asked if Lot 8 sale price would still be considered in the valuation of Lot 1, along with sale of other vacant lots outside the development. TMR confirmed this.</li> </ul>
<b>16 February 2023</b>	Left a phone message and follow up email to owner	<ul style="list-style-type: none"> <li>• TMR advised that the early acquisition application for Lot 1/46 Holzheimer Road, Bethania has been approved, and that negotiations for TMR to purchase the property could commence.</li> </ul>
<b>6 September 2023</b>	Phone call and follow up email with property owner	<ul style="list-style-type: none"> <li>• Discussion related to valuation and negotiations to purchase lot 1</li> <li>• Updated contact details for TMR officer provided.</li> </ul>
<b>3 November 2023</b>	Email to property owner	<ul style="list-style-type: none"> <li>• Email requesting additional information from owner in relation of valuation for Lot 1.</li> </ul>
<b>15 November 2023</b>	Meeting with property owner	<ul style="list-style-type: none"> <li>• Owner/ PM advised that the lots 9 &amp; 10 have now fallen through, but lot 2 had gone through.</li> <li>• Owner mentioned his concern to date for obtaining fair value offer for his properties.</li> <li>• TMR PAD officer reiterated market valuation undertaken is independent and relevant sales are decided by the valuer. As the lots are subject to Community Title Scheme (CTS), the acquisition would need to be via Section 15 or full resumption as part of the greater project timelines under the Acquisition of Land Act (ALA).</li> <li>• Discussion about market value/compensation impacts if properties were rented to mitigate financial loss.</li> <li>• Owner also wanted information on GST and duties payable, to which he was advised that TMR is not a taxing authority and referred the Owner to seek his own taxation advice.</li> </ul>
<b>15 November 2023</b>	Email to property owner	<ul style="list-style-type: none"> <li>• Emails about timing of notice related to lot 10</li> </ul>
<b>16 November 2023</b>	Email to property owner	
<b>10 April 2024</b>	Email to property owner	<ul style="list-style-type: none"> <li>• Email related to resumption agreement for lot 9.</li> </ul>