Queensland Government

Our ref TMR26-051417
Your ref P0058436
Enquiries Tyler Johnson

Department of
Transport and Main Roads

8 October 2026

H&G JV Pty Ltd
Level 2, 64 Marine Parade
Southport QLD 4215

Attention: C/- Urbis Ltd

Dear Sir/Madam

Advice about a Development Application

Proposed Development:	Development permit for a Material Change of Use (MCU) – Warehouse and Showroom
Real Property Description:	Lot 6RP839894
Street Address:	3733 - 3735 Pacific Highway, Slacks Creek QLD 4127
Assessment Manager ref.:	MCUI/60/2026
Local Government Area:	Logan City Council

The Department of Transport and Main Roads, within the Queensland Government, received correspondence from Logan City Council on 24 August 2026 requesting third-party advice in relation to the development application.

Advice Requested:
Logan City Council has requested advice from the Department of Transport and Main Roads regarding the proposed driveway crossover on the Pacific Highway service road, which is located immediately south-east of the existing bus stop, "Pacific Hwy at Alfred Street" (Stop ID: 311031). Specifically, Council has requested confirmation as to whether the proposed access location is supported in relation to the nearby bus stop and associated set-down area, and whether any further information or changes are required.

Site History / Background:
TMR19-028054 | 1908-12707 SPL (Prelodgement Advice)
On 26 August 2019, SARA issued written 'pre-lodgement advice' for a forthcoming material change of use for small industry sheds. Advice was provided that TMR does not generally support the relocation of the existing bus stop 'Pacific Hwy at Alfred Street, Slacks Creek' (TransLink ID: 201070, Bus Stop ID: 311031) located on the site frontage.

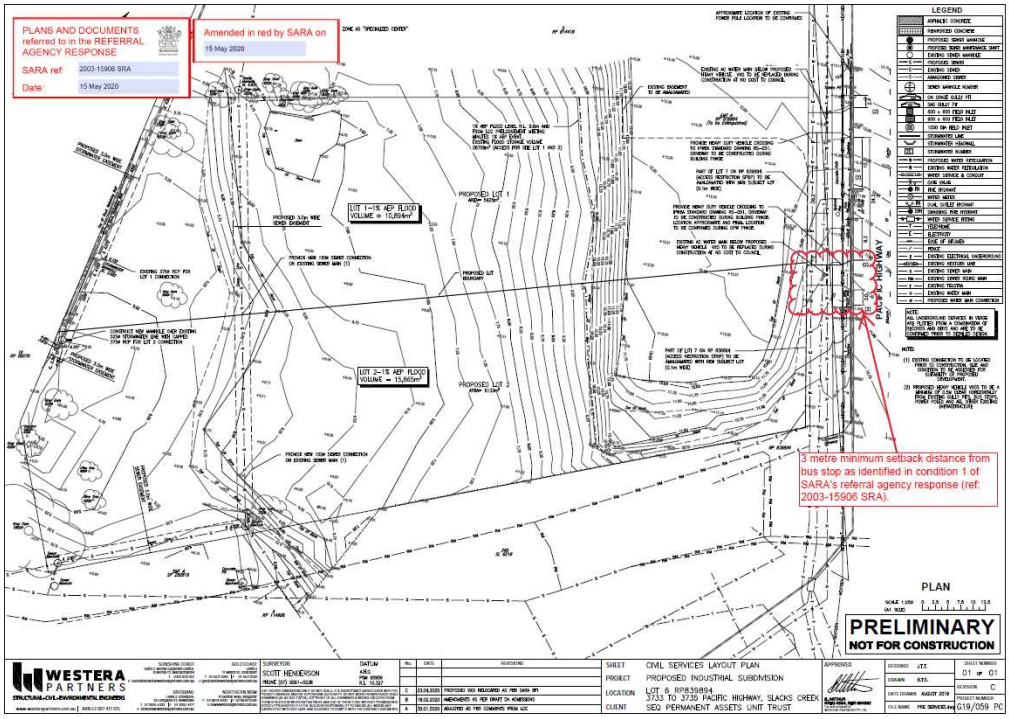
TMR19-026879 | 1903-10062 SPL (Prelodgement Advice)
On 29 March 2019, SARA issued written 'pre-lodgement advice' for a forthcoming reconfiguration of a lot application over the site. Advice was provided that TMR does not generally support the relocation of the existing bus stop 'Pacific Hwy at Alfred Street, Slacks Creek' (TransLink ID: 201070, Bus Stop ID: 311031) located on the site frontage.

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TMR20-029712 | RL/13/2020 | 2003-15906 SRA (Previous Development Application)

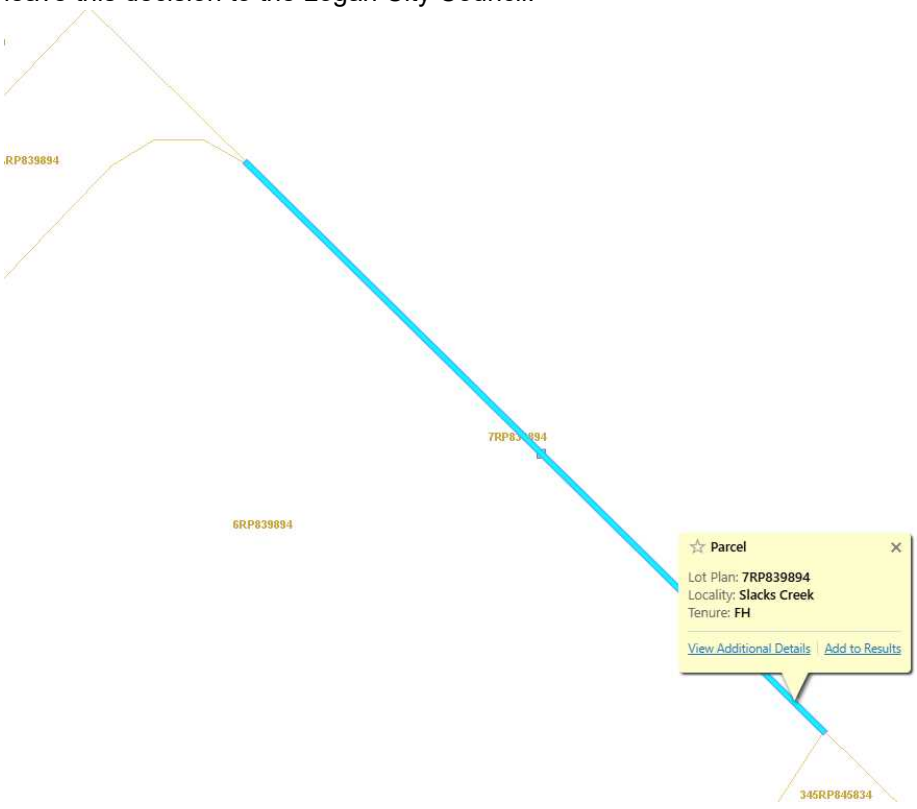
A development application was properly made to the Logan City Council on 4/03/2020, (Council Reference: RL/13/2020), seeking a Development permit for the Reconfiguring of a Lot (ROL) (one lot into two lots) at 3733-3735 Pacific Highway, Slacks Creek QLD 4127, formally described as Lot 6 and 7 on RP839894.

- The State Assessment Referral Agency (SARA) provided a response with conditions that include:
  - "The vehicular crossover for Proposed Lot 2 must be setback a minimum of three metres from the existing bus stop, 'Pacific Hwy at Alfred Street' (TransLink ID: 201070, Bus Stop ID: 311031) generally in accordance with the Civil Services Layout Plan, prepared by Western Partners, dated 23.04.2020, reference G19/059 PC and revision C, as amended in red by SARA on 15 May 2020 to clearly show the minimum setback distance from the bus stop at Lot 2."
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- SARA also provided the following advice:
  - "The existing bus stop, 'Pacific Hwy at Alfred Street' (Bus Stop ID: 311031) may be impacted upon by the development. This bus stop must be able to function and pedestrian access to this facility must be maintained during construction of the development. Accordingly, if any temporary bus stop and pedestrian access arrangements are required, the applicant must reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (to be 07 3851 8700 or bus_stops@translink.com.au) prior to any construction or works commencing."

Proposed Development:
A development application was properly made to the Logan City Council on 31/08/2026, (Council Reference: MCUI/60/2026), seeking a Development permit for a Material Change of Use (MCU) at 3733-3735 Pacific Highway, Slacks Creek QLD 4127, formally described as Lot 6 RP 839894. The proposal comprises nine warehouse tenancies and one showroom tenancy, together with associated parking, servicing areas and site works.

Access:

- **Existing access:**
  - There is no current formal access to the site.
  - The site currently gains access via the neibouring property (5RP814419)
- **Proposed Access:**
  - The subject site propose two access points to the Pacific Motorway service road (One entry in, One entry out)
  - TMR has reviewed the proposed access arrangement and has no objection to the location of the proposed left-in/left-out access points from a state transport corridor perspective. The proposed access arrangement is generally acceptable subject to maintaining appropriate separation from the existing bus stop.
- **Access Restriction Strip**
  - There is currently an access restriction strip along the frontage of the property formally described as 7RP839894. However, Department of Transport and Main Roads will leave this decision to the Logan City Council.
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Project Planning
The site fronts project planning Pacific Highway (Daisy Hill Road to Omaru Street) (Category C - Protected Planning)
TMR project planning team have confirmed that the future corridor planning in this location does not impact the site.

Bus Stop:

- The submitted Town Planning Assessment states: “At this stage, no changes are proposed to the design or location of the bus stop.”
- TMR supports this outcome and notes that the existing bus stop, "Pacific Hwy at Alfred Street" (Stop ID: 311031), is proposed to remain in its current location.
- TMR has no objection to the proposed access arrangement in relation to the existing bus stop.
- TMR also notes that the department has separately received a referral agency request through the State Assessment and Referral Agency (SARA) for the same development application. As part of that referral process, TMR is currently preparing advice to SARA and intends to recommend a condition similar to that imposed under the previous referral agency response for RL/13/2020 (2003-15906 SRA), requiring an appropriate setback between the vehicular crossover and the existing bus stop.

Based on the information submitted, TMR supports the proposed access location (with conditions) in relation to the existing bus stop and has no further comments regarding Council's request for third-party advice. TMR's detailed requirements will be addressed separately through the referral agency response provided to SARA.

Should you have any queries regarding the above, please do not hesitate to contact Tyler Johnson, A/Town Planner on (07) 5561 3820.

Yours sincerely

N. Bright

Nathan Bright
Principal Town Planner