

From: [No Reply](#)
To: [South Coast IDAs personal information@dsdmip.qld.gov.au](mailto:SouthCoastIDAs.personalinformation@dsdmip.qld.gov.au)
Subject: 2103-21722 SPL — Request TA assessment (pre-application request)
Date: Wednesday, 24 March 2021 9:50:45 PM

The State Assessment and Referral Agency received a request for pre-application advice on 23 March 2021 from Palisade Homes Pty Ltd.

Description of proposal: The proposal seeks approval for a Material Change of Use (Development Permit) for a new Hospital and Short-term accommodation (Medihotel) upon land at 3978-3984 Pacific Highway, Loganholme, Qld, 4129. [insert additional information if relevant (e.g. land use, size or scale, number of lots, GFA etc.)]

Local government area: Logan City Council

The department is seeking your technical assessment of this request and advice on the following matters:

[insert relevant Technical Agency]

1. comments on access arrangement on to the state controlled road
- 2.
- 3.

A technical agency assessment response template is now available for download from the Manage Documents section of the application dashboard (reference [2103-21722 SPL](#)) in MyDAS2.

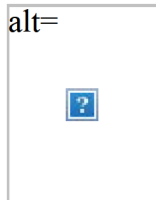
Please provide your written response by 31 March 2021

For more information, please contact [South Coast IDAs personal information@dsdmip.qld.gov.au](mailto:SouthCoastIDAs.personalinformation@dsdmip.qld.gov.au) Principal Planning Officer - Planning and Development Services (SEQ South), on 0756443229 or via email SEQSouthPlanning@dsdmip.qld.gov.au.

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PA3-E

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Email Id: RFLG-0321-0010-1563

From: Nathan A Bright
To: Rachael L. Pospisany; Habeeb R Mohamed-Husain
Cc: John H McCormack
Subject: RE: 3978-3982 Pacific Highway Loganholme Nelson Palisade Homes PL
Date: Friday, 26 March 2021 2:55:00 PM
Attachments: 03_Plan and Drawings.pdf
04_Application supported - M1 DQDM Planning Advice.pdf
05_Cover Letter to Council.pdf
image001.png
image002.png
image003.png

Importance: High

Ref.
TMR 19-027539
TMR-21-032517 (current file)

Good Afternoon Habeeb and Rachael and copy John

3978-3982 Pacific Highway Loganholme Nelson Palisade Homes PL
Lot 23 SL7534, 24 SL7387, 136RP109253 and Lot 10SP306671 mapped location below – screen capture with PRISM overlay.

Pre-application/Prelodgement Proposal for Private Hospital/Hotel on subject site. See attached materials.

The site is impacted by Pacific Motorway planning for various projects. Can you please confirm messaging, and status of projects that we can communicate to land owner/developer at this stage? What importance has Andrew Paul have on this land as part of Pacific Motorway corridor planning?

Previous Early Acquisition application was reject in March 2020. Question needs to be asked does the proposed development compromise our proposed planning (Cat B) and how advanced in protection is this process and existing approved planning for Pacific Motorway Category C, does the proposed development compromise the proposed M1 service road, interchange and connecting Coomera Connector network?

Pacific Highway (Daisy Hill to Logan Motorway)

Category B planning

- Please provide wording or advice to communicate

Pacific Highway (Daisy Hill Road to Omaru Street)

Category C planning

- Please provide wording or advice to communicate.

Refer to our advice to Applicant in 2019 in Application Technical Advice enclosed, is this wording sufficient ...

Ref.	General Advice
1.	<p>Planned upgrades for the Pacific Motorway (Daisy Hill to Logan Motorway)</p> <p>At this point in time, the Department of Transport and Main Roads can advise that there are land requirements for Lot 23 on SL7534 and Lot 24 on SL7387 as shown by the attached Planning Layout - Property Requirements sketches, prepared by the Department of Main Roads. These land requirements relate to planned upgrades of the Pacific Motorway (Daisy Hill Road to Omaru Street).</p> <p>The department is undertaking a further detailed design for the Pacific Motorway (Daisy Hill to Logan Motorway) planning. Currently, the Australian Government has committed funding towards the project. The department's Queensland Transport and Roads Investment Program (QTRIP) and the 2019 – 2020 and 2022 – 2023 QTRIP notes that the project details, timing and potential Queensland Government funding contribution is subject to further negotiation.</p> <p>In this regard the department is undertaking further detailed design of the project and given funding status for construction the land requirements shown are subject to change. The department is not currently in a position to provide updated transport planning sketches for all of the lots.</p> <p>The current planning may involve changed requirements from the land in the future. For further information, please contact the Department of Transport and Main Roads (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au</p>

Your input and reply is requested by Tuesday 30 March 2021

Thanks very much

Kind regards,

Nathan Bright

Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55669511

M: 07 55669511

E: nathan.bright@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!



Development Application Recommendation: No Requirements

DSDMIP reference: 1906-11556 SRA
DSDMIP role: Referral Agency
DSDMIP regional office: SARA SEQ South
DSDMIP email: GCSARA@dsdmip.qld.gov.au
TA reference: TMR19-027539
TA contact name: Mark Taylor
TA contact details: (07) 5561 3823
TA approver: Nathan Bright

1.0 Application details

Street address: 3978 Pacific Highway, Loganholme QLD 4129
Real property description: Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 137 on RP112172
Local government area: Logan City Council
Applicant name: Somerville Consultants
Applicant contact details: PO Box 1198
Springwood QLD 4127

NR

2.0 Aspects of development and type of approval being sought

Aspect 1: Development Permit for Reconfiguring of a Lot (Boundary Realignment)

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the *Planning Regulation 2017*:

The subject application is triggered for **State-controlled road** assessment as per Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, item 1 of the *Planning Regulation 2017* for:

Development application for reconfiguring a lot that is assessable development under section 21, if—

- (a) all or part of the premises are within 25m of a State transport corridor; and
- (b) 1 or more of the following apply—
 - (i) the total number of lots is increased;
 - (ii) the total number of lots adjacent to the State transport corridor is increased;
 - (iii) there is a new or changed access between the premises and the State transport corridor;

- (iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and
- (c) the reconfiguration does not relate to government supported transport infrastructure

4.0 Assessment of Application

4.1 Considerations and assessment

Background

On 6 June 2016 an application for pre-lodgement advice was submitted to the Department of Infrastructure, Local Government and Planning (DILGP) for a Development Permit for a Material Change of Use for a Showroom, Outdoor Sales, and Low Impact Industry and received by the department on 9 June 2016. The DILGP issued a pre-lodgement response on 21 June 2016.

Subject Land

The subject land described as Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 137 on RP112172 abuts the Pacific Motorway, and in particular the service road that is within State-controlled road. The development application relates to a Reconfiguring of a Lot for Boundary Realignment of four lots.

The current application was made to the Logan City Council and considered properly made on 6 June 2019. Therefore, the development application is triggered for assessment under the state codes of the State Development Assessment Provisions (SDAP) Version 2.4, effective from 16 November 2018 in relation to State-controlled roads. The degree of impact from the development has been assessed against the relevant state code of the SDAP identified below.

State code 1: Development in a state-controlled road environment

PO15 Vehicular access to a state-controlled road that is a limited access road is consistent with government policy for the management of limited access roads.

- The Pacific Motorway is a limited access road. However the Pacific Highway (Service Road) is not a limited access road.
- PO15 is not applicable.

PO16 The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road.

- The referral material includes a Town Planning Report, prepared by Somerville Consultants, reference 4550, and dated April 2019, which states:
No crossovers are proposed as part of this application. This can be provided and conditioned as part of the Material Change of Use applications for development on each of the lots.
- Therefore, no accesses are proposed.
- Any access to the site is required to be lawful and may be required prior to any future material change of use application. Should access be proposed, it requires approval under section 62 of the *Transport Infrastructure Act 1994*.
- It is recommended to provide advice statement.

PO19 Development does not impede delivery of planned upgrades of state-controlled roads.

- The subject site is impacted by a protected planning, being part of the Pacific Motorway (Daisy Hill Road to Omaru Street) upgrades which, in the vicinity of the subject land, includes extension of the Pacific Motorway exit ramp to Beenleigh – Redland Bay Road and four-laning of the Pacific Highway service road.
- The planned upgrade currently involves a requirement for 140m² of the land.

- The submitted Proposed Plan of Development, prepared by Somerville Consultants, Drawing No. 4550-07, and dated 16 April 2019, does not illustrate proposed building footprints or any setback area. However, any future use is likely to be referred to the department. The currently proposed development will not require permanent structures, including utilities and services, within the planned upgrade area.
- It is noted that the planned upgrade is currently under a further study and is likely subject to revision.
- It is recommended that advice be provided relating to PO19.
- It is in the interests of landowners and within State interests to ensure that the proposed development is suitably future-proofed and accommodating of the planned upgrade.

Based on the materials provided, other performance outcomes of State code 1 are generally not applicable to the proposed development.

5.0 Recommendations

5.1 Technical agency advice for SARA as referral agency

Our agency has no requirements relating to the application (*Planning Act 2016* section 56(1)(a)).

Our agency recommends the following advice be provided (*Planning Act 2016* section 56(3)):

Ref.	General Advice
1.	<p>Planned upgrades for the Pacific Motorway (Daisy Hill to Logan Motorway)</p> <p>At this point in time, the Department of Transport and Main Roads can advise that there are land requirements for Lot 23 on SL7534 and Lot 24 on SL7387 as shown by the attached Planning Layout - Property Requirements sketches, prepared by the Department of Main Roads. These land requirements relate to planned upgrades of the Pacific Motorway (Daisy Hill Road to Omaru Street).</p> <p>The department is undertaking a further detailed design for the Pacific Motorway (Daisy Hill to Logan Motorway) planning. Currently, the Australian Government has committed funding towards the project. The department's Queensland Transport and Roads Investment Program (QTRIP) and the 2019 – 2020 and 2022 – 2023 QTRIP notes that the project details, timing and potential Queensland Government funding contribution is subject to further negotiation.</p> <p>In this regard the department is undertaking further detailed design of the project and given funding status for construction the land requirements shown are subject to change. The department is not currently in a position to provide updated transport planning sketches for all of the lots.</p> <p>The current planning may involve changed requirements from the land in the future. For further information, please contact the Department of Transport and Main Roads (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au.</p>
2.	<p>Access to State-controlled roads</p> <p>Under section 62 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to locate a permitted access on a State-controlled road. A decision of section 62 approval may include conditions or restrictions on the location or</p>

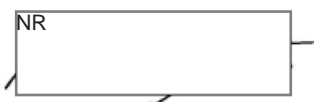
	<p>use of the permitted road access, type or number of vehicles to use the permitted road access location. Further information regarding access to State-controlled roads is available at: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.</p> <p>Please contact the department (South Coast Region) at SouthCoast@tmr.qld.gov.au or on (07) 5563 6600 to make an application for a permitted road access location.</p>
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6.0 Endorsement

Officer

Mark Taylor
Town Planner (Land Management)
(07) 5561 3823
South.Coast.IDAS@tmr.qld.gov.au

Approver



Nathan Bright
Principal Advisor (Land Management)
(07) 5563 6652
South.Coast.IDAS@tmr.qld.gov.au
4 July 2019



3 April 2020

personal information
personal information

Palisade Homes Pty Limited
PO Box 5324
Daisy Hill QLD 4127

Email: personal information@palisadehomes.com.au

Dear [personal information](#)

Thank you for your email dated 24 March 2020 requesting Early Acquisition under the Department of Transport and Main Roads (TMR) Early Acquisition Policy for your properties at:

- 3978 Pacific Highway Loganholme (136RP109253)
- 3980 Pacific Highway Loganholme (24SL7387)
- 3982 Pacific Highway Loganholme (23SL7534)
- 3984 Pacific Highway Loganholme (22SL8130)

Lot 136RP109253 is not currently impacted by any Approved Planning therefore does not qualify under the TMR Early Acquisition Policy.

Under the current approved planning for Pacific Highway (Daisy Hill Road to Omaru Street) there is a part take requirement on the frontage of Lot 24SL738, Lot 23SL7534 and Lot 22SL8130. These three lots can therefore be assessed against the TMR Early Acquisition Policy.

In reference to criteria 5.1 - 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.

Department of Transport and Main Roads
Program Delivery and Operations
South Coast District / Gold Coast Office
36-38 Cotton Street,
Nerang, Qld, 4211
PO Box 442, Nerang, Qld, 4211

Our ref
Your ref
Enquiries Mary Sutton
Telephone +61 7 5563 6600
Facsimil +61 7 5563 6611
Website www.tmr.qld.gov.au
Email scr.property@tmr.qld.gov.au

In reference to criteria 5.3 - 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.

It is likely that your Development Application would have conditions applied as per the Current Category C Approved Planning requirements for Pacific Highway (Daisy Hill Road to Omaru Street).

On this basis, TMR is not able to progress your request under the TMR Early Acquisition Policy at this stage.

If you have any further enquiries on this matter, please contact SCR Property Coordination Team on telephone number (07) 5563 6600 or via email scr.property@tmr.qld.gov.au.

Yours sincerely

NR

Paul Noonan

Regional Director (South Coast Region)

From: [No Reply](#)
To: [South Coast IDA personal information@dsdmip.qld.gov.au](#)
Subject: 2103-21722 SPL — Request TA assessment (pre-application request)
Date: Wednesday, 24 March 2021 9:50:45 PM

The State Assessment and Referral Agency received a request for pre-application advice on 23 March 2021 from Palisade Homes Pty Ltd.

Description of proposal: The proposal seeks approval for a Material Change of Use (Development Permit) for a new Hospital and Short-term accommodation (Medihotel) upon land at 3978-3984 Pacific Highway, Loganholme, Qld, 4129. [insert additional information if relevant (e.g. land use, size or scale, number of lots, GFA etc.)]

Local government area: Logan City Council

The department is seeking your technical assessment of this request and advice on the following matters:

[insert relevant Technical Agency]

1. comments on access arrangement on to the state controlled road
- 2.
- 3.

A technical agency assessment response template is now available for download from the Manage Documents section of the application dashboard (reference [2103-21722 SPL](#)) in MyDAS2.

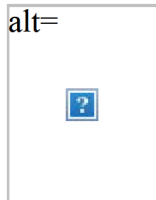
Please provide your written response by 31 March 2021

For more information, please contact [personal information@dsdmip.qld.gov.au](#) Principal Planning Officer - Planning and Development Services (SEQ South), on 0756443229 or via email SEQSouthPlanning@dsdmip.qld.gov.au.

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PA3-E

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Email Id: RFLG-0321-0010-1563

Nathan A Bright

Subject: Mtg; Habeeb / CaLM re DA for Pacific Highway Loganholme (see attachments)
Location: Skype Meeting

Start: Tue 30/03/2021 2:00 PM
End: Tue 30/03/2021 2:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Paul D Noonan

Required Attendees: Habeebur R Mohamed-Hussain; Nathan A Bright; Rachael L Poeppmann

Optional Attendees: Andrew M Wheeler

Resources: Coomera Room/Nerang 36-38 Cotton St

29/3/2021 Mtg requested by Habeeb (skype meeting: 2:00PM to 2:30PM 30/3/2021) Paul/Nathan/Habeeb/Rachael (Andrew if available) to discuss for Pre-application/Prelodgement Proposal for Private Hospital/Hotel on 3978-3982 Pacific Highway Loganholme. Personal information is disclosed.

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Dial connect@video.tmr.qld.gov.au and enter the **Conference ID** listed above.

Alternatively you can click the 'Try Skype Web App' link above to join the conference from any web browser.

From: [No Reply](#)
To: [personal information@dsilgp.qld.gov.au](#); [eda@tpalliance.com.au](#)
Subject: 2103-21722 SPL application correspondence
Date: Tuesday, 6 April 2021 3:03:13 PM
Attachments: [03. Plans and Drawings.pdf](#)
[2103-21722 SPL Pre-lodgement advice.pdf](#)

Please find attached a notice regarding application [2103-21722 SPL](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

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Email Id: RFLG-0421-0010-2378



SARA reference: 2103-21722 SPL

6 April 2021

Palisade Homes Pty Ltd
3978-3984 Pacific Highway
LOGANHOLME QLD 4129

Email: eda@tpalliance.com.au

Dear Sir / Madam

SARA Pre-lodgement advice – 3978, 3980 3982 and 3984 Pacific Highway, Loganholme

I refer to your pre-lodgement request received on 23 March 2021 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

SARA understands that a future development permit application will be sought for a Material Change of Use for a Hospital and short-term accommodation (medihotel) on the subject site. The proposed Hospital and short-term accommodation facility includes the following parameters:

NR

A large rectangular area of the document has been redacted with a white box. A blue line is drawn across the box, and a blue arrow points from the right side of the box towards the right margin of the page.

It is noted that the applicant is seeking advice on the proposed access arrangement to the Pacific Highway service road, being a state-controlled road. The proposed access arrangement consists of three separate access points, being a combined ingress/egress point and two separate ingress and egress points.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Request for Pre-lodgement meeting in relation to the proposed material change of use for a new hospital and short-term accommodation (medihotel)	TownPlanning Alliance	12 February 2021
Plans	Studio Loft Architects	24/08/2020, CXN 2020-002 Drawing No. 0.0-11.0

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	<p>The application will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridor. This will require a fee of \$3,373.00 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (d)(ii). Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Aspect of development stated in schedule 20, if the number of beds exceed 100. This will require a fee of \$3,373.00 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (a)(i). <p>SARA would be a referral agency for the proposed application.</p>
Key matters and action items	
2.	<p>Planned upgrades for the Pacific Motorway (Daisy Hill to Logan Motorway)</p> <p>At this point in time, the Department of Transport and Main Roads can advise that there are land requirements for Lot 23 on SL7534 and Lot 24 on SL7387 as shown by the attached Planning Layout - Property Requirements sketches, prepared by the Department of Main Roads. These land requirements relate to planned upgrades of the Pacific Motorway (Daisy Hill Road to Omaru Street).</p> <p>DTMR is undertaking a further detailed design for the Pacific Motorway (Daisy Hill to Logan Motorway) planning. Currently, the Australian Government has committed funding towards the project. DTMR's Queensland Transport and Roads Investment Program (QTRIP) and the 2019 – 2020 and 2022 – 2023 QTRIP notes that the project details, timing and potential Queensland Government funding contribution is subject to further negotiation.</p> <p>In this regard DTMR is undertaking further detailed design of the project and given funding status for construction the land requirements shown are subject to change. The department is not currently in a position to provide updated transport planning sketches for all of the lots.</p> <p>The current planning may involve changed requirements from the land in the future. For further information, please contact DTMR (South Coast Region) on (07) 5563 6600 or at</p>

	SouthCoast@tmr.qld.gov.au.
3.	Based on the issue raised above, it is recommended that you contact SARA to arrange a pre-lodgement meeting to discuss the project in further detail.
Lodgement material	
4.	<p>It is recommended that the following information is submitted when lodging the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • A full response to the relevant sections of the following state codes in State Development Assessment Provisions (SDAP) <ul style="list-style-type: none"> ◦ SDAP State Code 1: Development in a state-controlled road environment ◦ SDAP State Code 6: Protection of state transport networks. • Landowner's consent. • Relevant plans as per the DA Forms guide, showing: <ul style="list-style-type: none"> ◦ The proposed vehicular crossover location and width.
General Advice	
5.	<p>Access to State-controlled roads</p> <p>Under section 62 of the Transport Infrastructure Act 1994, written approval is required from DTMR to locate a permitted access on a State-controlled road. A decision of section 62 approval may include conditions or restrictions on the location or use of the permitted road access, type or number of vehicles to use the permitted road access location. Further information regarding access to State-controlled roads is available at: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.</p> <p>Please contact the department (South Coast Region) at SouthCoast@tmr.qld.gov.au or on (07) 5563 6600 to make an application for a permitted road access location.</p>

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA;
- valid for a period of 9 months unless a change in legislation or policy occurs that affects the advice
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact personal information Principal Planning Officer - Planning and Development Services (SEQ South), on 0756443229 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Signature
placeholder

personal information

A/Manager – Planning and Development Services – SEQ South

Development details	
Proposal:	Material Change of Use for a Hospital and short-term accommodation (medihotel)
Street address:	3978, 3980 3982 and 3984 Pacific Highway, Loganholme
Real property description:	Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 137 on RP112172
SARA role:	Referral agency
Assessment Manager:	Logan City Council
Assessment criteria:	State Development Assessment Provisions (SDAP): SDAP State Code 1: Development in a state-controlled road environment SDAP State code 6: Protection of state transport networks.
Existing use:	-
Relevant site history:	Reconfiguration of a Lot approvals (Council References: RL/40/2019, RL/43/2019 and RL/31/2019) Pre-lodgement advice dated 21 June 2016 for a Material Change of Use for a Showroom, Outdoor Sales, and Low Impact Industry

From: [Habeebur R Mohamed-Hussain](#)
To: [Nathan A Bright](#)
Cc: [Renae W Wilson](#); [Joanne M Jeffress](#)
Subject: RE: 3978 - 3984 Pacific Hwy, Loganholme - Update- meeting with DSDILP and applicant
Date: Thursday, 8 April 2021 10:05:18 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Hi Nathan,

I suggest either Paul or Andrew may attend.

Yesterday, Andrew presented the DH2LM outcome to the minister- do not know the outcome.

You may forward the invitation to both Paul and Andrew

Regards,

Habeeb Mohamed-Hussain

Principal Engineer (Civil) | Project Planning,

South Coast Region/ Gold Coast Office

Program Delivery and Operations | Department of Transport and Main Roads

Ground floor | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

(07) 55636630 | M: NR

habeebur.r.mohamed-hussain@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Sent: Wednesday, 7 April 2021 8:31 AM

To: personal information @dsdilgp.qld.gov.au>

Cc: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>; Rachael L Poeppmann
<Rachael.L.Poeppmann@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>

Subject: RE: 3978 - 3984 Pacific Hwy, Loganholme - Update

personal information

Please lock in anytime from 9-midday.

Habeeb and Rachael will be in attendance. Copied into this email.

Thanks and Happy Easter too ...

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: NR

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

From: [personal information](#) <personal information@dsdilgp.qld.gov.au>

Sent: Wednesday, 7 April 2021 6:09 AM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Cc: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>

Subject: FW: 3978 - 3984 Pacific Hwy, Loganholme - Update

Hi Nathan

Hope you had an eggcellent easter

Does Monday 12 still suit you and your team – and if so, is there a time that works the best? I am available all day

Kind regards,

[personal information](#)

Principal Planning Officer (please note I work Monday-Thursday)

Planning and Development Services – SEQ South

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

P 07 5644 3229

Microsoft Teams – [meet now](#)

Level 1, 7 Short Street, Southport QLD 4215

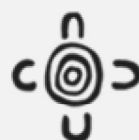
PO Box 3290, Australia Fair QLD 4215

dsdilgp.qld.gov.au



**Queensland
Government**

I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.



From: personalinformation@tpalliance.com.au
Sent: Tuesday, 6 April 2021 3:12 PM
To: personalinformation@dildilgqld.gov.au
Cc: SEQ South Planning <SEQSouthPlanning@dildmip.qld.gov.au>
Subject: RE: 3978 - 3984 Pacific Hwy, Loganholme - Update

personal information

Thank you for this. Monday 12th would suit us best. Please send through the meeting appt at your earliest convenience.

Regards,
personal information | **PRINCIPAL PLANNER**

personalinformation@tpalliance.com.au

• +61 7 3361 9999 | +61 NR



Brisbane:
+61 7 3361 9999
qld@tpalliance.com.au
Studio 57:
57 Manilla Street, EAST BRISBANE
PO Box 7657 EAST BRISBANE QLD 4169

Northern NSW:
+61 2 6637 9110
nsw@tpalliance.com.au
Habitat:
Building 1, 1 Porter Street BYRON BAY

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From: personalinformation@dildilgqld.gov.au
Sent: Tuesday, 6 April 2021 2:18 PM
To: personalinformation@tpalliance.com.au
Cc: SEQ South Planning <SEQSouthPlanning@dildmip.qld.gov.au>
Subject: RE: 3978 - 3984 Pacific Hwy, Loganholme - Update

Good afternoon personal information

I am the case officer assigned to this prelodgment.

The written advice is currently with the delegate for review and approval. I expect that you will received it shortly.

However, I have been contacted by the Dept of Transport and Main Roads (DTMR) with a request to arrange a meeting with respect to land requirements for Lot 23 on SL7534 and Lot 24 on SL7387 relating to planned upgrades of the Pacific Motorway (Daisy Hill Road to Omaru Street).

At this stage, DTMR are available Monday (12th) and Wednesday (14th) next week. Can you please confirm a time and day that would suit you and your team for a meeting via teams?

Kind regards,

personal information

Principal Planning Officer (please note I work Monday-Thursday)

Planning and Development Services – SEQ South
Department of State Development,
Infrastructure, Local Government and Planning

P 07 5644 3229

Microsoft Teams – [meet now](#)

Level 1, 7 Short Street, Southport QLD 4215

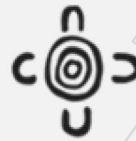
PO Box 3290, Australia Fair QLD 4215

[dsdilgp.qld.gov.au](#)



Queensland
Government

I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.



From: personal @tpalliance.com.au>
Sent: Tuesday, 6 April 2021 12:52 PM
To: SEQ South Planning <SEQSouthPlanning@dsdmip.qld.gov.au>
Subject: 3978 - 3984 Pacific Hwy, Loganholme - Update

Good afternoon

I am just seeking an update on some prelodgement advice I lodged through MyDAS2 for a new MCU over this site.

We are looking to lodge the application shortly, pending advice from SARA/DTMR.

Regards,

personal **PRINCIPAL PLANNER**

personal @tpalliance.com.au

♥ +61 7 3361 9999 | +61 NR



Town Planning
ALLIANCE
BRISBANE | NORTHERN NSW

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Building 1, 1 Porter Street BYRON BAY
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From: eDAMdonotreply@tmr.qld.gov.au

Sent: Friday, 23 April 2021 11:50:05 AM

To: personal information <SEQSouthPlanning@dsdmip.qld.gov.au>

Cc: Nathan Bright <nathan.a.bright@tmr.qld.gov.au>; Heleana Crombie
<Heleana.M.Crombie@tmr.qld.gov.au>; scr.calm@tmr.qld.gov.au <scr.calm@tmr.qld.gov.au>

Subject: TMR21-032517 - TMR response for 3978-3984 Pacific Highway, Loganholme QLD 4129
(Reference Numbers: TMR21-032517; 2103-21722 SPL)

Attachments:

- [PA - Pre-lodgement - Advice_1.pdf](#)
- [PA - Pre-lodgement - Advice_1.docx](#)
- [Page from 15.03.19 - No. 47 Transport Gazette.pdf](#)
- [Declaration Plans 19.pdf](#)

Our Reference: TMR21-032517

Application street address: 3978-3984 Pacific Highway, Loganholme QLD 4129

Please see the attached [PA - Pre-lodgement - Advice_1] from the Department of Transport and Main Roads.

PLEASE DO NOT REPLY TO THIS EMAIL AS THE MAILBOX IS NOT MONITORED

If you require any further information or clarification, please contact TMR Gold Coast Region on (07) 5563 6600, or via email scr.calm@tmr.qld.gov.au who will be able to assist.

Regards,

eDAM System | Department of Transport and Main Roads

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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.

Prelodgement Advice

SARA reference: 2103-21722 SPL
 SARA role Referral Agency
 SARA regional office: SARA SEQ South
 SARA email: SEQSouthPlanning@dsdmip.qld.gov.au
 TA reference: TMR21-032517
 TA contact name: Nathan Bright
 TA contact details: (07) 5563 6652
 TA approver: Signatory.Name

1.0 Application details

Street address: 3978-3984 Pacific Highway, Loganholme QLD 4129
 Real property description: 10SP306671, 136RP109253, 23SL7534, 24SL7387
 Local government area: Logan City Council
 Applicant name: Palisade Homes Pty Ltd C/- Town Planning Alliance
 Applicant contact details: 57 Manila Street
 East Brisbane QLD 4169
 info@tpalliance.com.au
 Description of Proposal: New Hospital and Short Term Accommodation (Medihotel)

2.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the *Planning Regulation 2017*.

Trigger Mode	Trigger Number	Trigger Description
State-Control led Roads	10.9.4.2.4.1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection

3.0 Documents considered

The following documentation was relied upon in providing this advice:

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Request for Prelodgement Meeting	Town Planning Alliance	12 February 2021	3978-3984 Pacific Highway	-
Architectural Plans for Loganholme "Axial" Precinct	Studio Loft Architects for Palisade Homes Pty Ltd and Metrix Property Group	24/08/2020	CXN 2020-002 1-11	-

4.0 Assessment

4.1 Considerations and assessment

Proposal

A pre-application advice request was received 24 March 2021 by the SARA from Town Planning Alliance proposing Hospital and Short-Term Accommodation described as Medi-Hotel on Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme.

Site History

The subject site has been subject to boundary realignments and some change to ground level to formalise commercial lots fronting Pacific Highway Loganholme. Logan City Council Ref RL/40/2019, RL/43/2019 and RL/91/2019.

The applicant is seeking advice from the Department of Transport and Main Roads (the department) for an understanding of the planned upgrades to Pacific Motorway transport corridor and TMR advice in respect of development and traffic impacts.

Initial Assessment

A formal development assessment is likely to be triggered for assessment under the following *State Development Assessment Provisions* (SDAP) version 2.6, effective from 7 February 2020, in relation to State-controlled roads.

This pre-application advice has been prepared on 23 April 2021 and is subject to change when lodging a formal development application. This pre-application advice is based on limited information and is initial advice on relevant nominated major issues. It cannot replace the in-depth investigation normally associated with the formal assessment of a development application. While the advice is given in good faith, it in no way binds the department.

The subject site would be likely be assessed against State Code 1: Development in a State-controlled road environment, in relation to the State-controlled road network, specifically the Pacific Motorway (State-controlled road).

Prelodgement Meeting

Transport and Main Roads advised SARA that a meeting was needed with the land owner and applicant to convey information about the transport planning for Pacific Motorway Daisy Hill to Logan Motorway. This meeting was held on Tuesday 20 April 2021.

Meeting Notes and Actions from 20 April 2021

Attendees:

Proponent

personal

- Town Planning Alliance
- Palisade Homes Pty Ltd – Not present at meeting

State Assessment and Referral Agency (SARA)

personal information

- Principal Planner
- Principal Planner

Transport and Main Roads (TMR)

Emma McGregor – A/Manager Project Planning and Corridor Management
Heleana Crombie – A/Principal Advisor Corridor and Land Management Team
Glenn Bird – Senior Advisor Property
Phillip Previte – Advisor Property
Nathan Bright – Principal Planner – Corridor and Land Management Team
Habeeb Mohamed-Hussain – Principal Engineer Pacific Motorway – Daisy Hill to Logan Motorway
Rachael Poeppmann – Communications Lead - Pacific Motorway North - Apology

Meeting Notes

1. This meeting was conducted electronically via Microsoft Teams
2. personal from Town Planning Alliance presented the proposed development for Hospital and Short-Term Accommodation and advised the development application was prepared and ready for submission to Logan City Council. personal advised that he was expecting his client personal to join the meeting.
3. personal also mentioned that they were prepared to issue a media release for the proposed Hospital and Short Term Accommodation
4. The development proposal is presented on Architectural Plans for Loganholme “Axial” precinct, dated 24/08/2020, by Studio Loft Architects for Palisade Homes Pty Ltd and Metrix Property Group, Ref. CXN 2020-002
5. The Pacific Motorway Project Manager provided an overview and status of the planning impacting the subject land. Transport Planning advice and enclosed plans are provided as follows:

TMR provide the following advice about the status of Pacific Motorway and Coomera Connector transport corridor planning including reference to approved transport planning impacting Lot 24 SL738, Lot 23 SL7534 and Lot 22 SL8130.

(a) Pacific Motorway Master Planning

The subject land is partially impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketches SK891, 892 and 893 for Lot 24 SL738, Lot 23 SL7534 and Lot 22 SL8130.

(b) Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway

Web link: <https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway>

The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning – the category B planning impacts on the majority of the site. Based on the Category B planning the proposed development will not be viable. It was noted that no plans could be provided to the applicant about the project, due to the fact approval to consult with landowners is awaiting Ministerial approval.

(c) **Coomera Connector**

Web link: <https://www.tmr.qld.gov.au/projects/coomera-connector>

The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019.

6. General property advice was provided by Glenn Bird, Senior Advisor Property Team at South Coast. Reference was made to TMR Approved Planning Policy and Early Acquisition Policy. Useful links to TMR Policy and processes associated with [Approved Planning Policy](#), [Early Acquisition Policy](#) and [Land and Property resumption](#) process.
7. The meeting ended with commitment to providing written communication and information from Transport and Main Roads and State Assessment and Referral Agency. TMR and SARA acknowledged that another meeting can be arranged to communicate the Category B planning with the landowner and interested parties involved with the development application.

1.0 Pre-lodgement advice

Our agency recommends the following:

- (a) information be submitted with the development application.

Item	Information requested
Planned Upgrade and Future State Controlled Road	
1	<p>Transport Planning for Pacific Motorway and Coomera Connector</p> <p>Reference is made to State Code 1: Development in a state-controlled road environment, Planned Upgrades PO 19 and Table 1.2.3: Development in a future state-controlled road environment; PO32 and PO33.</p> <p>Statement about TMR planning and proposed development</p> <p>Reference is made to the development proposal presented on Architectural Plans for Loganholme “Axial” precinct, dated 24/08/2020, by Studio Loft Architects for Palisade Homes Pty Ltd and Metrix Property Group, Ref. CXN 2020-002.</p> <p>The proposed development would be impacted by the Category C Pacific Motorway Master planning as depicted on the approved Transport Planning Sketches and would impact access, car park, building and basement of the development. The development proposal would be impacted by the approved Pacific Motorway planning and should be revised to remove any impact to the</p>

Item	Information requested
	<p>development affected by the approved planning.</p> <p>Furthermore, the department is progressing the planning to confirm and protect transport planning for Pacific Motorway and Coomera Connector at Loganholme. This planning does significantly affect the subject land being part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534. The department have disclosed this planning in meeting on 20 April 2021 with the landowners planning consultant. This advice is provided in accordance with TMR Approved Planning Policy.</p> <p>Information about Pacific Motorway and Coomera Connector transport corridor planning</p> <p>TMR provide the following information about the status of Pacific Motorway and Coomera Connector transport corridor planning including reference to approved transport planning impacting Lot 24 SL738, Lot 23 SL7534 and Lot 22 SL8130, following the boundary realignment of the land, this is now described as Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671.</p> <p>(a) <u>Pacific Motorway Master Planning</u></p> <p>The subject land is partially impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketches SK891, 892 and 893 for Lot 24 SL738, Lot 23 SL7534 and Lot 22 SL8130.</p> <p>(b) <u>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</u></p> <p>Web link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning.</p> <p>(c) <u>Coomera Connector</u></p> <p>Web link: https://www.tmr.qld.gov.au/projects/coomera-connector</p> <p>The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019.</p> <ul style="list-style-type: none"> For further information on TMR Policy for Approved Planning and property processes please refer to the following links Approved Planning Policy, Early Acquisition Policy and Land and Property resumption process. Contact Details for the Pacific Motorway project: DH2LM@tmr.qld.gov.au 1800 314 763

2	<p>Traffic Impact Assessment</p> <p>When lodging a development application, the applicant is requested to provide further information which demonstrates how the proposed development will achieve compliance with performance outcomes 16 and 20 to 22 of State Code 1 of the <i>State Development Assessment Provisions</i>, version 2.6 and effective from 7 February 2020.</p> <p>The Pacific Highway service road to the Pacific Motorway and is a local road and access is determined under local government requirements.</p> <p>The applicant is required to provide a Traffic Impact Assessment (TIA) which assesses the developments proposed access arrangements and traffic impacts on the State-controlled road network. The TIA shall address the minimum assessment criteria required for an assessment as defined in TMR's <i>Guide to Traffic Impact Assessment</i>.</p> <p>The TIA must (but not limited to):</p> <ul style="list-style-type: none"> (a) include an assessment of traffic growth at the date of ultimate development for the traffic scenarios with the addition of the proposed development and including background traffic; (b) demonstrate trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data; (c) identify any other significant approved developments located in the vicinity of the proposed development and consider the cumulative impact; (d) consider traffic generation with an assessment of impacts during the identified peak hours; (e) provide recommended mitigation measures to ensure no adverse impact upon the safety and efficiency of the state-controlled road network and be in accordance with the <i>Road Planning and Design Manual (2nd Edition)</i>; (f) be in accordance with the TMR's <i>Guide to Traffic Impact Assessment</i> and must be undertaken by a RPEQ. <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment </p>
3	<p>Environmental Emission / Traffic Noise Assessment</p> <p>When lodging a development application, the applicant is requested to provide further information which demonstrates how the proposed development will achieve compliance with performance outcomes 23 and 24 for accommodation activity (short-term accommodation for Hotel) and 27 and 28 for a Hospital use of State Code 1 of the <i>State Development Assessment Provisions</i>, version 2.6 and effective from 7 February 2020.</p> <p>The applicant is required to provide a detailed Traffic Noise Assessment Report which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes. The report is required to detail all necessary mitigation measures that are needed to ensure minimal noise intrusion from the state-controlled road, Pacific Motorway.</p> <p>The Traffic Noise Assessment must (but not limited to):</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified acoustic expert; (b) be conducted in accordance with the requirements outlined in State Code 1 and the department's environmental emission criteria for noise. These are set out in the

	<p>department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017 (available at: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx).</p> <p>(c) demonstrate that the development can achieve the relevant environmental emission criteria for noise with the recommended noise attenuation treatments.</p>
--	---

(b) recommends the following advice be provided to the applicant:

Item	Advice
1	This pre-application advice provides initial advice on nominated major issues relevant to the development proposal to assist in the timely processing of application. While the advice is given in good faith, it no way binds the Department of Transport and Main Roads.
2	Note also this pre-application advice has been prepared on the 23 April 2020.

2.0 Endorsement

Officer

Nathan Bright
Principal Town Planner (Land Management)
(07) 5563 6652
scr.calm@tmr.qld.gov.au

Approver

NR 

Heleana Crombie
A/Principal Advisor (Corridor and Land Management)
(07) 5563 6648
scr.calm@tmr.qld.gov.au
23 April 2021



Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 380]

FRIDAY 15 MARCH 2019

[No. 47

Transport Infrastructure Act 1994

NOTIFICATION OF A FUTURE STATE-CONTROLLED ROAD

Notice is hereby given, in accordance with sections 42(11) and 42(12) of the *Transport Infrastructure Act 1994*, that the road (or land), as generally described below, has been notified to Gold Coast City Council and Logan City Council as a Future State-Controlled Road. This notification shall take effect, on and from 15 March 2019.

Neil Scales
Director-General
Department of Transport and Main Roads

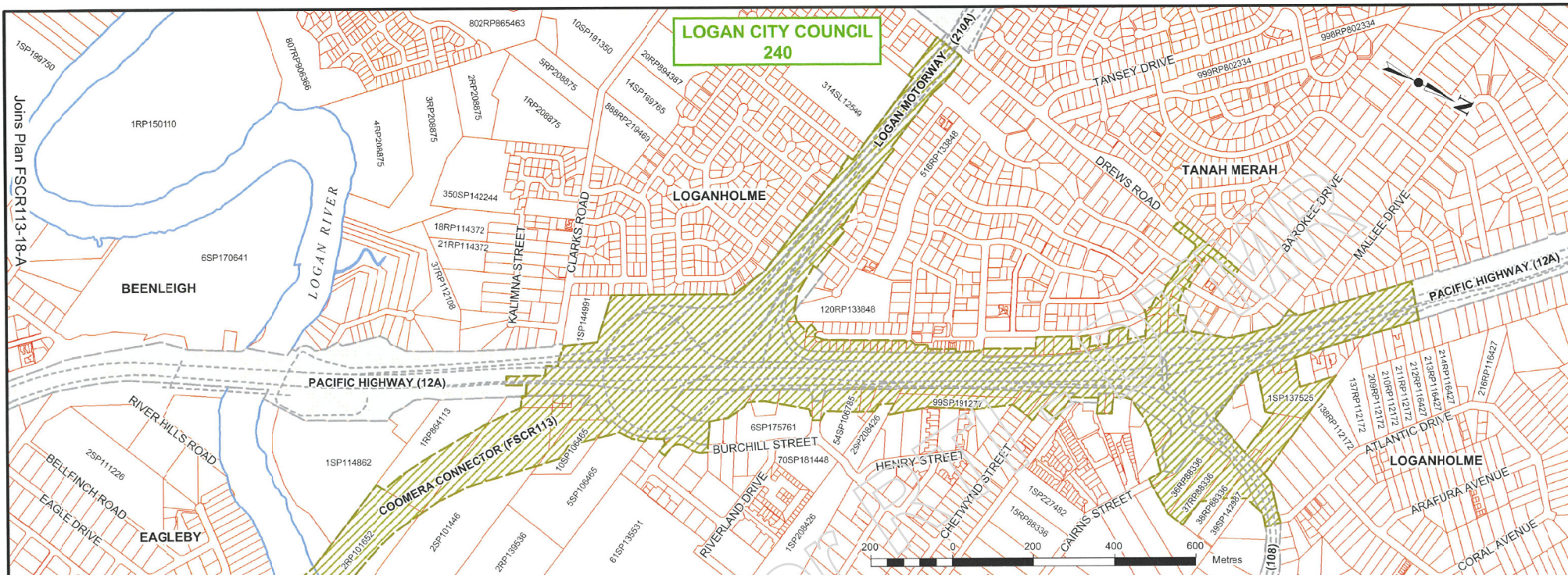
Name of Local Government:	Gold Coast City Council and Logan City Council
Road Name:	Coomera Connector
Road Number:	113
Proposed Function:	State Controlled Transport Corridor
Description	Commencing at its intersection with Nerang-Broadbeach Road (105) at Nerang, and then generally in a north-westerly direction to its intersection with the Pacific Motorway (12A) and the Logan Motorway (210A) at Loganholme, by the areas shown on Departmental Plan No's FSCR113-(1-6)-C, FSCR113-(7-13)-B and FSCR113-(14-19)-A.
Corridor Width:	Nominally 45 metres – 550 metres wide.
Length:	45.15 kilometres (approximately)
Date of Local Government Notifications:	14 January 2019

This Notification supersedes FSCR113-(1-6)-B, FSCR113-(7-13)-A, previously notified in Government Gazette No 9, Page's 35 and 36 on Friday 12th May 2017.

Signed: Paul Noonan
Regional Director (South Coast)
Delegate of the Director-General, Department of Transport and Main Roads

ENDNOTES

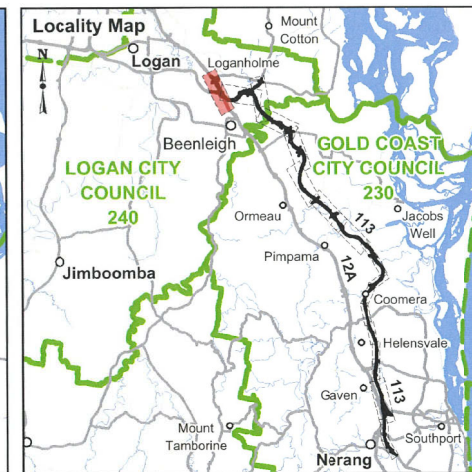
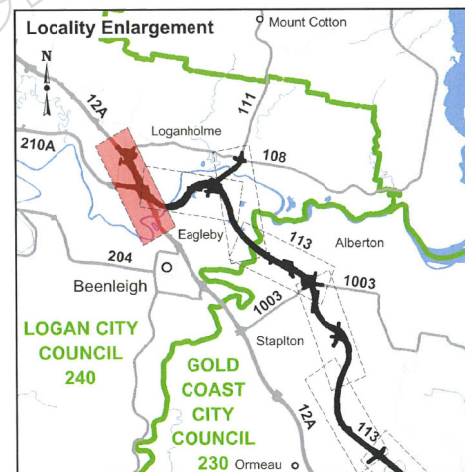
1. Published in the Gazette on 15 March 2019.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads.





NOTE: Refer to maintenance responsibility agreement (if applicable) with Logan City Council for limits of responsibility within the road reserve.

Legend

- Future State-controlled Road (Subject Road)
- State-controlled Road (Other than Subject Road) / Network
- TMR/QR Common Area
- Rail
- Local Government Boundary
- Bridge



Office Use Only - Not Part of Formal Declaration Plan										Declaration Lengths (km)		Local Government/s: LOGAN CITY COUNCIL		 <div>Queensland Government</div> <div>Transport and Main Roads</div> <div>Road Declaration Plan No.</div> <div>FSCR113-19-A</div> <div>Drawing No.</div> <div>669934</div>
Region/Head Office Records			Notification				Gazetial					Road Name: COOMERA CONNECTOR		
			Local Government		Queensland Rail (QR)					Resumption Plans		Job No.		
Hard Copy	Digital PDF	Version	LG No.	by Regional Director	Date	by Regional Director	Date	by Minister	Date	New	Old	Length 44.2 - 45.15 km		
	Date printed - 18/01/2019		240							6.95	-			
												Approved  24/1/19 Regional Director (South Coast)		
File	FSCR113-19-A.wor													

From: [Nathan A Bright](#)
To: [Ashleigh Slater](#); [Amanda Hosken](#)
Cc: [Isaac Harslett](#); [Gareth Richardson](#)
Subject: RE: TMR21-032517 - TMR response for 3978-3984 Pacific Highway, Loganholme QLD 4129 (Reference Numbers: TMR21-032517; 2103-21722 SPL)
Date: Thursday, 29 April 2021 10:35:00 AM
Attachments: [TP Sketch 12A-TP2021400 3978-3982 Pacific Highway Loganholme.pdf](#)
[image001.png](#)

Hi personal information

Copy of Transport Planning Sketch for impacted land at 3978-3984 Pacific Highway Loganholme

This is relevant to the Pacific Motorway masterplanning Daisy Hill Rd to Omaru Street. This is the 2008 approved planning.

Please pass onto the Applicant/land owner and consultant

Thank you

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: NR

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

From: personal information @dsdilgp.qld.gov.au>

Sent: Friday, 23 April 2021 12:20 PM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; personal information

personal information @dsdilgp.qld.gov.au>

Cc: personal information @dsdilgp.qld.gov.au>; personal information

personal information @dsdilgp.qld.gov.au>

Subject: Fwd: TMR21-032517 - TMR response for 3978-3984 Pacific Highway, Loganholme QLD 4129 (Reference Numbers: TMR21-032517; 2103-21722 SPL)

Thanks nathan

personal information would you be able to action these meeting minutes while I am away next week? It's for the hospital site we meet about this week.

Thanks

personal information

Get [Outlook for iOS](#)

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Sent: Friday, April 23, 2021 12:01:04 PM

To: ~~personal information~~ <personal information@dsdilgp.qld.gov.au>

Subject: FW: TMR21-032517 - TMR response for 3978-3984 Pacific Highway, Loganholme QLD 4129 (Reference Numbers: TMR21-032517; 2103-21722 SPL)

Hi ~~personal information~~

This is on its way. I have TP Sketches underway for the Pacific Motorway transport planning requirements, this is being updated into the new coordinates format.

This should be ready next week.

Thank you

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

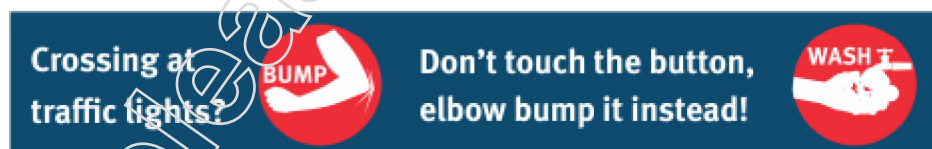
PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M:

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

From: eDAMdonotreply <donotreply@edammail.tmr.qld.gov.au>

Sent: Friday, 23 April 2021 11:50 AM

To: SEQSouthPlanning@dsdmip.qld.gov.au

Cc: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Heleana M Crombie

<Heleana.M.Crombie@tmr.qld.gov.au>; SCR Corridor and Land Management Inbox

<scr.calm@tmr.qld.gov.au>

Subject: TMR21-032517 - TMR response for 3978-3984 Pacific Highway, Loganholme QLD 4129
(Reference Numbers: TMR21-032517; 2103-21722 SPL)

Our Reference: TMR21-032517

Application street address: 3978-3984 Pacific Highway, Loganholme QLD 4129

Please see the attached [PA - Pre-lodgement - Advice_1] from the Department of Transport and Main Roads.

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If you require any further information or clarification, please contact TMR Gold Coast Region on (07) 5563 6600, or via email scr.calm@tmr.qld.gov.au who will be able to assist.

Regards,
eDAM System | Department of Transport and Main Roads

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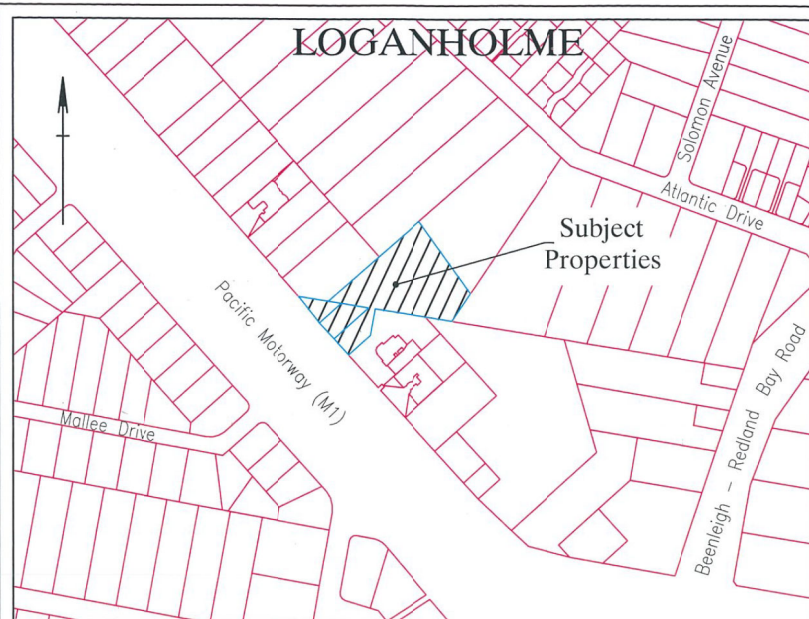
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LOCALITY PLAN

Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary corner
2	517895.502	6939088.063	on boundary
3	517910.215	6939074.363	on boundary
4	-	-	on boundary, on line A - 3



Co-ordinates are given in metres MGA Zone 56 (GDA94)

	Revisions	Certified	Date	Microfiled	Area required shown thus
E					
D					
C					
B					
A	Original issue				

Area required shown thus



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



Setout Points

Point	Easting	Northing
A	517928.911	6939057.128

Important Information

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The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)

Drawn
RV
Checked
CCW

Examined
NR
29/04/2021

Approved
NR
29/04/2021



Queensland Government

12A/TP2021400

A

From: [Nathan A Bright](#)
To: [Rachael L Poeppmann](#); [Habeebur R Mohamed-Hussain](#)
Subject: 3978-3984 Pacific Highway Loganholme
Date: Tuesday, 4 May 2021 3:37:00 PM
Attachments: [TP Sketch 12A-TP2021400 3978-3982 Pacific Highway Loganholme.pdf](#)
[FW TMR21-032517 - TMR response for 3978-3984 Pacific Highway Loganholme QLD 4129 \(Reference Numbers TMR21-032517; 2103-21722 SPL\).msg](#)
[image001.png](#)

Hi Rachael

Can you please give **personal information** and provide positive endorsement of his EA ... **personal information**
Palisade Homes **personal information**

Proposed Hotel and Hospital

He quoted \$350m costs for the project and heads of agreement to transfer the land.

Thanks very much

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

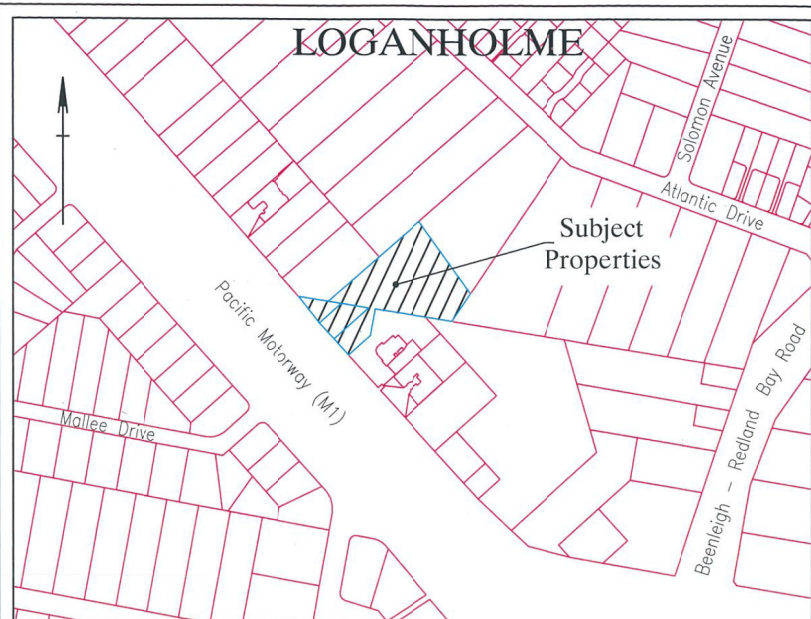
M: **NR**

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

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LOCALITY PLAN

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TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)



Queensland Government

12A/TP2021400

Drawn
RV
Checked
CCW

Examined

NR

29/04/2021

Approved

NR

29/04/2021

A

Catherine R Troccaz

From: Nathan A Bright
Sent: Tuesday, 27 April 2021 2:15 PM
To: Habeebur R Mohamed-Hussain; Rachael L Poeppmann
Cc: Glenn Z Bird; Philip G Previte
Subject: FW: TMR21-032517 - TMR response for 3978-3984 Pacific Highway, Loganholme QLD 4129 (Reference Numbers: TMR21-032517; 2103-21722 SPL)
Attachments: PA - Pre-lodgement - Advice_1.pdf; PA - Pre-lodgement - Advice_1.docx; Page from 15.03.19 - No. 47 Transport Gazette.pdf; Declaration Plans 19.pdf

Hi All

Copy of Prelodgement notes and technical reply for PA information 3978 – 3984 Pacific Highway Loganholme

I am getting GIS to prep up a new format Transport Planning Sketch for this site

Thank you

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

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From: eDAMdonotreply <donotreply@edammail.tmr.qld.gov.au>

Sent: Friday, 23 April 2021 11:50 AM

To: SEQSouthPlanning@dsdmip.qld.gov.au

Cc: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Heleana M Crombie

<Heleana.M.Crombie@tmr.qld.gov.au>; SCR Corridor and Land Management Inbox <scr.calm@tmr.qld.gov.au>

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Regards,
eDAM System | Department of Transport and Main Roads

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Released under RTI/DMP



Catherine R Troccaz

From: Habeebur R Mohamed-Hussain
Sent: Tuesday, 20 April 2021 11:06 AM
To: Nathan A Bright
Subject: RE: Coolangatta Room Booking (Limited Capacity) 2103-21722 SPL (pre-lodgement advice for proposed MCU Hospital and Short-term accommodation at 3978-3984 Pacific Highway, Loganholme
Attachments: For NB.docx
Follow Up Flag: Follow up
Flag Status: Flagged

As discussed

Regards,

Habeeb Mohamed-Hussain
Principal Engineer (Civil) | Project Planning,
South Coast Region/ Gold Coast Office
Program Delivery and Operations | Department of Transport and Main Roads

Ground floor | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
(07) 55636630 | M:
habeebur.r.mohamed-hussain@tmr.qld.gov.au
www.tmr.qld.gov.au

-----Original Appointment-----

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Sent: Friday, 9 April 2021 9:50 AM
To: Nathan A Bright; Emma L McGregor; Habeebur R Mohamed-Hussain; Rachael L Poeppmann; Glenn Z Bird; Philip G Previte
Cc: Ashleigh Slater; Heleana M Crombie
Subject: Coolangatta Room Booking (Limited Capacity) 2103-21722 SPL (pre-lodgement advice for proposed MCU Hospital and Short-term accommodation at 3978-3984 Pacific Highway, Loganholme
When: Tuesday, 20 April 2021 3:00 PM-4:30 PM (UTC+10:00) Brisbane.
Where: SARA Meeting; Coolangatta Room/Nerang 36-38 Cotton St

Time from 3pm for TMR preliminary meeting to prepare for Prelodgement Meeting with Applicant.

3.30pm meeting with SARA and Applicant

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511
M:
E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
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Page 41 redacted for the following reason:

CTPI

Released under RTI - DTMR

From: [Nathan A Bright](#)
To: [Cassie M Ainsworth](#); [SCR Property](#)
Cc: [Philip G Previte](#); [Glenn Z Bird](#); [Rachael L Poeppmann](#); [Habeebur R Mohamed-Hussain](#); [Heleana M Crombie](#)
Subject: Transport Planning and Background to SARA Prelodgement for Hospital and Hotel 3978-3984 Pacific Highway Loganholme
Date: Wednesday, 5 May 2021 10:45:00 AM
Attachments: [TP Sketch 12A-TP2021400 3978-3982 Pacific Highway Loganholme.pdf](#)
[FW TMR21-032517 - TMR response for 3978-3984 Pacific Highway Loganholme QLD 4129 \(Reference Numbers TMR21-032517; 2103-21722 SPL\).msg](#)
[image001.png](#)
[Mtg Habeeb - CaLM re DA for Pacific Highway Loganholme \(see attachments\).ics](#)
[RE Coolangatta Room Booking \(Limited Capacity\) 2103-21722 SPL \(pre-lodgement advice for proposed MCU Hospital and Short-term accommodation at 3978-3984 Pacific Highway Loganholme.msg](#)

Hi Cass

Copy TMR Team

Ref. TMR 21-032517

3978 Pacific Highway Loganholme

Internal Meeting was convened by Habeeb and M1 Project DH2LM Tuesday 30 March 2021 with Habeeb, Rachael and Paul Noonan and Andrew Wheeler. They decided to advise [personal information](#) about the transport planning underway and communicate status and advise on Early Acquisition process. This may qualify under Exceptional Criteria and may require senior management considerations.

- SARA Prelodgement meeting occurred on 20 April 2021 with TMR present and Planning Consultant [personal information](#) of Palisade Homes was invited but did not attend. Meeting notes and actions provided in attached technical advice to SARA.
- I have enclosed copy of the Transport Planning Sketches for the Pacific Motorway master plan 2008.
- Copy of email and plan from Habeeb related to the Category B planning going through processes to progress to Cat C.
- I am awaiting the formal advice and reply from SARA [personal information](#) [personal information](#) is Planning Consultant. I have spoken with [personal information](#) at SARA and this is in progress.
- Property Searches over the land have been sporadic over the 4 lots. Lot 136 in 2016 and other lots more recently. [personal information](#) would be advised to undertake new Property Searches if required however the Transport Planning Sketch and technical advice in the Prelodgement Record should provide sufficient clarity.

Let me know if you need anything further.

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au



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From: Nathan A Bright
Sent: Tuesday, 4 May 2021 3:37 PM
To: Rachael L Poeppmann <Rachael.L.Poeppmann@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>
Subject: 3978-3984 Pacific Highway Loganholme

Hi Rachael

Can you please give a call and provide positive endorsement of his EA ...
Palisade Homes

Proposed Hotel and Hospital

He quoted \$350m costs for the project and heads of agreement to transfer the land.

Thanks very much

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au



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From: [No Reply](#)
To: [personal information@dsdiloq.qld.gov.au](#); [eda@tpalliance.com.au](#)
Subject: 2103-21722 SPL application correspondence
Date: Wednesday, 5 May 2021 4:33:51 PM
Attachments: [Attachment 3 - Queensland Government Gazette.pdf](#)
[Attachment 4 - Road Declaration Plan.pdf](#)
[Attachment 2 - TP Sketch.pdf](#)
[2103-21722 SPL - Pre-lodgement advice.pdf](#)

Please find attached a notice regarding application [2103-21722 SPL](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

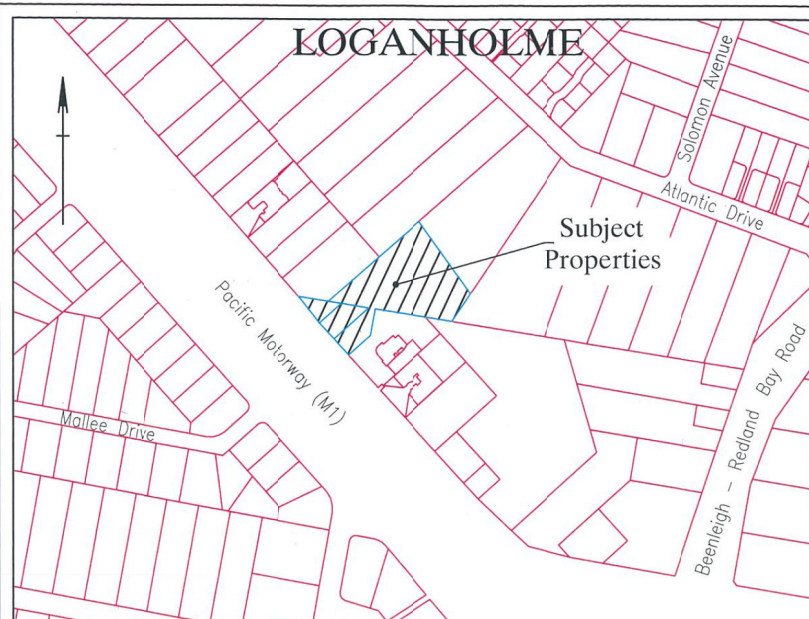
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LOCALITY PLAN

Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary corner
2	517895.502	6939088.063	on boundary
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Co-ordinates are given in metres MGA Zone 56 (GDA94)

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TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)



Queensland Government

12A/TP2021400

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Examined
NR
29/04/2021

Approved
NR
29/04/2021

A



Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 380]

FRIDAY 15 MARCH 2019

[No. 47

Transport Infrastructure Act 1994

NOTIFICATION OF A FUTURE STATE-CONTROLLED ROAD

Notice is hereby given, in accordance with sections 42(11) and 42(12) of the *Transport Infrastructure Act 1994*, that the road (or land), as generally described below, has been notified to Gold Coast City Council and Logan City Council as a Future State-Controlled Road. This notification shall take effect, on and from 15 March 2019.

Neil Scales
Director-General
Department of Transport and Main Roads

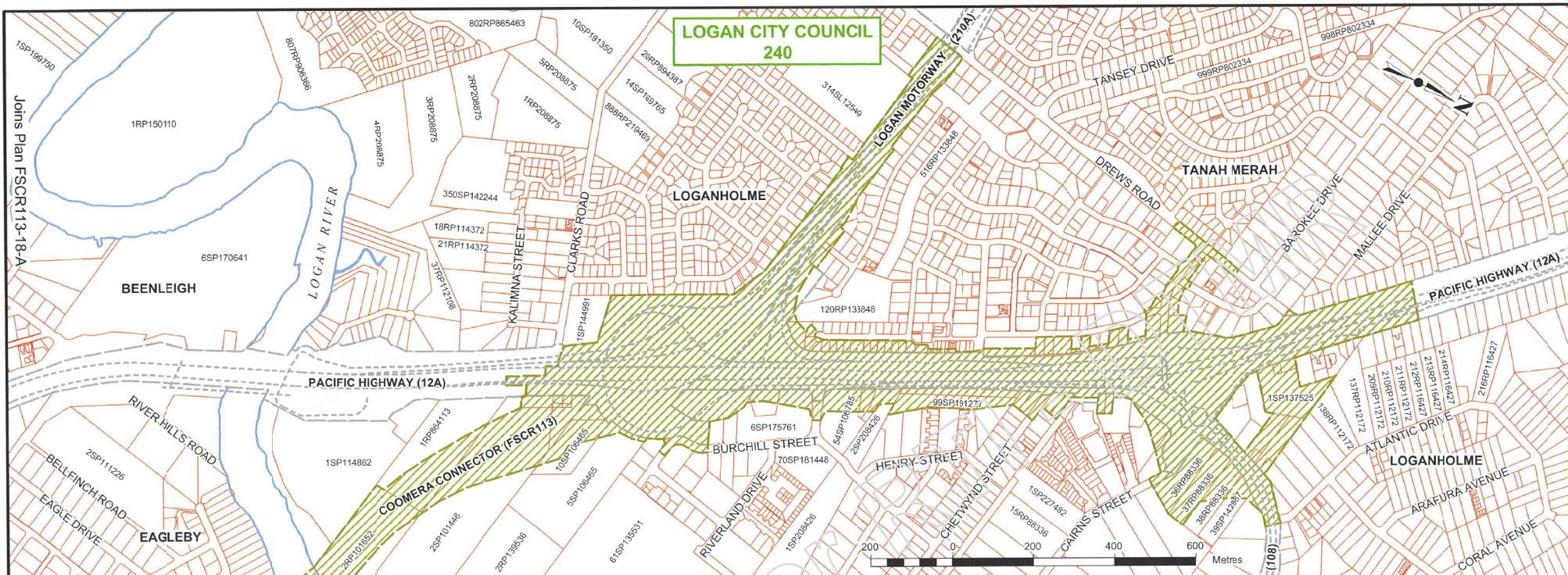
Name of Local Government:	Gold Coast City Council and Logan City Council
Road Name:	Coomera Connector
Road Number:	113
Proposed Function:	State Controlled Transport Corridor
Description	Commencing at its intersection with Nerang-Broadbeach Road (105) at Nerang, and then generally in a north-westerly direction to its intersection with the Pacific Motorway (12A) and the Logan Motorway (210A) at Loganholme, by the areas shown on Departmental Plan No's FSCR113-(1-6)-C, FSCR113-(7-13)-B and FSCR113-(14-19)-A.
Corridor Width:	Nominally 45 metres – 550 metres wide.
Length:	45.15 kilometres (approximately)
Date of Local Government Notifications:	14 January 2019

This Notification supersedes FSCR113-(1-6)-B, FSCR113-(7-13)-A, previously notified in Government Gazette No 9, Page's 35 and 36 on Friday 12th May 2017.

Signed: Paul Noonan
Regional Director (South Coast)
Delegate of the Director-General, Department of Transport and Main Roads

ENDNOTES

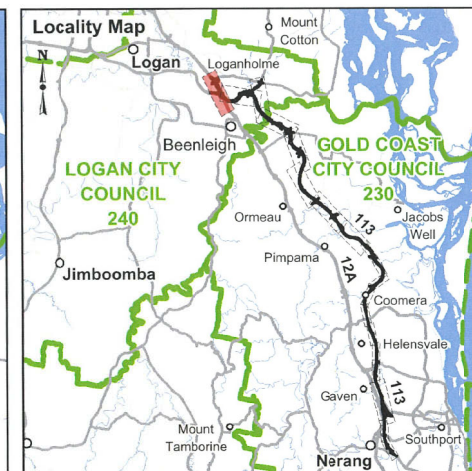
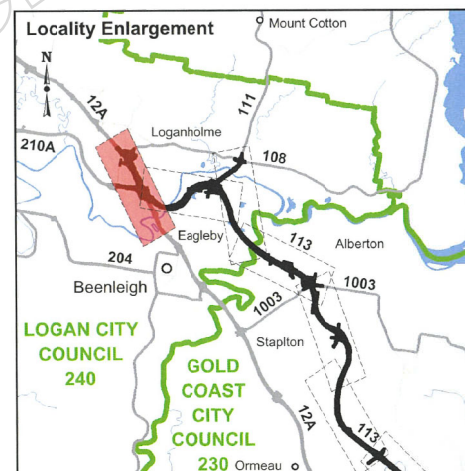
1. Published in the Gazette on 15 March 2019.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads.




NOTE: Refer to maintenance responsibility agreement (if applicable) with Logan City Council for limits of responsibility within the road reserve.

Legend

- Future State-controlled Road (Subject Road)
- State-controlled Road (Other than Subject Road) / Network
- TMR/QR Common Area
- Rail
- Local Government Boundary
- Bridge



Office Use Only - Not Part of Formal Declaration Plan										Declaration Lengths (km)		Local Government/s: LOGAN CITY COUNCIL		 Queensland Government Transport and Main Roads Road Declaration Plan No. FSCR113-19-A Drawing No. 669934
Region/Head Office Records			Notification				Gazettal					Road Name: COOMERA CONNECTOR		
			Local Government		Queensland Rail (QR)					Resumption Plans		Job No.		
Hard Copy	Digital PDF	Version	LG No.	by Regional Director	Date	by Regional Director	Date	by Minister	Date	New	Old	Length 44.2 - 45.15 km		
	Date printed - 18/01/2019		240							6.95	-			
File	FSCR113-19-A.wor											24/1/19 Regional Director (South Coast)		



SARA reference: 2103-21722 SPL

5 May 2021

Palisade Homes Pty Ltd
c/- Town Planning Alliance
3978-3984 Pacific Highway
LOGANHOLME QLD 4129

Email: eda@tpalliance.com.au

Dear Sir/Madam

SARA Pre-lodgement advice – 3978, 3980, 3982 and 3984 Pacific Highway, Loganholme

I refer to the pre-lodgement meeting held on 20 April 2021 in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

SARA understands that a future application will be lodged with Logan City Council seeking a Development Permit for a Material Change of Use for a Hospital and Short-term accommodation (medihotel) on the subject site.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Request for Pre-lodgement meeting in relation to the proposed material change of use for a new hospital and short-term accommodation (medihotel)	Town Planning Alliance	12 February 2021
Plans	Studio Loft Architects	24/08/2020, CXN 2020-002 Drawing No. 0.0-11.0

Pre-lodgement meeting record

Meeting date	20 April 2021
Meeting location	MS Teams
Meeting chair	personal information
Meeting attendees	Refer to Attachment 1

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	<p>The application of this nature will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridor This will require a fee of \$3,373 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (d)(ii). Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20, if the number of beds exceed 100. This will require a fee of \$3,373.00 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8(a)(i). <p>Based on the above referral triggers, the relevant State code of the State Development Assessment Provisions (SDAP) is <i>State code 1: Development in a State controlled road environment</i> (State code 1). Available via: https://planning.dsdmip.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role/state-development-assessment-provisions.</p> <p>Please note if there are other aspects of development (i.e. reconfiguration of a lot or operational works) associated with the application, the above fees and triggers may change.</p> <p>SARA would be a referral agency for the proposed application.</p>
Key matters and action items	
2.	<p>The site is subject to the following matters of interest to SARA:</p> <ul style="list-style-type: none"> state-controlled road and future state-controlled road (planned upgrade). <p>Pacific Motorway Master Planning</p> <p>The site is partially impacted by Pacific Motorway Master Planning from Daisy Hill Road to Omaru Street, this planned upgrade was consulted on in 2008. This transport planning is Category C, protected and approved planning. This transport planning is depicted on the approved TP Sketch, prepared by Queensland Government, dated 29/04/2021, reference 12A/TP2021400 and revision A (Attachment 2) for Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671. It is recommended the proposal be revised to remove any impact to the development affected by the approved planning.</p> <p>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</p> <p>The subject site is part of the transport planning underway for the revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534 fall within the Planning Study area for the transport planning. More information available from the following link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>Coomera Connector</p>

	<p>The road reserve immediate to the frontage of the site including the Pacific Highway service road is declared a future state-controlled road for the Coomera Connector. The Coomera Connector was gazetted in the Queensland Government Gazette on 15 March 2019 (Attachment 3) and is depicted on the approved Road Declaration Plan No. FSCR113-19-A, prepared by Queensland Government, dated 18/01/2019 and reference 669934 (Attachment 4). This planning significantly affects part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534.</p> <p>For further information on DTMR's Policy for Approved Planning and property processes please refer to the following links:</p> <p>Approved Planning Policy: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Approved-Planning-Policy</p> <p>Early Acquisition Policy: www.tmr.qld.gov.au/Community-and-environment/Property-information/Early-acquisition-policy</p> <p>Land and Property resumption: www.tmr.qld.gov.au/Community-and-environment/Property-information/Land-and-property-resumptions.aspx</p> <p>Contact Details for the Pacific Motorway project: DH2LM@tmr.qld.gov.au 1800 314 763</p> <p>Link: https://www.tmr.qld.gov.au/projects/coomera-connector</p>
Lodgement material	
3.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • A full response to the relevant sections of State code 1. • Landowner's consent, as relevant. • Relevant plans as per the DA Forms guide. • Any information, plans and/or reports mentioned in this advice. <p>Further guidance about supporting information is available via:</p> <p>Link: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Assessable-development</p>
PO16 – Vehicular access to a state-controlled road and PO20-PO22 – Network impacts	
4.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO16 and PO20-PO22 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Impact Assessment, prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ), which assesses the proposed access arrangements and traffic impacts on the state-controlled road network.</p> <p>The Traffic Impact Assessment shall address the minimum assessment criteria required for an assessment as defined in TMR's <i>Guide to Traffic Impact Assessment</i> and include:</p>

	<p>(a) an assessment of traffic growth at the date of ultimate development for the traffic scenarios with the addition of the proposed development and including background traffic,</p> <p>(b) demonstrate trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data,</p> <p>(c) identify any other significant approved developments located in the vicinity of the proposed development and consider the cumulative impact,</p> <p>(d) consider traffic generation with an assessment of impacts during the identified peak hours,</p> <p>(e) provide recommended mitigation measures to ensure no adverse impact upon the safety and efficiency of the state-controlled road network and be in accordance with the <i>Road Planning and Design Manual (2nd Edition)</i>.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment</p>
PO23-PO24 – Noise (Accommodation activities), PO27 - Noise (Hospitals) and PO28 – Vibration (Hospitals)	
5.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO23-PO24, PO27 and PO28 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Noise Assessment, prepared by a suitably qualified acoustic expert, which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes.</p> <p>The Traffic Noise Assessment should address all necessary mitigation measures required to ensure minimal noise intrusion from the Pacific Motorway and be conducted in accordance with the requirements outlined in State code 1 and the department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx</p>

This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction.

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

If you require further information please contact personal information Principal Planning Officer, on 5644 3216 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

NR

Personal information

Manager, Planning and Development Services (SEQ South)

enc Attachment 1 – Pre-lodgement meeting attendance record

Development details	
Proposal:	Material Change of Use for a Hospital and Short-term accommodation (medihotel)
Street address:	3978, 3980, 3982 and 3984 Pacific Highway, Loganholme
Real property description:	Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 10 on SP306671
SARA role:	Referral Agency
Assessment Manager:	Logan City Council
Assessment criteria:	State Development Assessment Provisions (SDAP): SDAP State code 1: Development in a state-controlled road environment. SDAP State code 6: Protection of state transport networks
Existing use:	Mostly vacant
Relevant site history:	Reconfiguration of a Lot approvals (Council References: RL/40/2019, RL/43/2019 and RL/91/2019) Pre-lodgement advice dated 21 June 2016 for a Material Change of Use for a Showroom, Outdoor Sales and Low Impact Industry Pre-lodgement advice dated 6 April 2021 for a Material Change of Use for a Hospital and Short-term accommodation (medihotel)

Attachment 1 — Pre-lodgement meeting attendance record

Meeting attendees:

Name	Position	Organisation
personal	Applicant	Town Planning Alliance
personal information	Principal Planner	SARA
personal information	Principal Planner	SARA
Emma McGregor	A/Manager, Project Planning and Corridor Management	DTMR
Heleana Crombie	A/Principal Advisor, Corridor and Land Management Team	DTMR
Glenn Bird	Senior Advisor, Property	DTMR
Phillip Previte	Advisor, Property	DTMR
Nathan Bright	Principal Planner, Corridor and Land Management Team	DTMR
Habeeb Mohamed-Hussain	Principal Engineer Pacific Motorway – Daisy Hill to Logan Motorway	DTMR

Attachment 2 — TP Sketch

Released under RTI - DTMR



Attachment 3 — Queensland Government Gazette

Released under RTI - DTMR



Attachment 4 — Road Declaration Plan

Released under RTI - DTMR



Communication Record

Our ref TMR21-032517
Your ref
Date 7 May 2021
Updated 16 November 2021
NAB

To Manager Project Planning and Corridor Management

Copy to Corridor and Land Management Team Leader -- Heleana Crombie
Project Manager M1 DH2LM – Habeeb Mohamed-Hussain
Senior Communications Advisor – Rachael Poeppmann
Senior Property Advisor – Glenn Bird

Subject Prelodgement Hospital and Short-term accommodation (medihotel)
3978, 3980, 3982 and 3984 Pacific Highway, Loganholme
Lot 136 on RP109253, Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on
SL7534

EDAM Ref. TMR21-032517

Prelodgement received by SARA and referred to TMR 24 March 2021

Nathan Bright CALM Team referred Prelodgement material to Project Manager and Communications Officer for M1 DH2LM on Friday 26 March 2021

TMR Internal Meeting: 30 March 2021 2pm-2.30pm

- Meeting organiser: Paul Noonan Regional Director South Coast Region
- Attendees: Paul Noonan, Andrew Wheeler, Habeeb Mohamed-Hussain, Rachael Poeppmann, Nathan Bright
- Purpose: Discuss Pre-application/Prelodgement Proposal for Private Hospital/Hotel on 3978-3982 Pacific Highway Loganholme Nelson Palisade Homes PL

Meeting Note and outcome:

- The prelodgement proposal including plans and information from the Planning Consultant, Town Planning Alliance personal information was presented to Paul and Andrew for proposed Hospital and Hotel on the subject site.
- Habeeb presented the Pacific Motorway and Coomera Connector planning especially the service road alignment impacting the subject land.

Department of Transport and Main Roads

Enquiries Nathan Bright Corridor and Land Management Team
Telephone +61 7 55636652
Email Nathan.a.bright@tmr.qld.gov.au

- Discussion took place about what information can be presented in the prelodgement advice and prelodgement meeting.
- Discussion also included about whether SARA would support TMR in advising the landowner.
- Discussion also included reference to Early Acquisition process previously undertaken by [personal] of Palisade Homes and also about support from Senior Management for the process to be undertaken under a new development proposal.
- It was discussed that the proposed development for Hospital and Hotel appears significant and substantial in coverage and area of development at the location.
- The meeting concluded with Paul and Andrew advising that Officers would be able to advise [personal] about the transport planning underway for Pacific Motorway and communicate status and advise on Early Acquisition processes available. It was noted this scenario may qualify under 'Exceptional Criteria' of the *Early Acquisition Policy* and senior management considerations from Regional Director Paul Noonan.

Phone calls received

- [personal] **Town Planning Alliance**
- 27 April 2021, 3.17pm - Nathan Bright from CALM team received call from [personal] [personal] Town Planning Alliance, Consultant for [personal] Tel. [personal]
- [personal] asked status of meeting record from prelodgement meeting on Tuesday 20 April 2021 with SARA.
- I advised TMR meeting record and technical advice for the prelodgement was signed and issued Friday 23 April 2021 and for [personal] to refer to Ashleigh Slater or Amanda Hosken at SARA
- I advised [personal] as a result of his clients [personal] absence / unavailability at the prelodgement meeting another meeting with Transport and Main Roads could be arranged.
- [personal] advised that he would follow up with SARA and contact TMR if required.
- Call ended.
- [personal] **Palisade Homes** [personal]
- 4 May 2021, 3.16pm Nathan Bright received a phone call from [personal] from Palisade Homes
- [personal] advised in the call that he wanted to address issues with his development for a proposed Private Hospital and Hotel at land at Pacific Highway Loganholme
- [personal] advised he had signed heads of agreement and contracts for development of his land and commitments from investors
- [personal] advised that the entire development has a \$350 million dollar value
- He referenced that he had not been advised of any impacts from Pacific Motorway planning on his property and that his Early Acquisition request in early 2020 was rejected
- I let [personal] vent his frustrations and advise about his development in his direct tone
- I clarified if he had received Prelodgement advice from SARA about his development?
- He had not received the prelodgement advice yet

- I advised that I would refer him onto Rachael, Communications Officer from the M1 project for further information. I reassured him that I would pass on his mobile number and refer him on directly to the Project team representatives.
- [personal] was satisfied in referring onto the project team representatives.
- Call ended
- [personal] **Palisade Homes** [personal] **9 November 2021**
- I received a call at 12 midday from [personal]
- I understand that SARA and TMR as a result have been provided with a part response to the Information Request response? As yet I have not referred to our TMR Engineering and Technology team for noise assessment as there is nothing to assess. I am concerned that we do not have complete information for such an important development.
- All we have received is the Acoustic Letter, dated 4 Nov 2021 from Acoustic Works dated without Acoustic Report for the proposed Private Hospital?
- In his phone call [personal] wanted TMR to expedite our assessment and put his application before other development applications, these are his words.
- I informed [personal] that we are dealing with a number of matters and have operational and statutory timeframes with SARA and confirmed that he is working with TMR Property Team regarding early discussions on Opportunity Purchase/Early Acquisition discussions.
- [personal] advised that he is demanding \$60 million dollars for the site and has been in contact with Colin Coombes TMR property officer.
- On the same day (Nathan Bright) communicated with SARA that If we have only limited information in which to assess the application, I am concerned that TMR advice will advise that we have insufficient information in which to make an informed assessment.
- He advised that he has important meeting with Mayor of Logan, Treasure of Queensland and so on. ASX listed companies and wants to make announcements.

Follow up with M1 DH2LM Project Representatives

I went directly after the call to Rachael Poepmann, Senior Communications Advisor and followed up with email to Rachael and Habeeb at 3.37pm providing telephone number for

[personal]

Follow up with SARA [personal information] **on morning of 5 May 2021** [personal] **advised that she was still drafting the advice response.**

SARA issued their complete prelodgement advice including Meeting Record, status of Pacific Motorway and Coomera Connector planning, Transport Planning Sketch, Road Declaration Plan and Gazettal at 4.33pm on Wednesday 5 May 2021.

Follow up with Property Team – Cassie Ainsworth

Cassie came over Wednesday morning 5 May, following conversation from Rachael Poeppmann and sought background of the prelodgement. I provide all meeting and prelodgement background in email 10.46am 5 May 2021 and advised TMR had not received the SARA outgoing prelodgement advice.

TMR Internal Meeting DH2LM 10 May 2021 12 midday

- Meeting convened by Property Team about project planning, status of approved transport planning and prelodgement meeting for proposed Private Hospital and Hotel
- Ministerial Briefing Note and actions to consult and move forward with consultation and approved planning expected in next 2-3 weeks
- Action to contact Logan City Council Development Assessment about proposed development and risk smart process and advise TMR have planning impacting the land for Pacific Motorway DH2LM project.

Telephone Call Logan City Council 11.40 am 11 May 2021

personal information

Major Projects Co-ordinator | Development Assessment Branch

personal information at [@logan.qld.gov.au](mailto:personalinformation@logan.qld.gov.au) | 07 3412 4653

- Logan are engaged in Risksmart – prelodgement discussions about the proposed Hospital and Hotel development at the subject land.
- Logan have advised them to contact TMR and SARA.
- Logan advised that they are still working through issues like building height and determining if the application would be code or impact assessable and as a result meet their Risksmart criteria and be fast tracked.
- I advised that TMR are undertaking planning from Daisy Hill to Logan Motorway and that formal communication and consultation with Logan would happen in July.
- TMR and Logan would keep in contact with planning and project accordingly.
- Call ended.

Background Notes

Background briefing note points for the Loganholme Private Hospital – Refer onward to Glenn, Habsen and Emma

References:

TMR19-027539 – LCC Ref. RL/43/2019 – Boundary realignment 4 into 4 lots, dated 10 June 2019

TMR 21-032517 – Prelodgement Meeting and Advice provided by SARA and dated 5 May 2021

TMR 21-034355 – LCC Ref. MCUC/71/2021 Development Application for Private Hospital and MediHotel – Exceeding 100 Beds

Please refer enclosed documents, embedded PDFs as required in reference and plans of the proposed development.

Proposed Private Hospital and Short-term accommodation (medihotel) at 3978, 3980, 3982 and 3984 Pacific Highway, Loganholme

Property Description: Lot 136 on RP109253, Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534

- 10 June 2019 - TMR received a development application for boundary realignment referred from SARA, Logan Ref. RL/43/2019, 1906-11556 SRA, TMR19-027539. TMR provided advice in the Referral Agency Response dated 5 July 2019 referencing the Pacific Motorway transport planning that would significantly impact the subject land.
- 19 July 2019 - A meeting was requested from the Applicant to TMR, John McCormack arranged the meeting. In attendance was Habeeb Hussain, Rachael Poepmann, Nathan Bright and Mark Taylor from TMR South Coast, [personal] (land owner) and [personal] (consultant). TMR provided information on the transport planning underway (now current Category B planning to replace the Pacific Motorway Transit Corridor master-planning dated 2008), project and planning status, expecting timing and process, advised on Early Acquisition Policy, Approval Planning Policy.
- March 2020 it is understood application for Early Acquisition of the land impacted by Pacific Motorway transport planning was made. Refer Property Team for advice and background.

PRELODGEEMENT MEETING

- 23 March 2021 - TMR received a Prelodgement Request from SARA for Private Hospital and Medihotel Tuesday 30 March 2021; TMR Officers, Project Manager, Communication Officer and Principal Town Planner briefed Regional Director and Deputy Regional Director of South Coast Region
- It was determined that TMR under the direction of the Regional Director, act on the advice that the land is important for the delivery of the Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway transport corridor planning and that options of Early Acquisition and/or Opportunity purchase be explored with the land owner and proponent [personal information]
- 20 April 2021 Prelodgement Meeting, TMR met with SARA, Town Planner for the development [personal], the land owner was invited [personal] Palisade Homes however he did not attend, record of Prelodgement Advice enclosed, dated 5 May 2021, Ref. 2103-21722 SPL

DEVELOPMENT APPLICATION

- 5 October 2021 Development Application for Hospital and Medi-Hotel was lodged with Logan City Council. TMR have had requests via SARA from Logan City Council for our expedited assessment and favourable consideration of the development application despite the transport planning that impacts the land holding. Logan City Council were referencing making a media release in this regard contrary to TMR planning.

- 22 October 2021, SARA provided an Information Request to the applicant about TMR issues with the development application and impact of the transport planning for Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway. SARA provided a two part Information Request on the basis of 'Category C Pacific Motorway planning' and advice statements only about revised planning for Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway that significantly impacts the land holding and is identified as 'Category B Planning Study' area despite the priority of the Coomera Connector and Pacific Motorway at this location. Since this has been issued, the applicant has also requested that no Acoustic Report is required as well.
- This development application and transport planning issue exhibits hallmarks of Helensvale and Coomera Connector and Costco and Coomera Connector at Loganholme with Logan City Council.

Encl (Prelodgement Meeting records and Prelodgement documents)



From: [No Reply](#)
To: [South Coast IDAS](#)
Subject: 2110-25151 SRA — Request TA assessment (confirmation)
Date: Friday, 8 October 2021 8:22:14 PM

SARA role: referral agency

Lot and plan	Adjacent or adjoining	Address	Local government area
136RP109253	No	3978 Pacific Highway, Loganholme	Logan City Council
24SL7387	No	3980 Pacific Highway, Loganholme	Logan City Council
23SL7534	No	3982 Pacific Highway, Loganholme	Logan City Council
10SP306671	No	3984 Pacific Highway, Loganholme	Logan City Council

The State Assessment and Referral Agency previously forwarded your agency a request for technical assessment of this application on 7 October 2021.

The department has now validated the application and confirms it is properly referred. Please provide a technical assessment of this application for relevant triggers listed below (noting that SARA will assess triggers marked Y in the 'Fast track?' column):

Referral agency triggers for SARA role

Trigger	Description	Technical agency	Fast track?
10.9.4.1.1.1	<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if-</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold-</p> <p>(i) for development in local government area 1-stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2-stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1-the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area.</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	DTMR	N
	Development application for a material change of use, other than an excluded		

10.9.4.2.4.1	material change of use, that is assessable development under a local categorising instrument, if all or part of the premises- (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are- (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection	DTMR	N
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Please note that triggers may have changed during the validation process.

Due dates

If required, please provide your agency's request for further information by 19 October 2021.
Alternatively please provide your agency's technical assessment response by 3 November 2021.

The technical agency assessment response template is now available for download from the *Manage Documents* section of the application dashboard (reference [2110-25151 SRA](#)) in MyDAS2.

The application has been assigned to the department's South East Queensland (South) regional office. For more information, please contact personal information Principal Planning Officer, on 56443216 or via email SEQSouthPlanning@dsdilgp.qld.gov.au.

This is a system-generated message. Do not respond to this email.

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Email Id: RFLG-1021-0012-0023

From: [Nathan A Bright](#)
To: [Habeebur R Mohamed-Hussain](#); [Rachael L Poeppmann](#); [Peter J Sommer](#); [SCR Property](#)
Cc: [Casandra N Smith](#)
Subject: TMR21-034355 3978-3984 Pacific Highway Loganholme
Date: Monday, 11 October 2021 3:33:00 PM
Attachments: [06.TrafficReport.pdf](#)
[08.EngineeringReport.pdf](#)
[12.PlansDrawings.pdf](#)
[05.PlanningReportCodes.pdf](#)
[image001.png](#)
[SARA encl RA Pre-Lodgement Advice Package 05.05.2021.pdf](#)
Importance: High

Good Afternoon Habeeb, Rachael, Peter and Property Team

Ref TMR21-034355 3978-3984 Pacific Highway Loganholme

Proposed Private Hospital and MediHotel

Please find enclosed copy of the development application at 3978-3984 Pacific Highway Loganholme, please note that this is land impacted by Pacific Motorway planning and the revised master planning for the corridor connecting the M1 and Coomera Connector.

Please reconfirm status of the road corridor planning for the Pacific Motorway and status of any planning projects over the land. The planning is a combination of Category C, B and Gazettal for the Coomera Connector to the frontage of the site. I understand the land owner made application for Early Acquisition?

I have enclosed copy of Prelodgement Advice provided in May 2021.

The application is for a Hospital on land impacted by the future Pacific Motorway planning including Category B and C. Under the Approved Planning Policy, development can be advised of future planning. We can provide a Transport Planning Sketch and firm advice.

In this regard, my Information Request is due by 19 October 2021, **I require preliminary advice and information by Friday 15 October 2021**

Please advise the status of the planning and priorities as soon as possible

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M:

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Crossing at
traffic lights?



Don't touch the button,
elbow bump it instead!



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

Released under RTI - DTMR



SARA reference: 2103-21722 SPL

5 May 2021

Palisade Homes Pty Ltd
c/- Town Planning Alliance
3978-3984 Pacific Highway
LOGANHOLME QLD 4129

Email: eda@tpalliance.com.au

Dear Sir/Madam

SARA Pre-lodgement advice – 3978, 3980, 3982 and 3984 Pacific Highway, Loganholme

I refer to the pre-lodgement meeting held on 20 April 2021 in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

SARA understands that a future application will be lodged with Logan City Council seeking a Development Permit for a Material Change of Use for a Hospital and Short-term accommodation (medihotel) on the subject site.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Request for Pre-lodgement meeting in relation to the proposed material change of use for a new hospital and short-term accommodation (medihotel)	Town Planning Alliance	12 February 2021
Plans	Studio Loft Architects	24/08/2020, CXN 2020-002 Drawing No. 0.0-11.0

Pre-lodgement meeting record

Meeting date	20 April 2021
Meeting location	MS Teams
Meeting chair	personal information
Meeting attendees	Refer to Attachment 1

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	<p>The application of this nature will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridor This will require a fee of \$3,373 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (d)(ii). Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20, if the number of beds exceed 100. This will require a fee of \$3,373.00 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8(a)(i). <p>Based on the above referral triggers, the relevant State code of the State Development Assessment Provisions (SDAP) is <i>State code 1: Development in a State controlled road environment</i> (State code 1). Available via: https://planning.dsdmip.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role/state-development-assessment-provisions.</p> <p>Please note if there are other aspects of development (i.e. reconfiguration of a lot or operational works) associated with the application, the above fees and triggers may change.</p> <p>SARA would be a referral agency for the proposed application.</p>
Key matters and action items	
2.	<p>The site is subject to the following matters of interest to SARA:</p> <ul style="list-style-type: none"> state-controlled road and future state-controlled road (planned upgrade). <p>Pacific Motorway Master Planning</p> <p>The site is partially impacted by Pacific Motorway Master Planning from Daisy Hill Road to Omaru Street, this planned upgrade was consulted on in 2008. This transport planning is Category C, protected and approved planning. This transport planning is depicted on the approved TP Sketch, prepared by Queensland Government, dated 29/04/2021, reference 12A/TP2021400 and revision A (Attachment 2) for Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671. It is recommended the proposal be revised to remove any impact to the development affected by the approved planning.</p> <p>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</p> <p>The subject site is part of the transport planning underway for the revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534 fall within the Planning Study area for the transport planning. More information available from the following link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>Coomera Connector</p>

	<p>The road reserve immediate to the frontage of the site including the Pacific Highway service road is declared a future state-controlled road for the Coomera Connector. The Coomera Connector was gazetted in the Queensland Government Gazette on 15 March 2019 (Attachment 3) and is depicted on the approved Road Declaration Plan No. FSCR113-19-A, prepared by Queensland Government, dated 18/01/2019 and reference 669934 (Attachment 4). This planning significantly affects part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534.</p> <p>For further information on DTMR's Policy for Approved Planning and property processes please refer to the following links:</p> <p>Approved Planning Policy: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Approved-Planning-Policy</p> <p>Early Acquisition Policy: www.tmr.qld.gov.au/Community-and-environment/Property-information/Early-acquisition-policy</p> <p>Land and Property resumption: www.tmr.qld.gov.au/Community-and-environment/Property-information/Land-and-property-resumptions.aspx</p> <p>Contact Details for the Pacific Motorway project: DH2LM@tmr.qld.gov.au 1800 314 763</p> <p>Link: https://www.tmr.qld.gov.au/projects/coomera-connector</p>
Lodgement material	
3.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • A full response to the relevant sections of State code 1. • Landowner's consent, as relevant. • Relevant plans as per the DA Forms guide. • Any information, plans and/or reports mentioned in this advice. <p>Further guidance about supporting information is available via:</p> <p>Link: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Assessable-development</p>
PO16 – Vehicular access to a state-controlled road and PO20-PO22 – Network impacts	
4.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO16 and PO20-PO22 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Impact Assessment, prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ), which assesses the proposed access arrangements and traffic impacts on the state-controlled road network.</p> <p>The Traffic Impact Assessment shall address the minimum assessment criteria required for an assessment as defined in TMR's <i>Guide to Traffic Impact Assessment</i> and include:</p>



	<p>(a) an assessment of traffic growth at the date of ultimate development for the traffic scenarios with the addition of the proposed development and including background traffic,</p> <p>(b) demonstrate trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data,</p> <p>(c) identify any other significant approved developments located in the vicinity of the proposed development and consider the cumulative impact,</p> <p>(d) consider traffic generation with an assessment of impacts during the identified peak hours,</p> <p>(e) provide recommended mitigation measures to ensure no adverse impact upon the safety and efficiency of the state-controlled road network and be in accordance with the <i>Road Planning and Design Manual (2nd Edition)</i>.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment</p>
PO23-PO24 – Noise (Accommodation activities), PO27 - Noise (Hospitals) and PO28 – Vibration (Hospitals)	
5.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO23-PO24, PO27 and PO28 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Noise Assessment, prepared by a suitably qualified acoustic expert, which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes.</p> <p>The Traffic Noise Assessment should address all necessary mitigation measures required to ensure minimal noise intrusion from the Pacific Motorway and be conducted in accordance with the requirements outlined in State code 1 and the department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx</p>

This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction.

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

If you require further information please contact personal info Principal Planning Officer, on 5644 3216 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

NR

personal information
personal information

Manager, Planning and Development Services (SEQ South)

enc Attachment 1 – Pre-lodgement meeting attendance record

Development details	
Proposal:	Material Change of Use for a Hospital and Short-term accommodation (medihotel)
Street address:	3978, 3980, 3982 and 3984 Pacific Highway, Loganholme
Real property description:	Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 10 on SP306671
SARA role:	Referral Agency
Assessment Manager:	Logan City Council
Assessment criteria:	State Development Assessment Provisions (SDAP). SDAP State code 1: Development in a state-controlled road environment. SDAP State code 6: Protection of state transport networks.
Existing use:	Mostly vacant
Relevant site history:	Reconfiguration of a Lot approvals (Council References: RL/40/2019, RL/43/2019 and RL/91/2019) Pre-lodgement advice dated 21 June 2016 for a Material Change of Use for a Showroom, Outdoor Sales and Low Impact Industry Pre-lodgement advice dated 6 April 2021 for a Material Change of Use for a Hospital and Short-term accommodation (medihotel)

Attachment 1 — Pre-lodgement meeting attendance record

Meeting attendees:

Name	Position	Organisation
personal	Applicant	Town Planning Alliance
personal information	Principal Planner	SARA
personal information	Principal Planner	SARA
Emma McGregor	A/Manager, Project Planning and Corridor Management	DTMR
Heleana Crombie	A/Principal Advisor, Corridor and Land Management Team	DTMR
Glenn Bird	Senior Advisor, Property	DTMR
Phillip Previte	Advisor, Property	DTMR
Nathan Bright	Principal Planner, Corridor and Land Management Team	DTMR
Habeeb Mohamed-Hussain	Principal Engineer Pacific Motorway – Daisy Hill to Logan Motorway	DTMR

Attachment 2 — TP Sketch

Released under RTI - DTMR



Attachment 3 — Queensland Government Gazette

Released under RTI - DTMR



Attachment 4 — Road Declaration Plan

Released under RTI - DTMR



From: [Nathan A Bright](#)
To: [Casandra N Smith](#)
Subject: RE: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme
Date: Wednesday, 13 October 2021 12:05:00 PM
Attachments: [FW 210232 Logan Private Hospital 3978 - 3984 Pacific Hwy Loganholme.msg](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Sandy

I have raised as an issue for Emma and Project Team.

This is an issue for the project and Early Acquisition underway.

I will respond however need project and property backing/support.

Thanks

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: NR

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

From: Casandra N Smith <Casandra.N.Smith@tmr.qld.gov.au>

Sent: Wednesday, 13 October 2021 11:57 AM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Nathan,

Can you please reply personal information with an update– Thank you

No need to CC me.

Casandra Smith

A/Principal Advisor (Corridor and Land Management) |

Corridor and Land Management Team | South Coast Region | Gold Coast Office

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang – Gold Coast Office | 36 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6663 | F: (07) 5563 6611
M: [redacted] (Personal mobile)
E: casandra.n.smith@tmr.qld.gov.au |
scr.calm@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] <[redacted]@dsdilgp.qld.gov.au>
Sent: Wednesday, 13 October 2021 11:27 AM
To: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>
Cc: Casandra N Smith <Casandra.N.Smith@tmr.qld.gov.au> [redacted]
[redacted] <[redacted]@dsdilgp.qld.gov.au>
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Nathan,

As discussed, please see email below received from council this morning regarding 2110-25151 SRA.

I will [redacted] advise the site is affected by the following upgrades: Pacific Motorway master planning from Daisy Hill to Omaru Street, Stage 3 Pacific Motorway planning from Daisy Hill to Logan Motorway and the Coomera Connector

Regards,

[redacted]
personal information

Principal Planning Officer
**Planning and Development Services (SEQ
South)**
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

From: [redacted] <[redacted]@logan.qld.gov.au>
Sent: Wednesday, 13 October 2021 9:59 AM
To: [redacted] <[redacted]@dsdilgp.qld.gov.au>
Subject: RE: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

personal information

This is a pretty important project in the city as it relates to a new private hospital and the customer has some ASX announcements that are putting pressures on his timeframes.

Do you have any idea when the team might be ready to respond on this one?

Regards,



personal information

Development Assessment Manager | Development Assessment Branch | Logan City Council

personal information | logan.qld.gov.au | 07 3412 4439 | NR Teams [Call](#) / [Chat](#)

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Logan City Council acknowledges the Traditional Custodians of the lands and waterways across the City of Logan. We pay our respects to Elders past, present and emerging.

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From: Nathan A Bright
To: Peter J Sommer; Emma L McGregor; Habeeb R Mohamed-Hussain; John H McCormack; Glenn Z Bird
Cc: Cassandra N Smith; Rachael L Pveppmann
Subject: FW: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme
Date: Wednesday, 13 October 2021 12:02:00 PM
Attachments: image001.png
image006.png
image008.png
image004.png
12 PlansDrawings.pdf
1P Sketch 1.2a-1P2021400-3978-3984 Pacific Highway Loganholme.pdf
2103-21722-SP - Pre-lodgement advice 05.05.2021.pdf
image005.png
image007.png
image009.png

Hi Emma, Habeeb, John, Glenn and Peter

RE Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

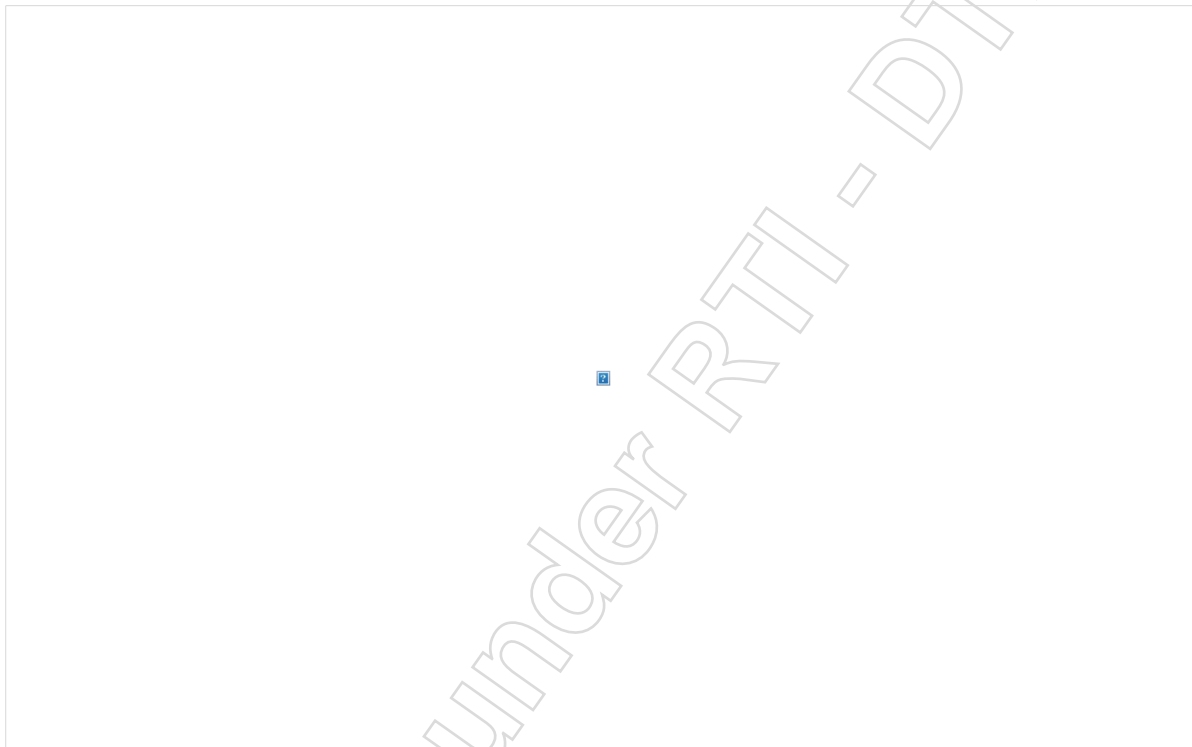
SARA have received this email below and ‘excitement’ about a Private Hospital for Logan. I can see this escalating ... Logan and Albert News / Courier Mail test ...

I understand TMR have advised and consulted Logan City Council about the Pacific Motorway planning however this land holding is impacted by the additional alignment of the service road and shift of the Pacific Motorway and Coomera Connector transport planning.

I understand Cat C for the full impact will occur in 2022. However I consider this a firm B + Plus at this point in time.


I am raising this as a potential issue because this is like Costco and Coomera Connector again at Loganholme. Rather this is Logan’s first Private Hospital and impacts from Pacific Motorway and Coomera Connector.

I will go back to SARA and Logan City reinforcing our prelodgement advice earlier in the year and impacts for Lot 10SP306671 in particular, copy enclosed for reference.



Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55669511
M: 
E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au

1585631465774




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From: SCR Corridor and Land Management inbox <scr.calm@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 11:47 AM
To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
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E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au

1585631465774



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From: **personal information** <dsdilep.qld.gov.au>
Sent: Wednesday, 13 October 2021 11:27 AM
To: South Coast IDAS <south.coast.idas@trm.qld.gov.au>
Cc: Cassandra N Smith <Cassandra.N.Smith@trm.qld.gov.au> **personal information** <dsdilep.qld.gov.au>
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Nathan,

As discussed, please see email below received from council this morning regarding 2110-25151 SRA.

I will call Stephen to advise the site is affected by the following upgrades: Pacific Motorway master planning from Daisy Hill to Oamaru Street, Stage 3 Pacific Motorway planning from Daisy Hill to Logan Motorway and the Coomera Connector

Regards,

personal information
Principal Planning Officer
Planning and Development Services (SEQ South)
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215
statedevelopment.qld.gov.au

From: **personal information** <dsdilep.qld.gov.au>
Sent: Wednesday, 13 October 2021 9:59 AM
To: **personal information** <dsdilep.qld.gov.au>
Subject: RE: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

personal information

This is a pretty important project in the city as it relates to a new private hospital and the customer has some ASX announcements that are putting pressures on his timeframes.

Do you have any idea when the team might be ready to respond on this one?

Regards,

personal information
 **personal information**
Development Assessment Manager | Development Assessment Branch | Logan City Council
personal information <dsdilep.qld.gov.au> | 07 3412 4439 | **NR** Teams Call / Chat
Connect with us: [Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)
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From: Habeebur R Mohamed-Hussain
To: Nathan A Bright; Peter J Sommer; Emma L McGregor
Cc: Glenn Z Bird; John H McCormack
Subject: RE: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme
Date: Wednesday, 13 October 2021 3:50:31 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image007.png
image009.png

Hi Peter,

It is impacted by current planning (at this stage Cat B).
We did not receive approval to consult south of Loganlea Road so I presume we need to deal once we receive approval to consult south of Loganlea Road for cat C.

Habeeb the proposed CAT C is no longer required, - it is required but no approval to consult

Regards,

Habeeb Mohamed-Hussain
Principal Engineer (Civil) | Project Planning,
South Coast Region/ Gold Coast Office
Program Delivery and Operations | Department of Transport and Main Roads
Ground floor | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
(07) 5563 6630 | M: [REDACTED]
[REDACTED]
habeebur.r.mohamed-hussain@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 1:23 PM
To: Peter J Sommer <Peter.J.Sommer@tmr.qld.gov.au>; Emma L McGregor <Emma.L.McGregor@tmr.qld.gov.au>
Cc: Glenn Z Bird <Glenn.Z.Bird@tmr.qld.gov.au>; John H McCormack <John.H.McCormack@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>
Subject: RE: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Thanks Peter

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads
Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 | (07) 5563 6652 | F: (07) 55969511
M: [REDACTED]
E: ncr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au



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From: Peter J Sommer <Peter.J.Sommer@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 1:18 PM
To: Emma L McGregor <Emma.L.McGregor@tmr.qld.gov.au>
Cc: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Glenn Z Bird <Glenn.Z.Bird@tmr.qld.gov.au>; John H McCormack <John.H.McCormack@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>
Subject: RE: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

personal information response, we will go with your approach.

Habeeb the proposed CAT C is no longer required.

Nathan do you now have enough to respond?

Regards

Peter Sommer
Advisor (Property)
South Coast Region / Gold Coast Office
Program Delivery And Operations | Department of Transport and Main Roads
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6670 | F: (07) 5563 6611
E: peter.j.sommer@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Emma L McGregor <Emma.L.McGregor@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 1:11 PM
To: Peter J Sommer <Peter.J.Sommer@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>
Cc: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Glenn Z Bird <Glenn.Z.Bird@tmr.qld.gov.au>; John H McCormack <John.H.McCormack@tmr.qld.gov.au>
Subject: RE: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hello,

Happy with you advice to go back with reminder about current Cat C, however SARA are unlikely to report on any Cat B to applicant. I'm not comfortable with providing proposed Cat C TP sketch at this stage.

Kind regards,

Emma McGregor
Manager | Project Planning and Corridor Management
South Coast District | Program Delivery and Operations | Department of Transport and Main Roads
Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6651 | M: [REDACTED]
[REDACTED]
E: emma.l.mcgregor@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: Peter J Sommer <Peter.J.Sommer@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 12:35 PM

To: Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>
Cc: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>; Glenn Z Bird <Glenn.Z.Bird@tmr.qld.gov.au>; Emma L McGregor <Emma.L.McGregor@tmr.qld.gov.au>; John H McCormack <John.H.McCormack@tmr.qld.gov.au>
Subject: FW: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme
Importance: High

Good morning,

Following on from a discussion between Glenn, Nathan and myself we would like the response back to SARA highlighting the existing CAT C and how the design should be changed to reflect this. We would also like to advise of the current CAT B and provide a proposed CAT C TP Sketch for the consideration of SARA. Are you OK with this approach and if so can you arrange for the proposed CAT C plan ASAP?

Regards

Peter Sommer
Advisor (Property)
South Coast Region / Gold Coast Office
Program Delivery And Operations | Department of Transport and Main Roads
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6870 | F: (07) 5563 6811
E: peter.j.sommer@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 12:03 PM
To: Peter J Sommer <Peter.J.Sommer@tmr.qld.gov.au>; Emma L McGregor <Emma.L.McGregor@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>; John H McCormack <John.H.McCormack@tmr.qld.gov.au>; Glenn Z Bird <Glenn.Z.Bird@tmr.qld.gov.au>
Cc: Casandra N Smith <Casandra.N.Smith@tmr.qld.gov.au>; Rachael L Poeppmann <Rachael.L.Poeppmann@tmr.qld.gov.au>
Subject: FW: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Emma, Habeeb, John, Glenn and Peter

RE Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

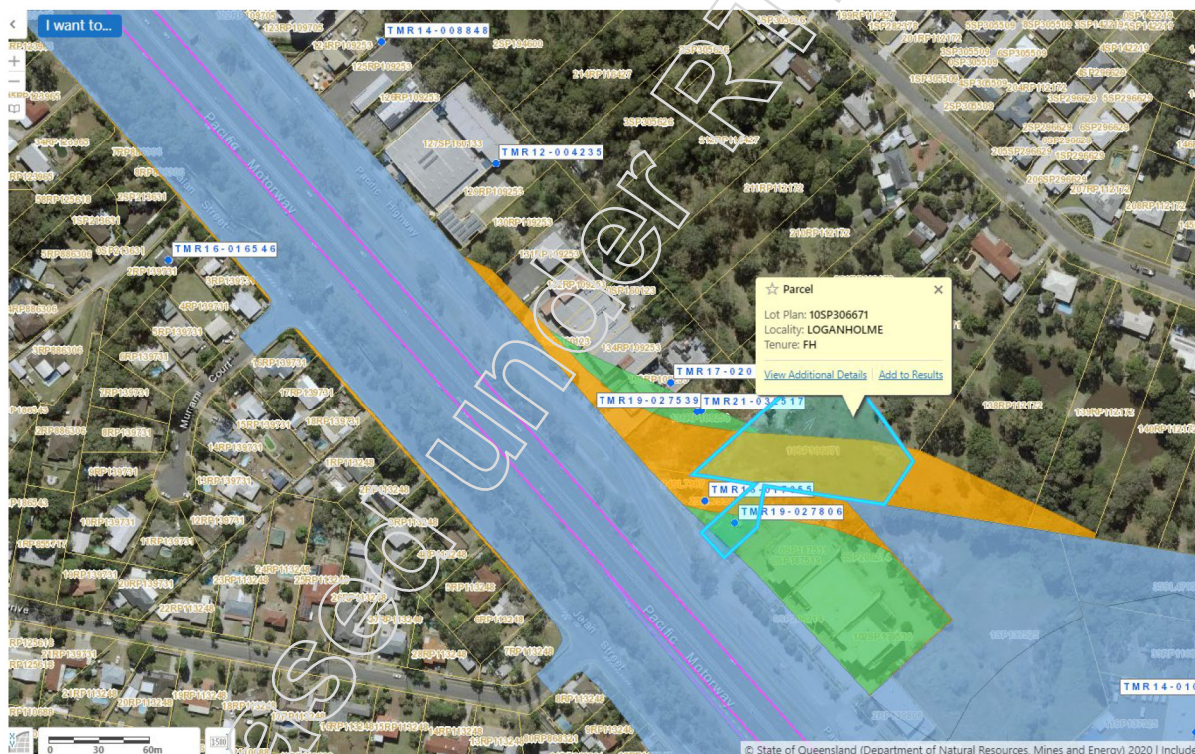
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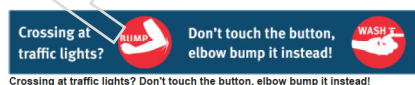
I will go back to SARA and Logan City reinforcing our prelodgement advice earlier in the year and impacts for Lot 10SP306671 in particular, copy enclosed for reference.



Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang | Gold Coast Office | 38-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6800 / (07) 5563 6852 / F: (07) 55969511
M: 0421 111 111
E: nathan.bright@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: SCR Corridor and Land Management Inbox <scr.calm@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 11:47 AM
To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Kind regards,

Nathan Bright

Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 | (07) 5563 6652 | F: (07) 55969511
M: 0411 111 111
E: nathan.bright@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: personal information@dsdillgo.qld.gov.au
Sent: Wednesday, 13 October 2021 11:27 AM
To: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>
Cc: Cassandra N Smith <Cassandra.N.Smith@tmr.qld.gov.au>, personal information@dsdillgo.qld.gov.au
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Nathan,

As discussed, please see email below received from council this morning regarding 2110-25151 SRA.

personal information@dsdillgo.qld.gov.au site is affected by the following upgrades: Pacific Motorway master planning from Daisy Hill to Oamaru Street, Stage 3 Pacific Motorway planning from Daisy Hill to Logan Motorway and the Coomera Connector

Regards,

personal information@dsdillgo.qld.gov.au

Principal Planning Officer
Planning and Development Services (SEQ
South)
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215
statedevelopment.qld.gov.au

From: personal information@dsdillgo.qld.gov.au
Sent: Wednesday, 13 October 2021 9:59 AM
To: personal information@dsdillgo.qld.gov.au
Subject: RE: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

personal information@dsdillgo.qld.gov.au

This is a pretty important project in the city as it relates to a new private hospital and the customer has some ASX announcements that are putting pressures on his timeframes.

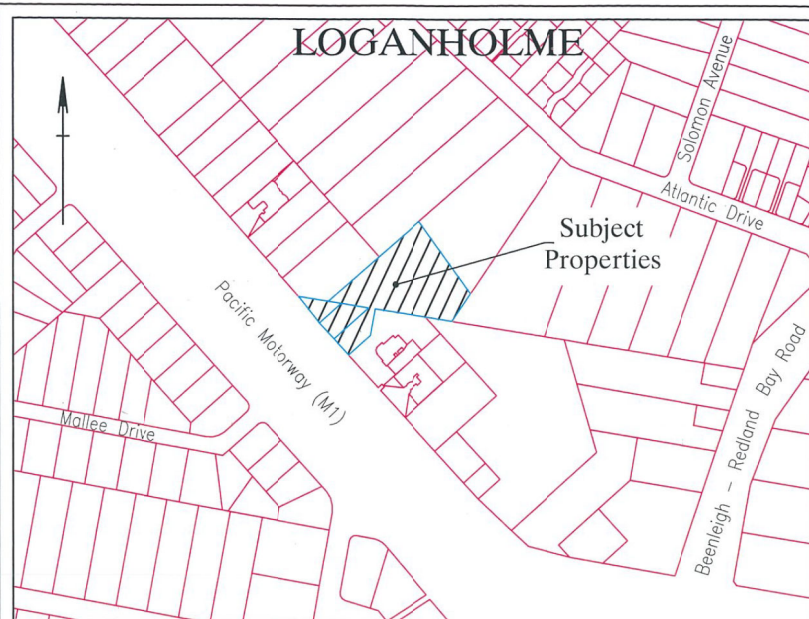
Do you have any idea when the team might be ready to respond on this one?

Regards,

personal information@dsdillgo.qld.gov.au
Development Assessment Manager | Development Assessment Branch | Logan City Council
personal information@dsdillgo.qld.gov.au | 07 3412 4439 | personal information@dsdillgo.qld.gov.au Teams Call / Chat
Connect with us: [Website](http://www.logan.qld.gov.au) | [Facebook](https://www.facebook.com/logancity) | [Twitter](https://twitter.com/logancity) | [LinkedIn](https://www.linkedin.com/company/logan-city-council)

Logan City Council acknowledges the Traditional Custodians of the lands and waterways across the City of Logan.
We pay our respects to Elders past, present and emerging.

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LOCALITY PLAN

Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary corner
2	517895.502	6939088.063	on boundary
3	517910.215	6939074.363	on boundary
4	-	-	on boundary, on line A - 3



Co-ordinates are given in metres MGA Zone 56 (GDA94)

	Revisions	Certified	Date	Microfiled	Area required shown thus
E					
D					
C					
B					
A	Original issue				

Area required shown thus



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



Setout Points

Point	Easting	Northing
A	517928.911	6939057.128

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)



Queensland Government

12A/TP2021400

Drawn
RV
Checked
CCW

Examined
NR
29/04/2021

Approved
NR
29/04/2021

A



SARA reference: 2103-21722 SPL

5 May 2021

Palisade Homes Pty Ltd
c/- Town Planning Alliance
3978-3984 Pacific Highway
LOGANHOLME QLD 4129

Email: eda@tpalliance.com.au

Dear Sir/Madam

SARA Pre-lodgement advice – 3978, 3980, 3982 and 3984 Pacific Highway, Loganholme

I refer to the pre-lodgement meeting held on 20 April 2021 in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

SARA understands that a future application will be lodged with Logan City Council seeking a Development Permit for a Material Change of Use for a Hospital and Short-term accommodation (medihotel) on the subject site.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Request for Pre-lodgement meeting in relation to the proposed material change of use for a new hospital and short-term accommodation (medihotel)	Town Planning Alliance	12 February 2021
Plans	Studio Loft Architects	24/08/2020, CXN 2020-002 Drawing No. 0.0-11.0

Pre-lodgement meeting record

Meeting date	20 April 2021
Meeting location	MS Teams
Meeting chair	personal information
Meeting attendees	Refer to Attachment 1

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	<p>The application of this nature will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridor This will require a fee of \$3,373 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (d)(ii). Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20, if the number of beds exceed 100. This will require a fee of \$3,373.00 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8(a)(i). <p>Based on the above referral triggers, the relevant State code of the State Development Assessment Provisions (SDAP) is <i>State code 1: Development in a State controlled road environment</i> (State code 1). Available via: https://planning.dsdmip.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role/state-development-assessment-provisions.</p> <p>Please note if there are other aspects of development (i.e. reconfiguration of a lot or operational works) associated with the application, the above fees and triggers may change.</p> <p>SARA would be a referral agency for the proposed application.</p>
Key matters and action items	
2.	<p>The site is subject to the following matters of interest to SARA:</p> <ul style="list-style-type: none"> state-controlled road and future state-controlled road (planned upgrade). <p>Pacific Motorway Master Planning</p> <p>The site is partially impacted by Pacific Motorway Master Planning from Daisy Hill Road to Omaru Street, this planned upgrade was consulted on in 2008. This transport planning is Category C, protected and approved planning. This transport planning is depicted on the approved TP Sketch, prepared by Queensland Government, dated 29/04/2021, reference 12A/TP2021400 and revision A (Attachment 2) for Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671. It is recommended the proposal be revised to remove any impact to the development affected by the approved planning.</p> <p>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</p> <p>The subject site is part of the transport planning underway for the revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534 fall within the Planning Study area for the transport planning. More information available from the following link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>Coomera Connector</p>

	<p>The road reserve immediate to the frontage of the site including the Pacific Highway service road is declared a future state-controlled road for the Coomera Connector. The Coomera Connector was gazetted in the Queensland Government Gazette on 15 March 2019 (Attachment 3) and is depicted on the approved Road Declaration Plan No. FSCR113-19-A, prepared by Queensland Government, dated 18/01/2019 and reference 669934 (Attachment 4). This planning significantly affects part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534.</p> <p>For further information on DTMR's Policy for Approved Planning and property processes please refer to the following links:</p> <p>Approved Planning Policy: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Approved-Planning-Policy</p> <p>Early Acquisition Policy: www.tmr.qld.gov.au/Community-and-environment/Property-information/Early-acquisition-policy</p> <p>Land and Property resumption: www.tmr.qld.gov.au/Community-and-environment/Property-information/Land-and-property-resumptions.aspx</p> <p>Contact Details for the Pacific Motorway project: DH2LM@tmr.qld.gov.au 1800 314 763</p> <p>Link: https://www.tmr.qld.gov.au/projects/coomera-connector</p>
Lodgement material	
3.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • A full response to the relevant sections of State code 1. • Landowner's consent, as relevant. • Relevant plans as per the DA Forms guide. • Any information, plans and/or reports mentioned in this advice. <p>Further guidance about supporting information is available via:</p> <p>Link: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Assessable-development</p>
PO16 – Vehicular access to a state-controlled road and PO20-PO22 – Network impacts	
4.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO16 and PO20-PO22 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Impact Assessment, prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ), which assesses the proposed access arrangements and traffic impacts on the state-controlled road network.</p> <p>The Traffic Impact Assessment shall address the minimum assessment criteria required for an assessment as defined in TMR's <i>Guide to Traffic Impact Assessment</i> and include:</p>

	<p>(a) an assessment of traffic growth at the date of ultimate development for the traffic scenarios with the addition of the proposed development and including background traffic,</p> <p>(b) demonstrate trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data,</p> <p>(c) identify any other significant approved developments located in the vicinity of the proposed development and consider the cumulative impact,</p> <p>(d) consider traffic generation with an assessment of impacts during the identified peak hours,</p> <p>(e) provide recommended mitigation measures to ensure no adverse impact upon the safety and efficiency of the state-controlled road network and be in accordance with the <i>Road Planning and Design Manual (2nd Edition)</i>.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment</p>
PO23-PO24 – Noise (Accommodation activities), PO27 - Noise (Hospitals) and PO28 – Vibration (Hospitals)	
5.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO23-PO24, PO27 and PO28 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Noise Assessment, prepared by a suitably qualified acoustic expert, which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes.</p> <p>The Traffic Noise Assessment should address all necessary mitigation measures required to ensure minimal noise intrusion from the Pacific Motorway and be conducted in accordance with the requirements outlined in State code 1 and the department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx</p>

This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction.

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

If you require further information please contact personal information Principal Planning Officer, on 5644 3216 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.



Yours sincerely

NR

personal information

Manager, Planning and Development Services (SEQ South)

enc Attachment 1 – Pre-lodgement meeting attendance record

Development details	
Proposal:	Material Change of Use for a Hospital and Short-term accommodation (medihotel)
Street address:	3978, 3980, 3982 and 3984 Pacific Highway, Loganholme
Real property description:	Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 10 on SP306671
SARA role:	Referral Agency
Assessment Manager:	Logan City Council
Assessment criteria:	State Development Assessment Provisions (SDAP). SDAP State code 1: Development in a state-controlled road environment. SDAP State code 6: Protection of state transport networks.
Existing use:	Mostly vacant
Relevant site history:	Reconfiguration of a Lot approvals (Council References: RL/40/2019, RL/43/2019 and RL/91/2019) Pre-lodgement advice dated 21 June 2016 for a Material Change of Use for a Showroom, Outdoor Sales and Low Impact Industry Pre-lodgement advice dated 6 April 2021 for a Material Change of Use for a Hospital and Short-term accommodation (medihotel)

Attachment 1 — Pre-lodgement meeting attendance record

Meeting attendees:

Name	Position	Organisation
personal	Applicant	Town Planning Alliance
personal informa	Principal Planner	SARA
personal information	Principal Planner	SARA
Emma McGregor	A/Manager, Project Planning and Corridor Management	DTMR
Heleana Crombie	A/Principal Advisor, Corridor and Land Management Team	DTMR
Glenn Bird	Senior Advisor, Property	DTMR
Phillip Previte	Advisor, Property	DTMR
Nathan Bright	Principal Planner, Corridor and Land Management Team	DTMR
Habeeb Mohamed-Hussain	Principal Engineer Pacific Motorway – Daisy Hill to Logan Motorway	DTMR



Attachment 2 — TP Sketch

Released under RTI - DTMR



Attachment 3 — Queensland Government Gazette

Released under RTI - DTMR



Attachment 4 — Road Declaration Plan

Released under RTI - DTMR



From: "eDAMdonotreply" <donotreply@edammail.tmr.qld.gov.au>

Sent: 19/10/2021 11:07:03 AM

To: SEQSouthPlanning@dsdilgp.qld.gov.au

CC: Casandra Smith <Casandra.N.Smith@tmr.qld.gov.au> ; Nathan Bright <nathan.a.bright@tmr.qld.gov.au> ; Gold Coast <scr.calm@tmr.qld.gov.au>

Subject: TMR21-034355 - TMR correspondence for 3978 Pacific Highway, Loganholme QLD 4129 (Reference Numbers TMR21-034355; 2110-25151 SRA; MCUC/71/2021)

Attachments:

- [PA-Information request and further advice_1.pdf](#)
- [PA-Information request and further advice_1.docx](#)
- [Declaration Plans 19.pdf](#)
- [TP Sketch 12A-TP2021400 3978-3982 Pacific Highway Loganholme.pdf](#)
- [Page from 15.03.19 - No. 47 Transport Gazette.pdf](#)

Our Reference: TMR21-034355

Application Street Address: 3978 Pacific Highway, Loganholme QLD 4129

Please see the attached [PA-Information request and further advice_1.pdf] from the Department of Transport and Main Roads.

PLEASE DO NOT REPLY TO THIS EMAIL AS THE MAILBOX IS NOT MONITORED

If you require any further information or clarification, please contact TMR Gold Coast Region on (07) 5563 6600, or via email scr.calm@tmr.qld.gov.au who will be able to assist.

Regards,
eDAM System | Department of Transport and Main Roads

Information Request and Further Advice

SARA reference: 2110-25151 SRA
 SARA role Referral Agency
 SARA regional office: SARA SEQ South
 SARA email: SEQSouthPlanning@dsdilgp.qld.gov.au
 TA reference: TMR21-034355
 TA contact name: Nathan Bright
 TA contact details: (07) 5563 6652
 TA approver: Signatory.Name

1.0 Application details

Street address: 3978 Pacific Highway, Loganholme QLD 4129
 Real property description: 10SP306671, 136RP109253, 23SL7534, 24SL7387
 Local government area: Logan City Council
 Applicant name: Palisade Homes Pty Limited (Trustee) C/- Town Planning Alliance Pty Ltd
 Applicant contact details: PO Box 7657
 East Brisbane QLD 4169
 eda@tpalliance.com.au

2.0 Aspects of development and type of approval being sought

Aspect Of Development	Type Of Approval	Description
Material Change of Use	Development Permit	New Hospital & Short-Term Accommodation (Hotel)

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the *Planning Regulation 2017*:

Trigger Mode	Trigger Number	Trigger Description
All Modes	10.9.4.1.1.1	Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if - (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold - (i) for development in local government area 1 - stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2 - stated in
State-Control led Roads	10.9.4.2.4.1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within

		25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection
--	--	--

4.0 Assessment of Application

4.1 Evidence or other material

Our agency relied on the following evidence or material in making its assessment:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Confirmation Notice	City of Logan	5 October 2021	MCUC/7/1/2021	-
Planning Report	Town Planning Alliance	09/09/2021	21-0232	Final
Architectural Plans and Drawings for Loganholme Axial Precinct	Studio Loft Architects	13/09/2021	CXN 2021-008	[insert details]
Civil Report	HCE Engineers	July 2021	19075	1
Stormwater Report	HCE Engineers	July 2021	19075	2
Traffic Report	Q Traffic Engineers	27 Sept 2021	1588 TPA590	B

4.2 Considerations and assessment

Pre-lodgement advice and Site History

The State Assessment and Referral Agency (SARA), Ref. 2103-21722 SPL received 24 March 2021 a pre-application advice request from Town Planning Alliance proposing Hospital and Short-Term Accommodation described as Private Hospital and Medi-Hotel on Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme.

Transport and Main Roads advised SARA that a meeting was needed with the land owner and applicant to convey information about the transport planning for Pacific Motorway Daisy Hill to Logan Motorway. This meeting was held on Tuesday 20 April 2021. TMR provided technical advice and meeting notes and actions from this 20 April 2021 meeting to SARA to convey to the applicant and land owner.

The subject site has been subject to boundary realignments and some changes to ground level to formalise commercial lots fronting Pacific Highway Loganholme, Logan City Council Ref RL/40/2019, RL/43/2019 and RL/91/2019.

Proposed development

The development application was properly made to City of Logan on 5 October 2021 as the assessment manager. The application seeks a Development Permit for Material Change of Use for Hospital and Short-term accommodation.

The proposed development consists of a three (3) storey building plus two (2) basement parking levels with a total GFA of 27,168m². The private hospital consists of 100 beds and providing a Medical Hotel of 88 short-term accommodation rooms.

The development application has been referred under the Planning Act referral trigger 10.9.4.2.4 to the state as it is within 25 metres of the State transport corridor or that is a future State transport corridor. The trigger for this is set within the *Planning Regulation 2017*, and the relevant assessment benchmarks include state code 1 of the State Development Assessment Provisions, version 2.6 and effective 7 February 2020.

Assessment

Table 1.2.1: Development in a State-controlled road environment

Buildings and structures: PO1 to PO3
Filling, excavation and retaining structures: PO4 to PO11
<ul style="list-style-type: none"> The applicant has submitted Plans prepared by Studio Loft Architects for a Private Hospital and Medical Hotel. The proposed development is located entirely within the bounds of Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme. The proposed development will impact the future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location. No further information is required by TMR in regard to PO1 to PO3 and PO4-PO11.
Stormwater and drainage: PO12 to PO14
<ul style="list-style-type: none"> Reference is made to the Stormwater Management Plan by HCE Engineers and dated July 2021. The Stormwater Management Plan proposes on site detention with a tank of 360m³. The site drains into the local creek network east of the subject site. No further information is required by TMR in regard to PO12 to PO14.
Vehicular access to State-controlled road and local roads within 100m of an intersection with a State-controlled road: PO15 to PO17
<ul style="list-style-type: none"> The proposed access is to the Pacific Highway service road. TMR's planning for the Pacific Motorway, service road connections with Beenleigh-Redland Bay Road and Coomera Connector changes the access and location significantly. TMR does not require further information. TMR have outlined the issue and actions in the Information Request item below regarding planned upgrades.
Public passenger transport infrastructure on State-controlled roads: PO18
<ul style="list-style-type: none"> Pacific Highway service road is serviced by Translink bus services Route 563 and 564. There are not bus stops adjacent the subject site however the Private Hospital may warrant servicing if it were not encumbered by future transport planning for the Pacific Motorway and Coomera Connector.
Planned Upgrades: PO19
<ul style="list-style-type: none"> The subject site does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades. The land use of a Private Hospital will be impacted by the Departments future planning for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.

- Outline of currently approved transport planning and planning projects underway:

(a) **Pacific Motorway Master Planning**

The subject land is impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketch 12A/TP2021400 and dated 29 April 2021.

(b) **Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway**

Web link:

<https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway>

The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning – the category B planning impacts on the majority of the site. Based on the Category B planning the proposed development and land use of Private Hospital will not be viable. TMR advises that it is unable to provide transport planning sketches of the project at this point in time. The department is prioritising planning between Springwood and Loganlea Road at this stage.

(c) **Coomera Connector**

Web link: <https://www.tmr.qld.gov.au/projects/coomera-connector>

The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019. This is also Category C protected and approved planning.

- The development of a Private Hospital impedes delivery of planned upgrades for the Pacific Motorway, Coomera Connector and associated service road network and network connections with Beenleigh-Redland Bay Road. Accordingly, TMR provides advice and information request item to demonstrate compliance with PO19.

Network impacts: PO20 to PC22

- The development application is supported by a Traffic Impact Assessment (TIA) by Q Traffic Engineers dated 27 September 2021 which assesses the developments traffic impacts on the local and State-controlled road network.
- Section 4.0 Traffic Impact Assessment of the QTraffic report concludes that the traffic generation, expected trip generation during morning and evening peaks for the road network is unlikely to have a significant impact.
- As stated in PO19, TMR concerns related to the land use in the planned transport corridor. TMR have outlined the issue and actions in the Information Request item below.

Table 1.2.2: Environmental emissions

Noise: PO23-24 and PO27-28

- The proposed Private Hospital is not supported by an acoustic report however the applicant in their Code Assessment has referenced compliance with the relevant acceptable outcomes and that this can be conditioned.
- TMR require an Acoustic Report to properly assess impacts from the state transport network on the proposed Hospital, notwithstanding planned upgrades for Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay service roads and connecting network.
- The information is required to satisfy compliance with PO23, 24, 27 and 28.

5.0 Recommendations

5.1 Information request

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

Item	Further Information Required
Planned Upgrade Pacific Motorway and Coomera Connector Planning	
1	<p>Issue:</p> <p>The subject site does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades. The land use of a Private Hospital will be impacted by the Departments future planning for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.</p> <p>(d) <u>Pacific Motorway Master Planning</u></p> <p>The subject land is impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketch 12A/TP2021400 and dated 29 April 2021.</p> <p>(e) <u>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</u></p> <p>Web link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning – the category B planning impacts on the majority of the site. Based on the Category B planning the proposed development and land use of Private Hospital will not be viable. TMR advises that it is unable to provide transport planning sketches of the project at this point in time. The department is prioritising planning between Springwood and Loganlea Road at this stage.</p>

Item	Further Information Required
	<p>(f) <u>Coomera Connector</u></p> <p>Web link: https://www.tmr.qld.gov.au/projects/coomera-connector</p> <p>The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019.</p> <p>Action:</p> <p>The development application does not include sufficient information to demonstrate how the proposed development will achieve compliance with Planned Upgrades for Coomera Connector, Pacific Motorway, Logan Motorway and Beenleigh-Redland Bay Road network and approaches in accordance with Performance Outcome PO 19, Planned upgrades and PO 32-37, Development in a future state-controlled road environment of State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions, version 2.6 (the SDAP).</p> <p>The department requests the applicant to review the scale of the Private Hospital development, its access to the Pacific Highway service road and layout to consider the future transport planning impacting the subject land.</p> <p>TMR provides the following links and information related to our transport planning. Reference is made to TMR Approved Planning Policy and Early Acquisition Policy. Useful links to TMR Policy and processes associated with Approved Planning Policy, Early Acquisition Policy and Land and Property resumption process.</p>
2	<p>Environmental Emission / Traffic Noise Assessment</p> <p>Issue:</p> <p>The applicant is requested to provide further information which demonstrates how the proposed development will achieve compliance with performance outcomes 23 and 24 for accommodation activity (short-term accommodation for Hotel) and 27 and 28 for a Hospital use of State Code 1 of the <i>State Development Assessment Provisions</i>, version 2.6 and effective from 7 February 2020.</p> <p>Action:</p> <p>The applicant is required to provide a detailed Traffic Noise Assessment Report which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes. The report is required to detail all necessary mitigation measures that are needed to ensure minimal noise intrusion from the state-controlled road, Pacific Motorway.</p> <p>The Traffic Noise Assessment must (but not limited to):</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified acoustic expert; (b) be conducted in accordance with the requirements outlined in State Code 1 and the



Item	Further Information Required
	<p>department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017 (available at: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx).</p> <p>(c) Be prepared in accordance with Transport Noise Management Code of Practice https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Transport-noise-management-code-of-practice</p> <p>(d) demonstrate that the development can achieve the relevant environmental emission criteria for noise with the recommended noise attenuation treatments.</p>

6.0 Endorsement

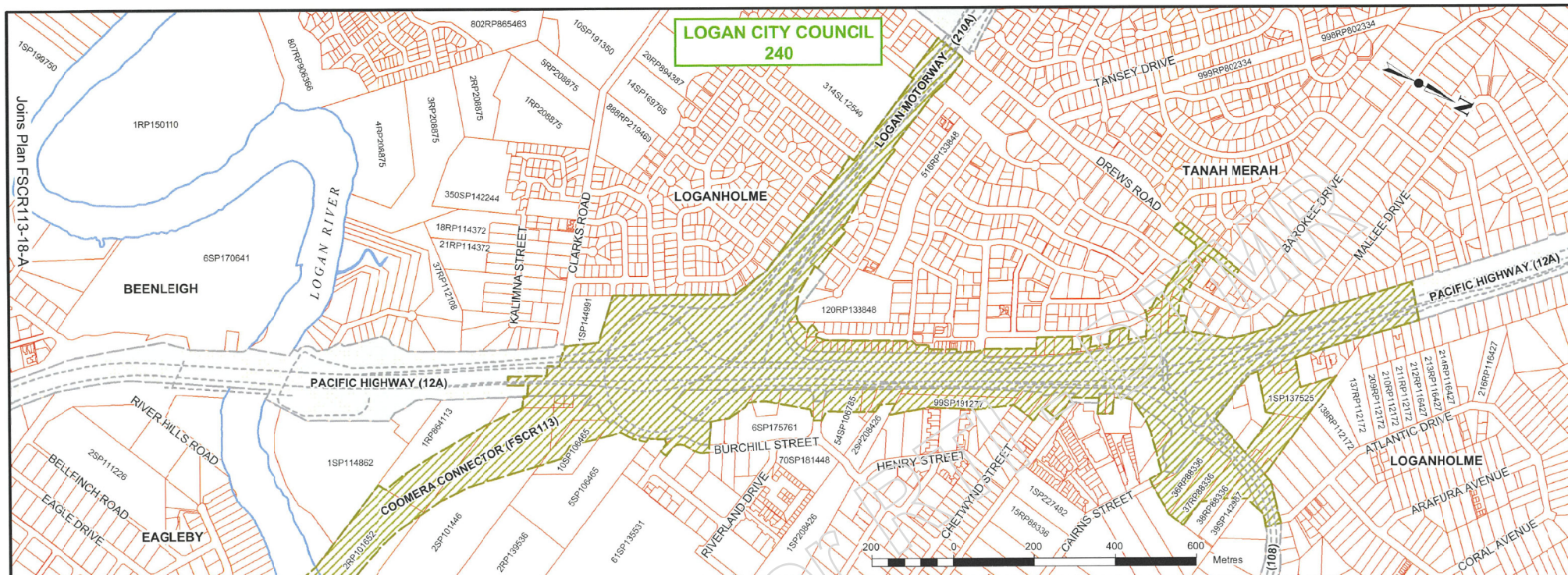
Officer

Nathan Bright
Principal Town Planner
(07) 5563 6652
scr.calm@tmr.qld.gov.au

Approver

NR

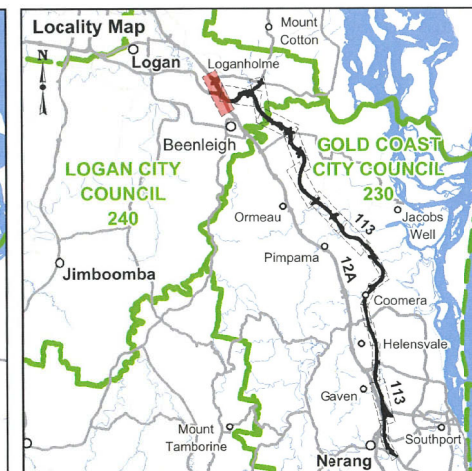
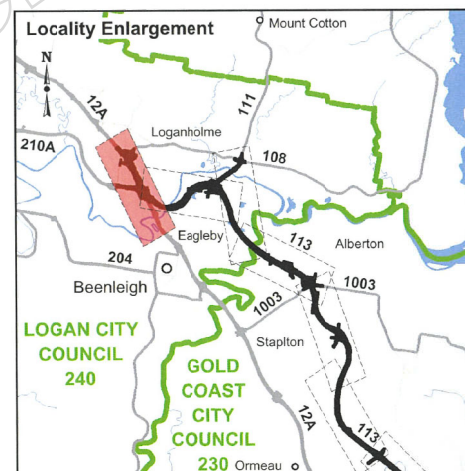

Casandra Smith
A/Principal Advisor (Corridor and Land Management)
(07) 5563 6663
scr.calm@tmr.qld.gov.au
19 October 2021




NOTE: Refer to maintenance responsibility agreement (if applicable) with Logan City Council for limits of responsibility within the road reserve.

Legend

- Future State-controlled Road (Subject Road)
- State-controlled Road (Other than Subject Road) / Network
- TMR/QR Common Area
- Rail
- Local Government Boundary
- Bridge



Office Use Only - Not Part of Formal Declaration Plan										Declaration Lengths (km)		Local Government/s: LOGAN CITY COUNCIL		 Queensland Government Transport and Main Roads Road Declaration Plan No. FSCR113-19-A Drawing No. 669934
Region/Head Office Records			Notification				Gazetial					Road Name: COOMERA CONNECTOR		
			Local Government		Queensland Rail (QR)					Resumption Plans		Job No.		
Hard Copy	Digital PDF	Version	LG No.	by Regional Director	Date	by Regional Director	Date	by Minister	Date	New	Old	Length 44.2 - 45.15 km		
	Date printed - 18/01/2019		240							6.95	-			
File	FSCR113-19-A.wor													

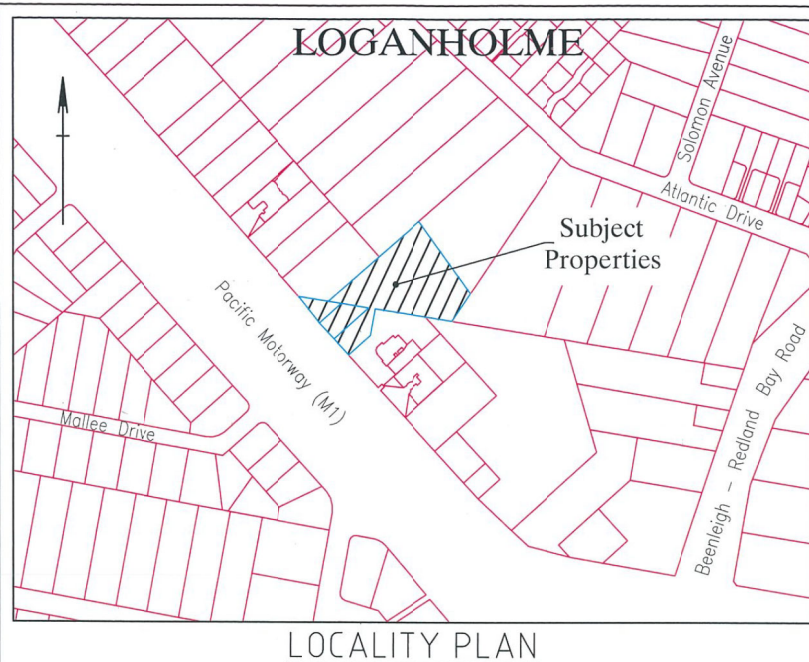


Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary corner
2	517895.502	6939088.063	on boundary
3	517910.215	6939074.363	on boundary
4	-	-	on boundary, on line A - 3



Co-ordinates are given in metres MGA Zone 56 (GDA94)

	Revisions	Certified	Date	Microfiled	Area required shown thus
E					
D					
C					
B					
A	Original issue				

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



Setout Points

Point	Easting	Northing
A	517928.911	6939057.128

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)

Drawn
RV
Checked
CCW

Examined

29/04/2021

Approved

NR

29/04/2021



Queensland Government

12A/TP2021400

A



Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 380]

FRIDAY 15 MARCH 2019

[No. 47

Transport Infrastructure Act 1994

NOTIFICATION OF A FUTURE STATE-CONTROLLED ROAD

Notice is hereby given, in accordance with sections 42(11) and 42(12) of the *Transport Infrastructure Act 1994*, that the road (or land), as generally described below, has been notified to Gold Coast City Council and Logan City Council as a Future State-Controlled Road. This notification shall take effect, on and from 15 March 2019.

Neil Scales
Director-General
Department of Transport and Main Roads

Name of Local Government:	Gold Coast City Council and Logan City Council
Road Name:	Coomera Connector
Road Number:	113
Proposed Function:	State Controlled Transport Corridor
Description	Commencing at its intersection with Nerang-Broadbeach Road (105) at Nerang, and then generally in a north-westerly direction to its intersection with the Pacific Motorway (12A) and the Logan Motorway (210A) at Loganholme, by the areas shown on Departmental Plan No's FSCR113-(1-6)-C, FSCR113-(7-13)-B and FSCR113-(14-19)-A.
Corridor Width:	Nominally 45 metres – 550 metres wide.
Length:	45.15 kilometres (approximately)
Date of Local Government Notifications:	14 January 2019

This Notification supersedes FSCR113-(1-6)-B, FSCR113-(7-13)-A, previously notified in Government Gazette No 9, Page's 35 and 36 on Friday 12th May 2017.

Signed: Paul Noonan
Regional Director (South Coast)
Delegate of the Director-General, Department of Transport and Main Roads

ENDNOTES

1. Published in the Gazette on 15 March 2019.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads.

From: [Nathan A Bright](#)
To: [personal information](#)
Cc: [personal information](#); [Cassandra N Smith](#); [Habeebur R Mohamed-Hussain](#)
Subject: RE: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme
Date: Friday, 22 October 2021 2:09:00 PM
Attachments: [image005.png](#)
[image007.png](#)
[image009.png](#)
[TMR21-034355 - TMR correspondence for 3978 Pacific Highway Loganholme QLD 4129 \(Reference Numbers TMR21-034355; 2110-25151 SRA; MCUC712021\).msg](#)
[RD12A-6-D.jpg](#)
[RD12A-7-B.jpg](#)
[aadtSegAndAnnualVolume-12A-135793.pdf](#)
[aadtSegAndAnnualVolume-108-135783 Beenleigh-Redland Bay Rd.pdf](#)
[RD12A Gazette Logan City 2001.JPG](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)

[personal information](#)

Thanks for your email.

I am responding as follows:

Ref. TMR 21-034355 3978 Pacific Highway Loganholme

As discussed:

- The Traffic Report states there are 100 beds and the DA has been triggered for thresholds. Please update your memo to provide an assessment against state code 6 (in particular, taxi provisions).

No information request items in relation to State Code 6, this development can be conditioned in regard to provision for taxis access. A full and complete assessment can be provided against the final conditions.

TMR can advise that the development does not trigger significant network impacts from the traffic generation of the Private Hospital to the state road network.

- I note you have verbally confirmed you are satisfied with section 4 of the TIA and the proposed traffic generation will not result in a worsening of operating conditions on the state controlled road network.

Likewise our commentary in our assessment for State Code 1:

- The development application is supported by a Traffic Impact Assessment (TIA) by Q Traffic Engineers dated 27 September 2021 which assesses the developments traffic impacts on the local and State-controlled road network.
- Section 4.0 Traffic Impact Assessment of the QTraffic report concludes that the traffic generation, expected trip generation during morning and evening peaks for the road network is unlikely to have a significant impact.
- The road network at present, Pacific Highway service road connects with Beenleigh-Redland Bay roundabout near the M1 interchange.
- TMR is satisfied the network impacts can be managed in accordance with PO20-22 of State Code 1.

- I note you have verbally advised the service road is mapped as a state controlled road however this road is under the jurisdiction of council. Can you please confirm we don't need to assess whether the location and design of the proposed vehicular access creates a safety hazard for users of the state controlled road (PO16 – State code 1).

Refer to enclosed Declaration Plans for the Pacific Motorway at Loganholme and Gazetall. The service road is local government responsibility in terms of maintenance and access responsibilities under our arrangements. TMR manage the Pacific Motorway network.

- I note you mentioned the category c transport planning is for a 4 lane service road. In the absence of SARA having any plans showing what this will look like, can you please confirm what this means for the proposed all movement vehicular access into the site and whether this vehicular access needs to be changed. I note you have heavily considered the category B transport planning in your memo, however we need to focus on the category C transport planning as this is what is planned and approved.

I understand SARA's point of view and limitations under your interpretation of the Approved Planning Policy and TMR transport planning. The Pacific Motorway planning has had a long history, this planning has been under review from my understanding since 2012 of the 2008 master planning (Pacific Motorway Transit Project). This refinement of the planning in recent years has had to account for transport planning and road connections for the Coomera Connector and Beenleigh Redland Bay Road with the Pacific Motorway and also for the local road network including service road network which directly impacts this land. We are putting a heavy emphasis on the Category B planning as this planning has been in planning for a number of years and is for the busiest road in Queensland, the Pacific Motorway. I enclose the AADT figures for example and emphasis the 130,000 plus vehicles per day.

As a side note, our Regional Director has approved Opportunity Purchase or Early Acquisition for the land however this is subject to the land owners willingness to participate in the process.

I hope this assist your Information Request preparations and sign off.

The statutory date for the Information Request is tomorrow so if you could please provide a response tomorrow morning, that would be greatly appreciated.

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

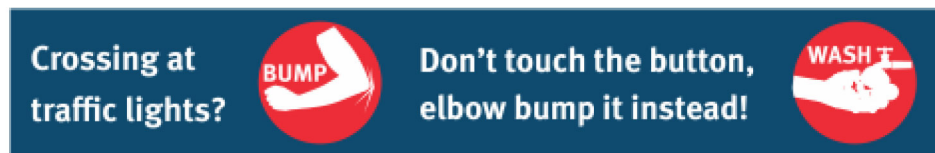
PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M:

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

From: @dsdilgp.qld.gov.au
Sent: Friday, 22 October 2021 11:54 AM
To: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>; South Coast IDAS <south.coast.idas@tmr.qld.gov.au>
Cc: @dsdilgp.qld.gov.au
Subject: RE: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

Hi Nathan,

Can you please give me a call regarding this one.

Thanks,

personal information

From:
Sent: Friday, 22 October 2021 9:53 AM
To: Nathan Bright <south.coast.idas@tmr.qld.gov.au>; Nathan Bright <south.coast.idas@tmr.qld.gov.au>
Cc: @dsdilgp.qld.gov.au
Subject: RE: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

Hi Nathan,

Just making sure you received this one and that you're in the office today

Regards,

personal information

Principal Planning Officer
Planning and Development Services (SEQ South)
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216

Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

From: [personal information]

Sent: Thursday, 21 October 2021 4:54 PM

To: Nathan Bright <south.coast.idas@tmr.qld.gov.au>; Nathan Bright
<south.coast.idas@tmr.qld.gov.au>

Cc: [personal information] <[\[personal information\]@dsdilgp.qld.gov.au](mailto:[personal information]@dsdilgp.qld.gov.au)>; [personal information]
[personal information] <[\[personal information\]@dsdilgp.qld.gov.au](mailto:[personal information]@dsdilgp.qld.gov.au)>

Subject: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

Hi Nathan,

Thanks for your time on the phone.

As discussed:

- The Traffic Report states there are 100 beds and the DA has been triggered for thresholds. Please update your memo to provide an assessment against state code 6 (in particular, taxi provisions).
- I note you have verbally confirmed you are satisfied with section 4 of the TIA and the proposed traffic generation will not result in a worsening of operating conditions on the state controlled road network.
- I note you have verbally advised the service road is mapped as a state controlled road however this road is under the jurisdiction of council. Can you please confirm we don't need to assess whether the location and design of the proposed vehicular access creates a safety hazard for users of the state controlled road (PO16 – State code 1).
- I note you mentioned the category c transport planning is for a 4 lane service road. In the absence of SARA having any plans showing what this will look like, can you please confirm what this means for the proposed all movement vehicular access into the site and whether this vehicular access needs to be changed. I note you have heavily considered the category B transport planning in your memo, however we need to focus on the category C transport planning as this is what is planned and approved.

The statutory date for the Information Request is tomorrow so if you could please provide a response tomorrow morning, that would be greatly appreciated.

As always, happy to discuss.

Thanks Nathan,



personal information
personal information

Principal Planning Officer
**Planning and Development Services (SEQ
South)**
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216

Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

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Mary L Sutton

From: eDAMdonotreply
Sent: Tuesday, 19 October 2021 11:07 AM
To: SEQSouthPlanning@dsdilgp.qld.gov.au
Cc: Casandra N Smith; Nathan A Bright; SCR Corridor and Land Management Inbox
Subject: TMR21-034355 - TMR correspondence for 3978 Pacific Highway, Loganholme QLD 4129 (Reference Numbers TMR21-034355; 2110-25151 SRA; MCUC/71/2021)
Attachments: PA-Information request and further advice_1.docx; PA-Information request and further advice_1.pdf; Declaration Plans 19.pdf; TP Sketch 12A-TP2021400 3978-3982 Pacific Highway Loganholme.pdf; Page from 15.03.19 - No. 47 Transport Gazette.pdf

Our Reference: TMR21-034355
Application Street Address: 3978 Pacific Highway, Loganholme QLD 4129

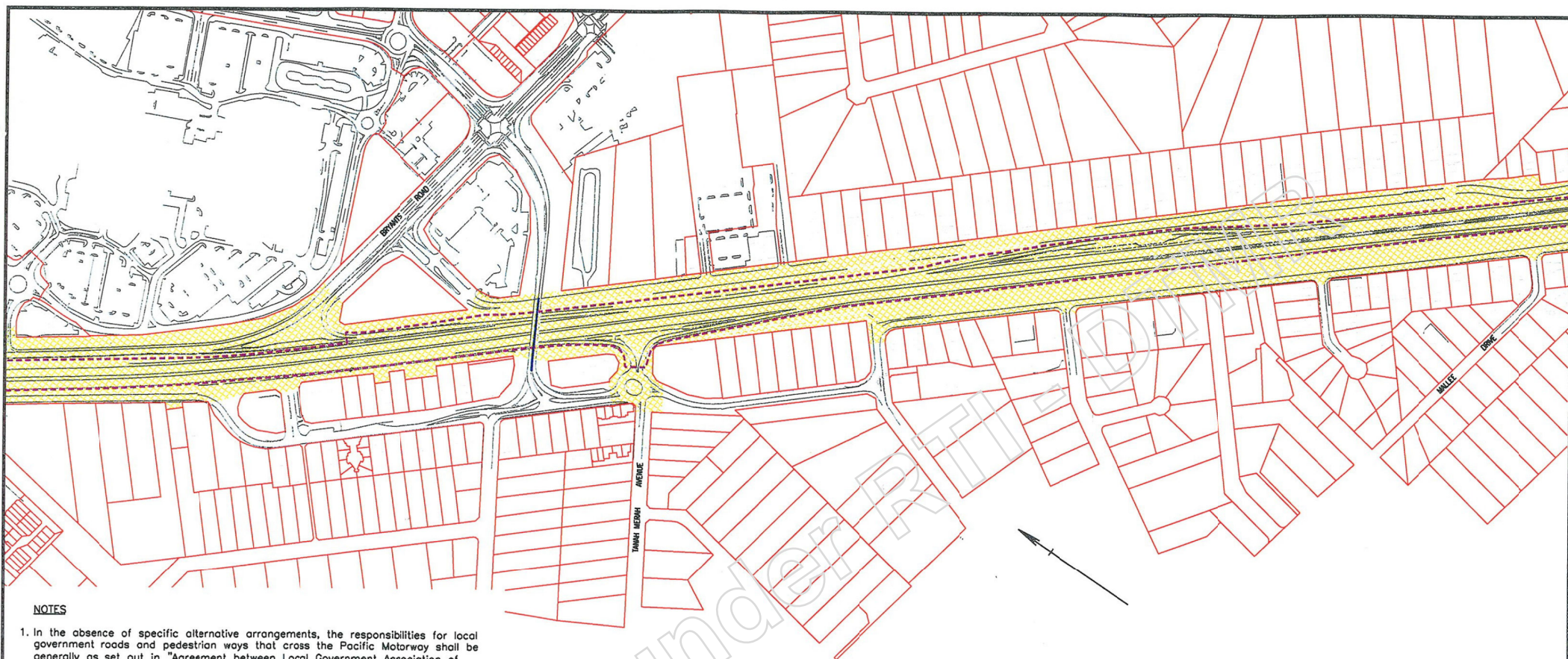
Please see the attached [PA-Information request and further advice_1.pdf] from the Department of Transport and Main Roads.

PLEASE DO NOT REPLY TO THIS EMAIL AS THE MAILBOX IS NOT MONITORED

If you require any further information or clarification, please contact TMR Gold Coast Region on (07) 5563 6600, or via email scr.calm@tmr.qld.gov.au who will be able to assist.

Regards,
eDAM System | Department of Transport and Main Roads





NOTES

1. In the absence of specific alternative arrangements, the responsibilities for local government roads and pedestrian ways that cross the Pacific Motorway shall be generally as set out in "Agreement between Local Government Association of Queensland Inc. and Department of Main Roads for Cost sharing based on responsibilities within State-controlled roads. (7th March 2000)".
2. Where a local road is adjacent to the motorway, the road declaration boundary will generally run along the back of kerb or the edge of shoulder, so that the local road is excluded from the road declaration area.
3. Where the local road is separated from the motorway with a concrete barrier, an earth bund or any other separating structure, the road declaration boundary will run along the edge of the structure, so that the whole structure is contained within the road declaration area.
4. Interchanges and intersections that have an impact on the traffic flow of the motorway are included in the road declaration area.
5. Where a local road links with an interchange, or an intersection to the motorway, the section of the local road from the tangent point on the local road that begins its transition into the interchange/intersection, to where the local road meets the interchange/intersection, is included within the road declaration area.
6. Noise barriers and sedimentation ponds associated with the impact and operation of the Pacific Motorway and associated ramps and interchanges will remain the responsibility of the Department of Main Roads.
7. Cadastral information supplied by Dept. of Natural Resources (July 2000). No responsibility taken for data accuracy. Information is for display purposes only.

LEGEND



ROAD DECLARATION AREA



MOTORWAY DECLARATION AREA



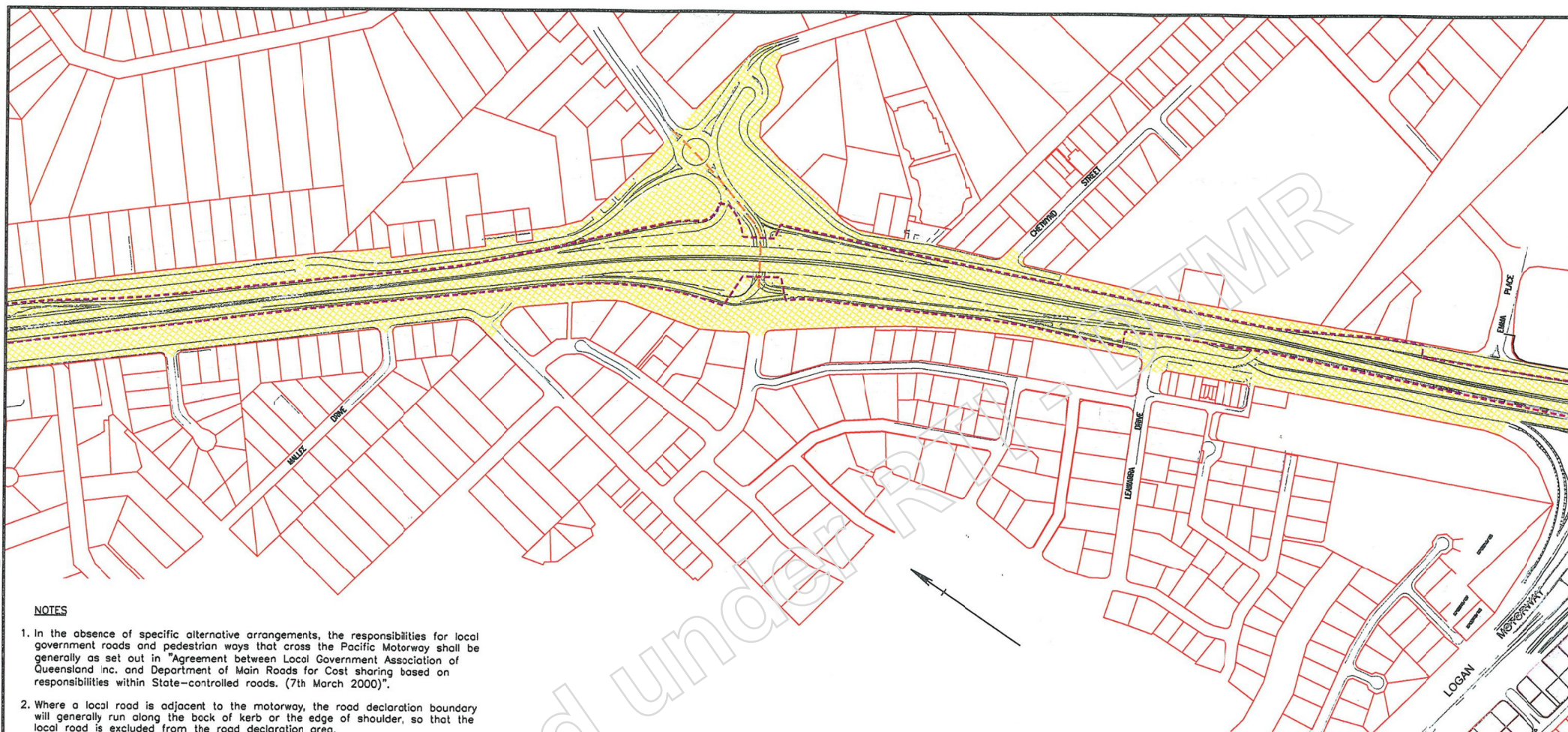
LOCAL GOVT. OVERPASS/UNDERPASS,
BIKEWAY OR FOOTPATH



STATE-CONTROLLED ROADS

Scale (m) 100 0 100 200 300 400 500 1 : 5000

	JOB NOS	DECLARATION CHANGE	LOCAL GOVERNMENT/s	DECL'N LENGTHS(KM)	GAZ. DATE	INV. LENGTH	STATE CLASS	PACIFIC HIGHWAY (Pacific Motorway)
	RESUMPTION PLANS	DECLARATION NEW DECL'N CANCELLED	70 LOGAN CITY	14.50 NEW OLD	1/7/01		STATE HIGHWAY	REGISTRATION NO RD 12A - 6 - D LENGTH 9.40 - 11.30 km



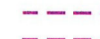
NOTES

1. In the absence of specific alternative arrangements, the responsibilities for local government roads and pedestrian ways that cross the Pacific Motorway shall be generally as set out in "Agreement between Local Government Association of Queensland inc. and Department of Main Roads for Cost sharing based on responsibilities within State-controlled roads. (7th March 2000)".
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LEGEND



ROAD DECLARATION AREA



MOTORWAY DECLARATION AREA



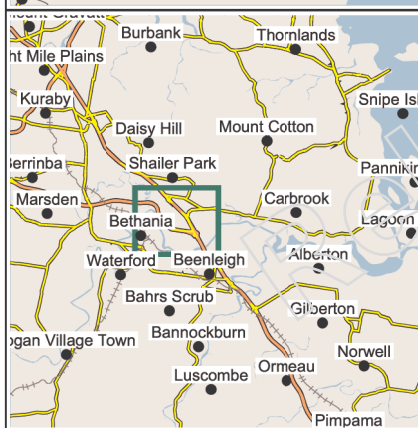
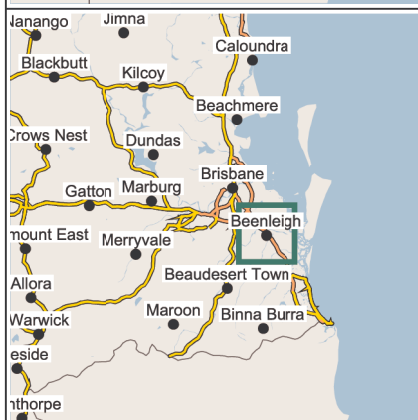
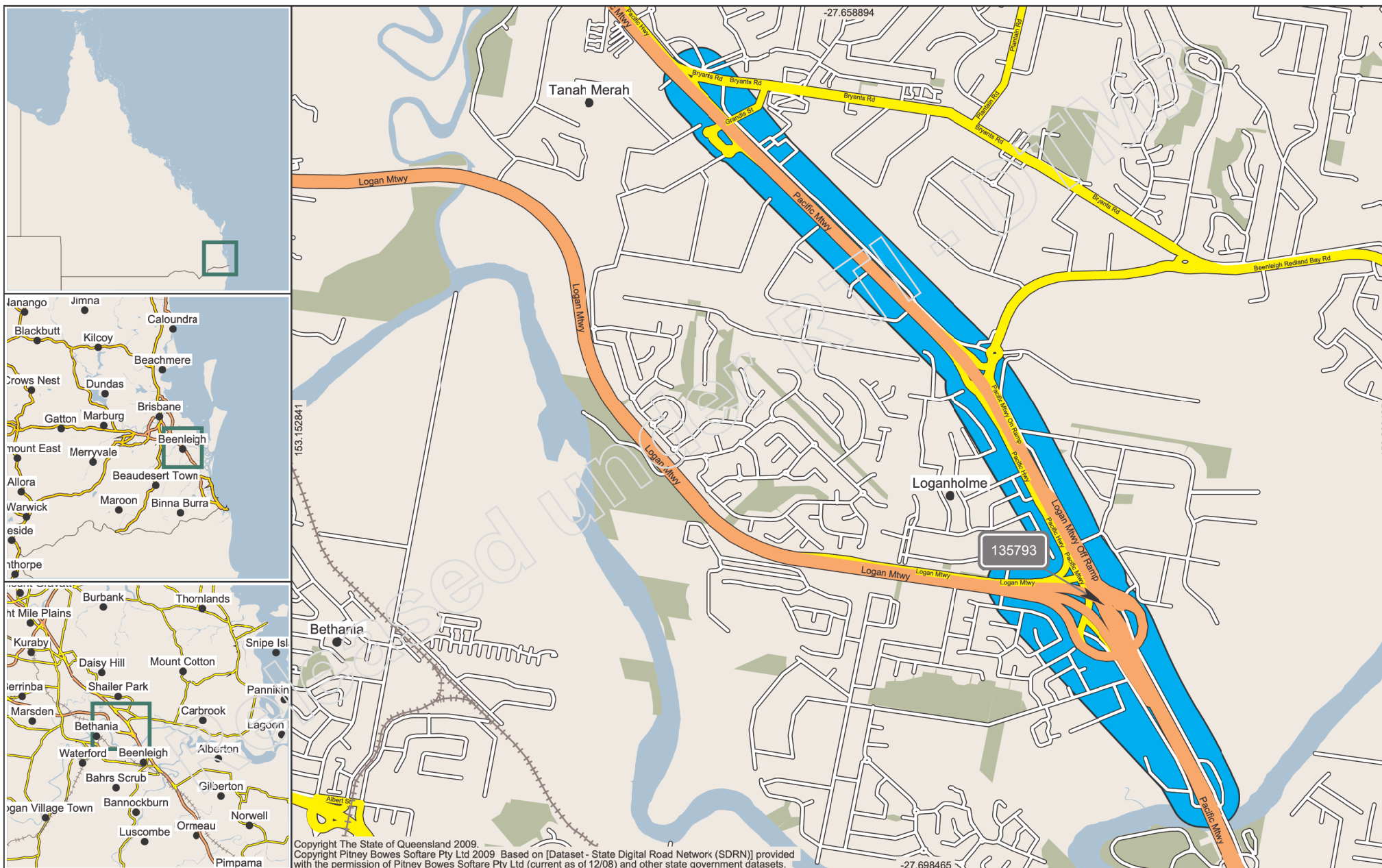
LOCAL GOVT. OVERPASS/UNDERPASS,
BIKEWAY OR FOOTPATH

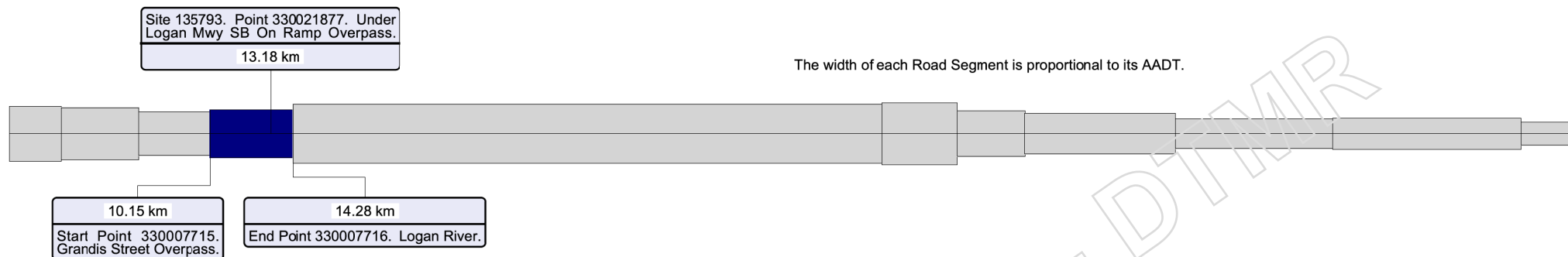


STATE-CONTROLLED ROADS

Scale (m) 100 0 100 200 300 400 500 1 : 5000

	JOB NOS	DECLARATION CHANGE	LOCAL GOVERNMENT/s	DECL'N LENGTHS(KM)	GAZ. DATE	INV. LENGTH	STATE CLASS	PACIFIC HIGHWAY (Pacific Motorway)
	RESUMPTION PLANS	NEW DECL'N CANCELLED	70 LOGAN CITY	14.50 NEW OLD	1/7/01		STATE HIGHWAY	REGISTRATION NO RD 12A - 7 - B LENGTH 11.30 - 13.00 KM





All Vehicles (00)		
G	63,763	100%
A	67,945	100%
B	131,708	100%

No Traffic Class data found.

AADT Segment Annual Volume Report

Provides summary data for the selected AADT Segment of a Road Section. Summary data is presented as both directional information and a combined bi-directional figure. The data is then broken down by Traffic Class, when available. The report also includes maps displaying the location of both the AADT Segment and the traffic count site.

Annual Average Daily Traffic (AADT)

Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

AADT Segments

The State declared road network is broken into Road Sections and then further broken down into AADT Segments. An AADT Segment is a sub-section of the declared road network where traffic volume is similar along the entire AADT Segment.

Area

For administration purposes the Department of Transport and Main Roads has divided Queensland into 12 Districts. The Area field in TSDM reports displays the District Name and Number.

District Name	District
Central West District	401
Darling Downs District	402
Far North District	403
Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitan District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

AADT Values

AADT values are displayed by direction of travel as:

- G Traffic flow in gazetted direction
- A Traffic flow against gazetted direction
- B Traffic flow in both directions

Data Collection Year

Is the most recent year that data was collected at the data collection site.

Please Note:

Due to location and/or departmental policy, some sites are not counted every year.

Gazetted Direction

Is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazetted direction is from Brisbane to Gympie.

Maps

Display the selected location from a range of viewing levels, the start and end position details for the AADT Segment and the location of the traffic count site.

Road Section

Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazetted Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Segment Site

Is the unique identifier for the traffic count site representing the traffic flow within the AADT Segment.

Site

The physical location of a traffic counting device. Sites are located at a specified Through Distance along a Road Section.

Site Description

The description of the physical location of the traffic counting device.

Start and End Point

The unique identifier for the Through Distance along a Road Section.

Vehicle Class

Traffic is categorised as per the Austroads Vehicle Classification scheme. Traffic classes are in the following hierarchical format:

Volume or All Vehicles

00 = 0A + 0B

Light Vehicles

0A = 1A

1A = 2A + 2B

Heavy Vehicles

0B = 1B + 1C + 1D

1B = 2C + 2D + 2E

1C = 2F + 2G + 2H + 2I

1D = 2J + 2K + 2L

The following classes are the categories for which data can be captured:

Volume

00 All vehicles

2-Bin

0A Light vehicles

0B Heavy vehicles

4-Bin

1A Short vehicles

1B Truck or bus

1C Articulated vehicles

1D Road train

12-Bin

2A Short 2 axle vehicles

2B Short vehicles towing

2C 2 axle truck or bus

2D 3 axle truck or bus

2E 4 axle truck

2F 3 axle articulated vehicle

2G 4 axle articulated vehicle

2H 5 axle articulated vehicle

2I 6 axle articulated vehicle

2J B double

2K Double road train

2L Triple road train

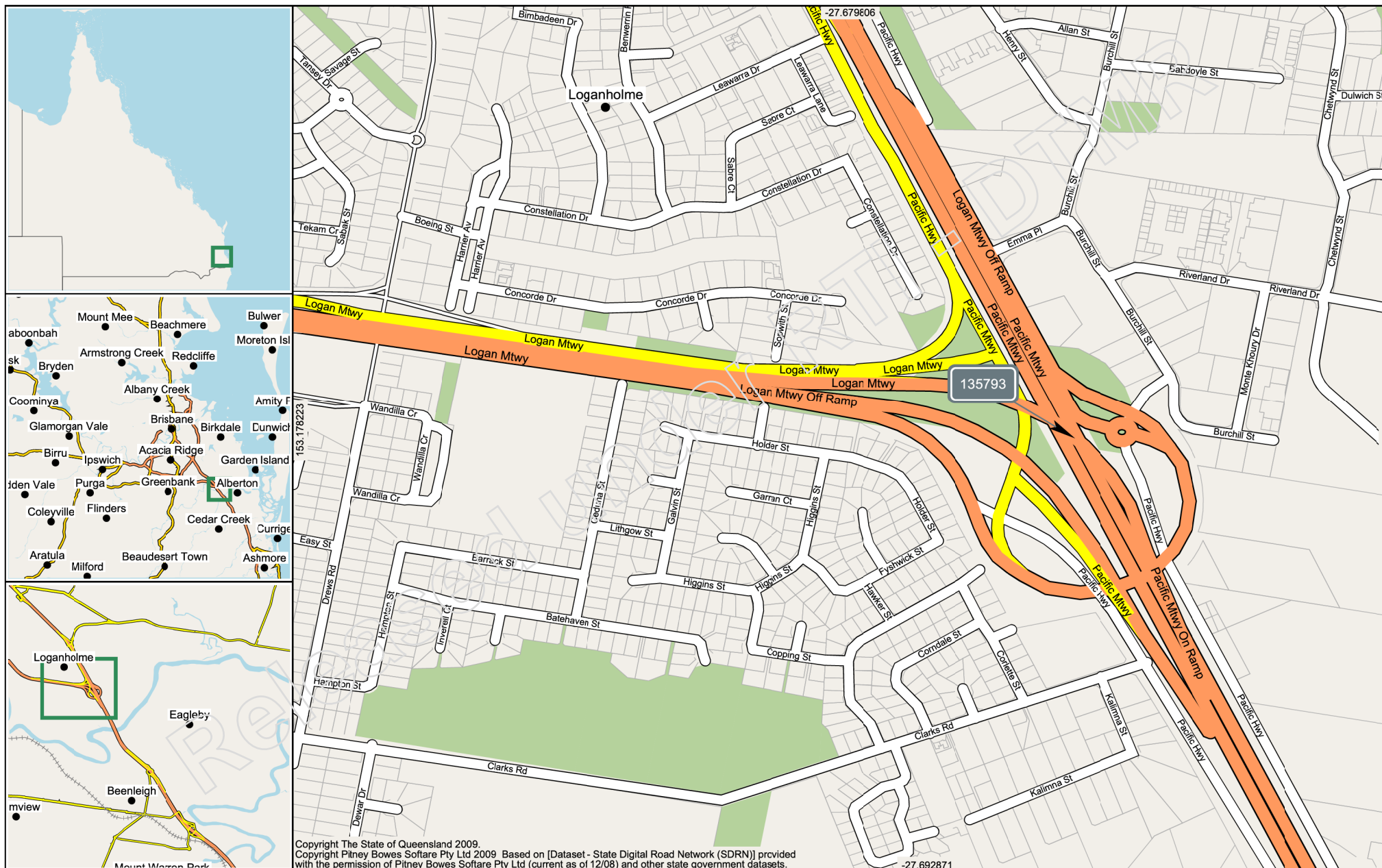
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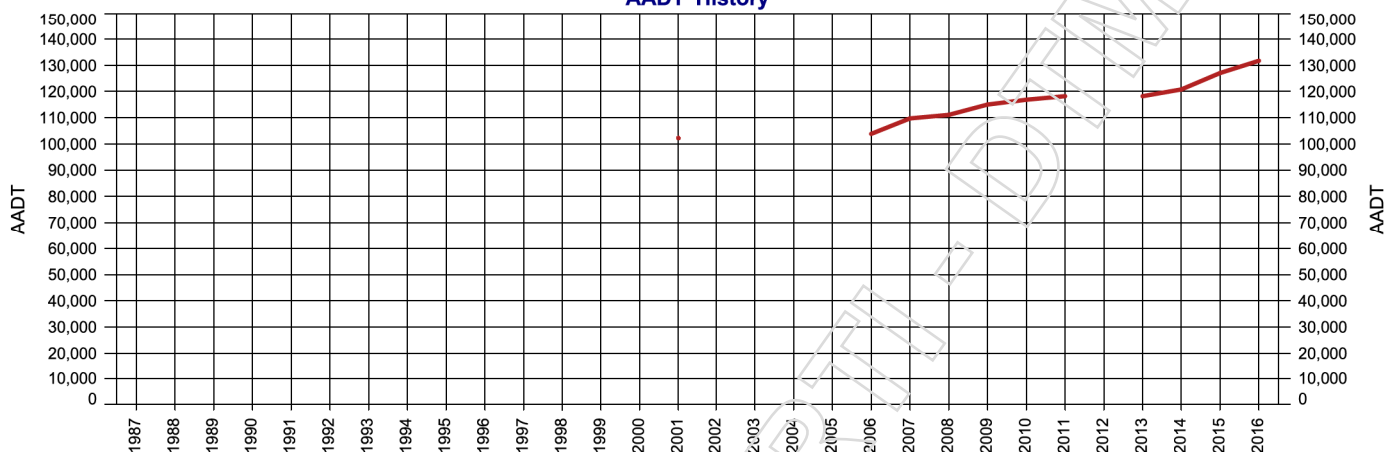
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Area 410 - South Coast District
Road Section 12A - PACIFIC HIGHWAY (PACIFIC MOTORWAY)
Site 135793 - Btw Logan Mwy SB Off Ramp & On Ramp
Thru Dist 13.18
Type C - Coverage
Stream TB - Bi-directional traffic flow

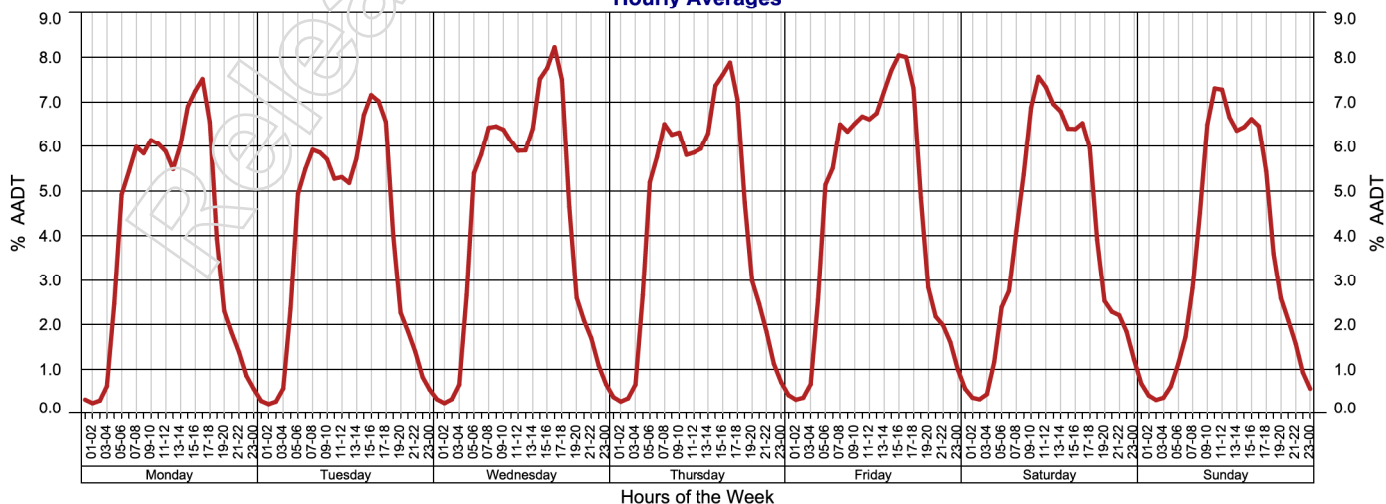
Year 2016 Growth last Year 3.66%
AADT 131,708 Growth last 5 Yrs 2.79%
Avg Week Day 130,390 Growth last 10 Yrs 2.22%
Avg Weekend Day 114,585

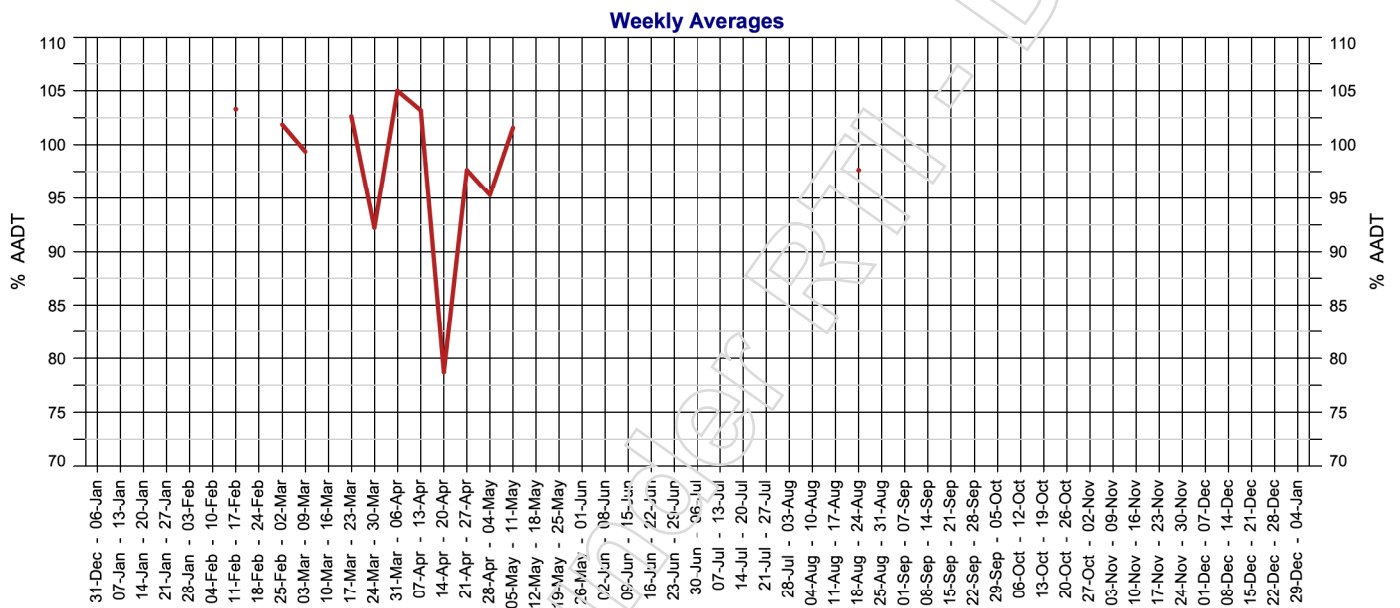
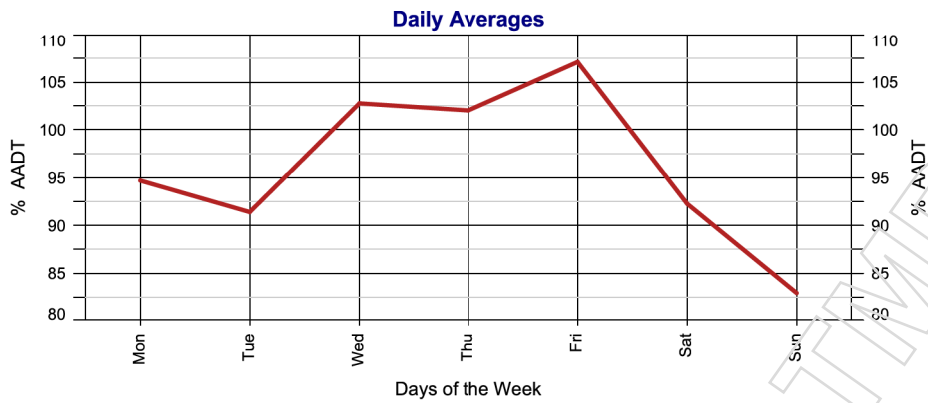
AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth	Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2016	131,708	3.66%	2.79%	2.22%	2001	102,296			
2015	127,052	5.14%	1.98%		2000				
2014	120,839	2.21%	0.92%		1999				
2013	118,229		0.85%		1998				
2012					1997				
2011	118,159	1.08%	2.19%	1.71%	1996				
2010	116,896	1.62%			1995				
2009	115,032	3.58%			1994				
2008	111,061	1.19%			1993				
2007	109,759	5.68%			1992				
2006	103,857		3.30%		1991				
2005					1990				
2004					1989				
2003					1988				
2002					1987				

Hourly Averages





2016 Calendar

January

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29						

March

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

June

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September

M	T	W	T	F	S	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

M	T	W	T	F	S	S
31					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

November

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

M	T	W	T	F	S	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Days on which traffic data was collected.

Annual Volume Report

Displays AADT history with hourly, daily and weekly patterns by Stream in addition to annual data for AADT figures with 1 year, 5 year and 10 year growth rates.

Annual Average Daily Traffic (AADT)

Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

AADT History

Displays the years when traffic data was collected at this count site.

Area

For administration purposes the Department of Transport and Main Roads has divided Queensland into 12 Districts. The Area field in TSDM reports displays the District Name and Number.

District Name	District
Central West District	401
Darling Downs District	402
Far North District	403
Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitan District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

Avg Week Day

Average daily traffic volume during the week days, Monday to Friday.

Avg Weekend Day

Average daily traffic volume during the weekend, Saturday and Sunday.

Calendar

Days on which traffic data was collected are highlighted in green.

Gazettal Direction

The Gazettal Direction is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazettal direction is from Brisbane to Gympie.

- G Traffic flowing in Gazettal Direction
- A Traffic flowing against Gazettal Direction
- B The combined traffic flow in both Directions

Growth Percentage

Represents the increase or decrease in AADT, using a exponential fit over the previous 1, 5 or 10 year period.

Hour, Day & Week Averages

The amount of traffic on the road network will vary depending on the time of day, the day of the week and the week of the year. The ebb and flow of traffic travelling through a site over a period of time forms a pattern. The Hour, Day and Week Averages are then used in the calculation of AADT.

Road Section

Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazettal Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Site

The unique identifier and description of the physical location of a traffic counting device. Sites are located at a Through Distance along a Road Section.

Stream

The lane in which the traffic is travelling in. This report provides data for the combined flow of traffic in both directions.

Thru Dist or TDist

The distance from the beginning of the Road Section, in kilometres.

Type

There are two types of traffic counting sites, Permanent and Coverage. Permanent means the traffic counting device is in place 24/7. Coverage means the traffic counting device is in place for a specified period of time.

Year

Is the current year for the report. Where an AADT Year record is missing a traffic count has not been conducted, for that year.

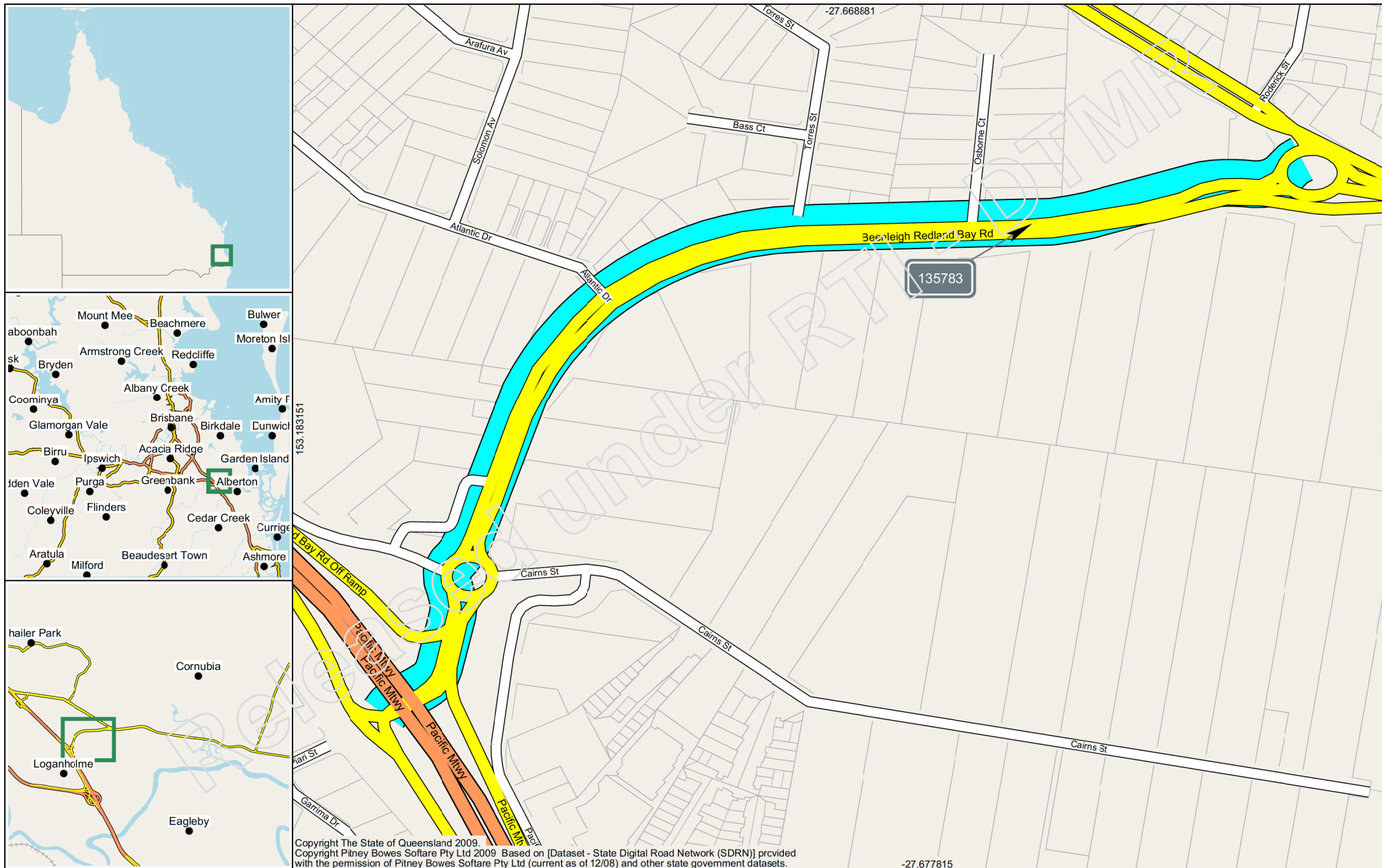
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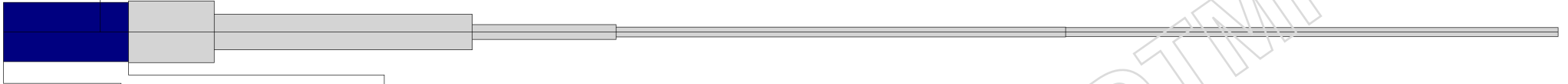
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Site 135783. Point 330021770.
60m east of Osborne Court.

1.00 km

The width of each Road Segment is proportional to its AADT.



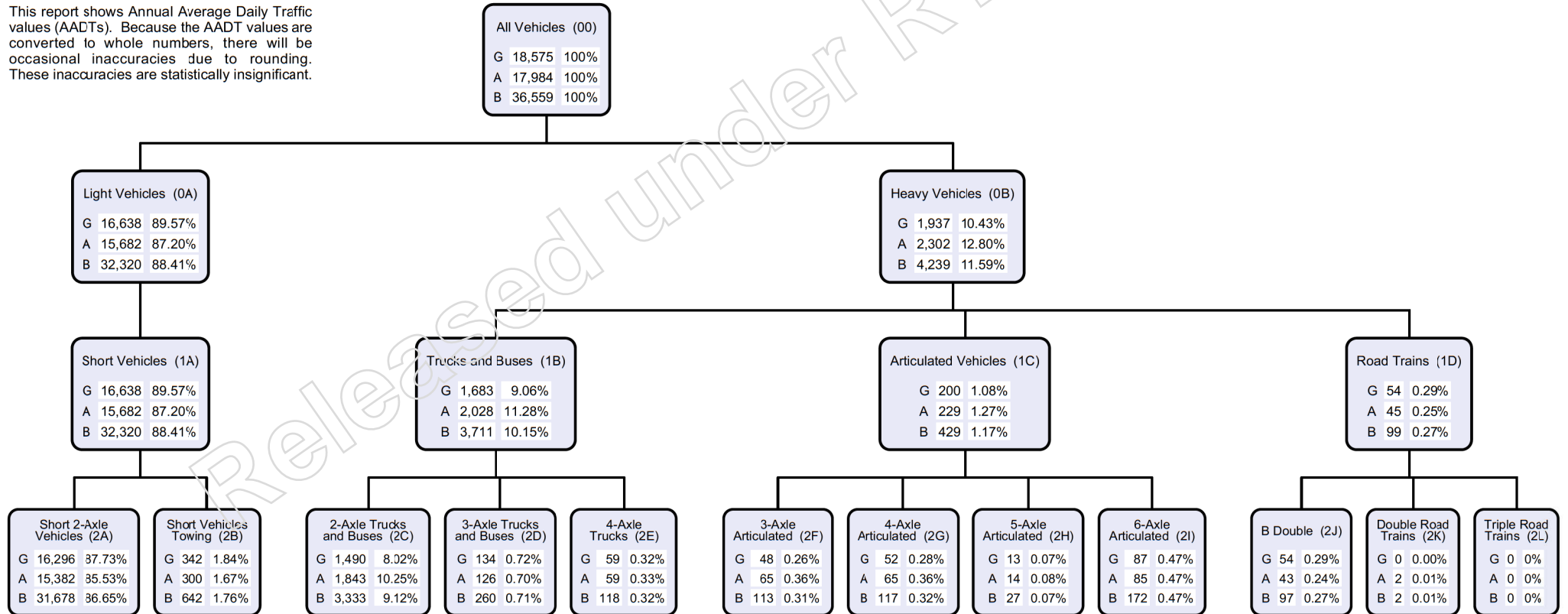
0.00 km

Start Point: 330009571. Pacific
Highway Northbound Ramp Exit 30.

1.29 km

End Point 330007241. Bryants Road.

This report shows Annual Average Daily Traffic values (AADTs). Because the AADT values are converted to whole numbers, there will be occasional inaccuracies due to rounding. These inaccuracies are statistically insignificant.



AADT Segment Annual Volume Report

Provides summary data for the selected AADT Segment of a Road Section. Summary data is presented as both directional information and a combined bi-directional figure. The data is then broken down by Traffic Class, when available. The report also includes maps displaying the location of both the AADT Segment and the traffic count site.

Annual Average Daily Traffic (AADT)

Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

AADT Segments

The State declared road network is broken into Road Sections and then further broken down into AADT Segments. An AADT Segment is a sub-section of the declared road network where traffic volume is similar along the entire AADT Segment.

Area

For administration purposes the Department of Transport and Main Roads has divided Queensland into 12 Districts. The Area field in TSDM reports displays the District Name and Number.

District Name	District
Central West District	401
Darling Downs District	402
Far North District	403
Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitan District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

AADT Values

AADT values are displayed by direction of travel as:

- G Traffic flow in gazetted direction
- A Traffic flow against gazetted direction
- B Traffic flow in both directions

Data Collection Year

Is the most recent year that data was collected at the data collection site.

Please Note:

Due to location and/or departmental policy, some sites are not counted every year.

Gazetted Direction

Is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazetted direction is from Brisbane to Gympie.

Maps

Display the selected location from a range of viewing levels, the start and end position details for the AADT Segment and the location of the traffic count site.

Road Section

Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazetted Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Segment Site

Is the unique identifier for the traffic count site representing the traffic flow within the AADT Segment.

Site

The physical location of a traffic counting device. Sites are located at a specified Through Distance along a Road Section.

Site Description

The description of the physical location of the traffic counting device.

Start and End Point

The unique identifier for the Through Distance along a Road Section.

Vehicle Class

Traffic is categorised as per the Austroads Vehicle Classification scheme. Traffic classes are in the following hierarchical format:

Volume or All Vehicles

00 = 0A + 0B

Light Vehicles

0A = 1A

1A = 2A + 2B

Heavy Vehicles

0B = 1B + 1C + 1D

1B = 2C + 2D + 2E

1C = 2F + 2G + 2H + 2I

1D = 2J + 2K + 2L

The following classes are the categories for which data can be captured:

Volume

00 All vehicles

2-Bin

0A Light vehicles

0B Heavy vehicles

4-Bin

1A Short vehicles

1B Truck or bus

1C Articulated vehicles

1D Road train

12-Bin

2A Short 2 axle vehicles

2B Short vehicles towing

2C 2 axle truck or bus

2D 3 axle truck or bus

2E 4 axle truck

2F 3 axle articulated vehicle

2G 4 axle articulated vehicle

2H 5 axle articulated vehicle

2I 6 axle articulated vehicle

2J B double

2K Double road train

2L Triple road train

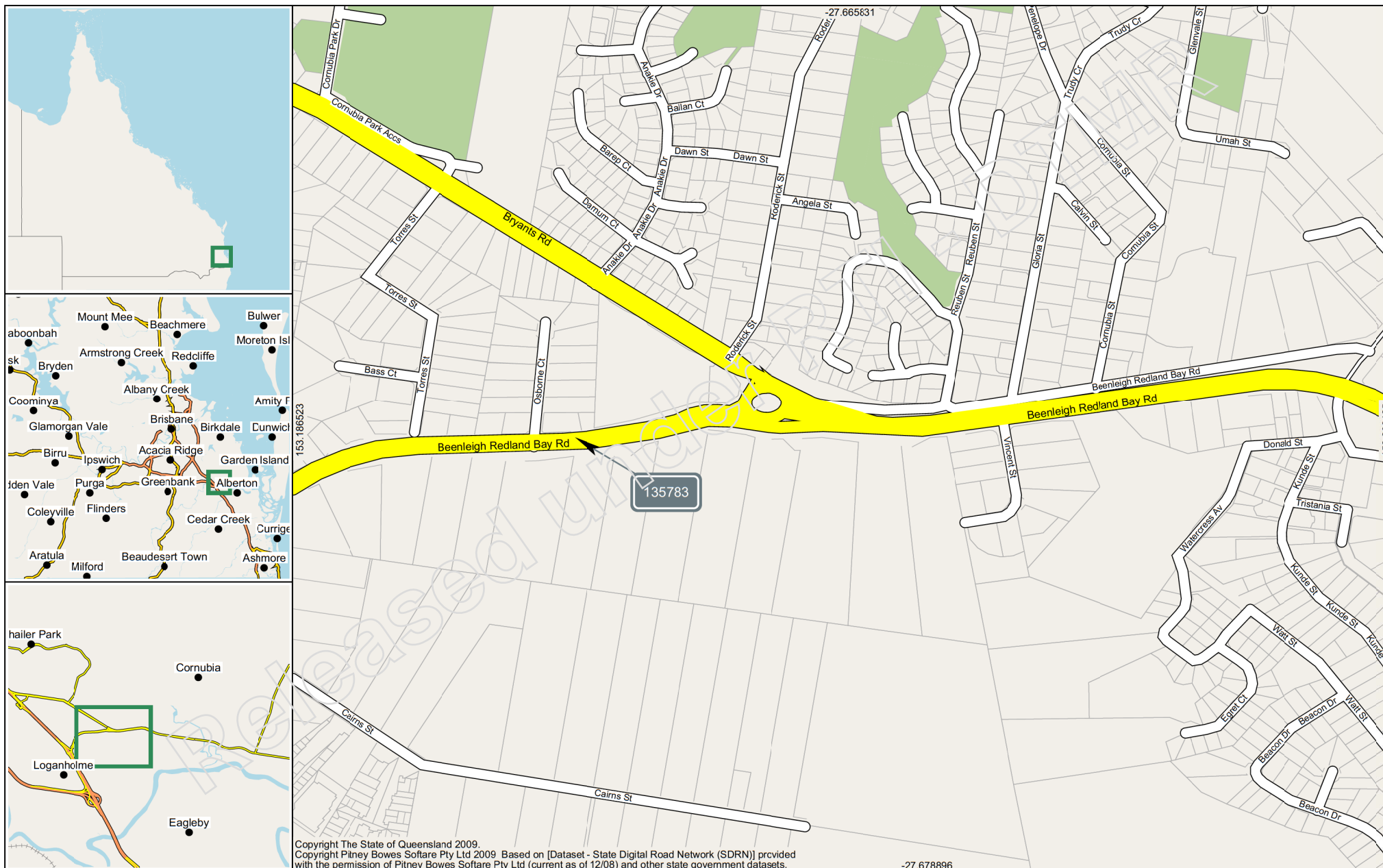
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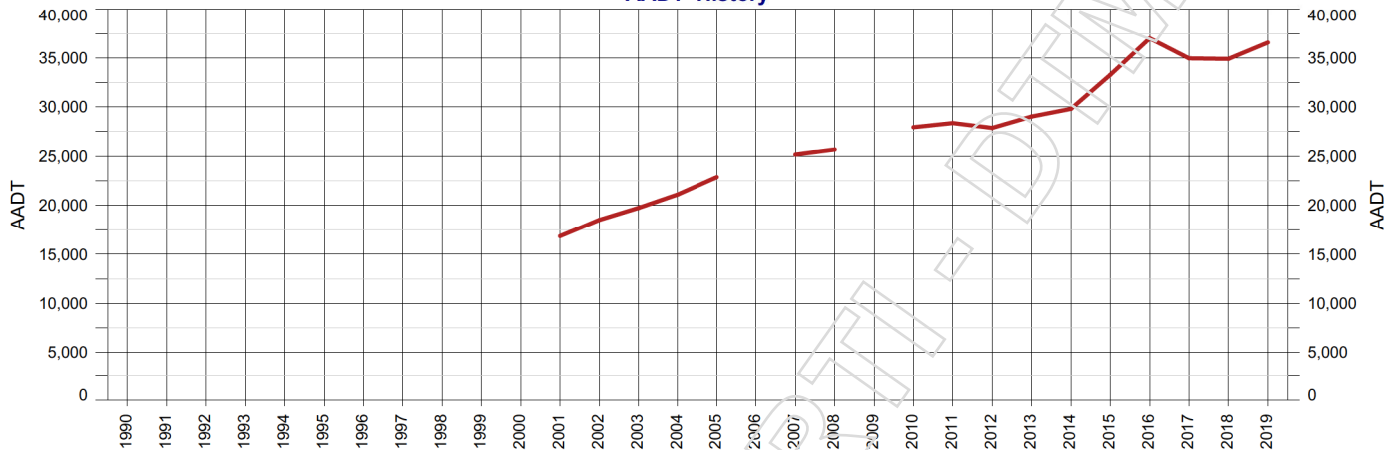
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Area 410 - South Coast District
Road Section 108 - BEENLEIGH - REDLAND BAY ROAD
Site 135783 - 60m east of Osborne Court
Thru Dist 1.0
Type C - Coverage
Stream TB - Bi-directional traffic flow

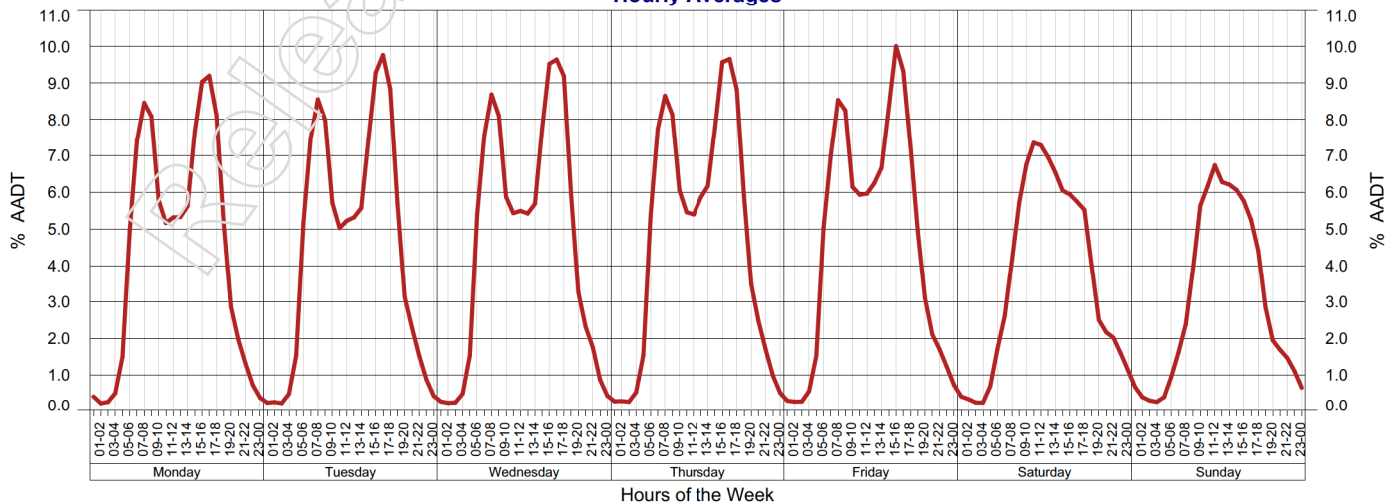
Year 2019 Growth last Year 4.77%
AADT 36,559 Growth last 5 Yrs 2.76%
Avg Week Day 39,849 Growth last 10 Yrs
Avg Weekend Day 29,247

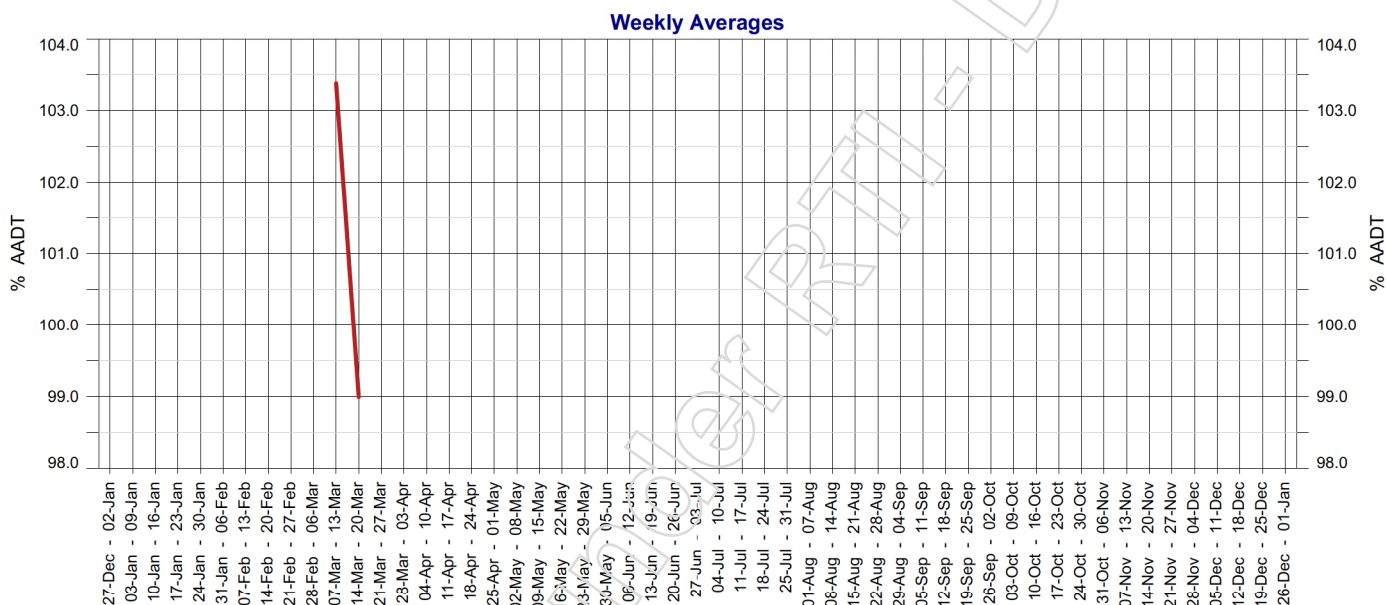
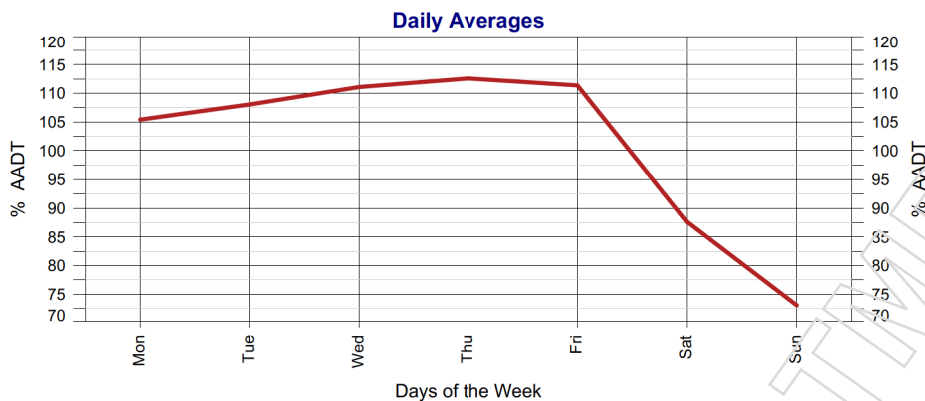
AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth	Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	36,559	4.77%	2.76%		2004	21,088	6.90%		
2018	34,894	-0.15%	2.91%	3.09%	2003	19,726	6.56%		
2017	34,948	-5.53%	4.46%	3.58%	2002	18,511	9.88%		
2016	36,993	11.17%	7.02%		2001	16,846			
2015	33,275	11.66%	4.53%	3.90%	2000				
2014	29,800	2.70%		2.91%	1999				
2013	29,016	4.17%	2.12%	3.28%	1998				
2012	27,854	-1.75%	1.79%	3.48%	1997				
2011	28,349	1.52%		4.63%	1996				
2010	27,925		3.99%		1995				
2009					1994				
2008	25,659	2.06%	4.96%		1993				
2007	25,142		6.14%		1992				
2006					1991				
2005	22,855	8.38%			1990				

Hourly Averages





2019 Calendar

January							February							March							April						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	1	2	3	4	5	6					1	2	3					1	2	3	1	2	3	4	5	6	7
7	8	9	10	11	12	13	4	5	6	7	8	9	10	4	5	6	7	8	9	10	8	9	10	11	12	13	14
14	15	16	17	18	19	20	11	12	13	14	15	16	17	11	12	13	14	15	16	17	15	16	17	18	19	20	21
21	22	23	24	25	26	27	18	19	20	21	22	23	24	18	19	20	21	22	23	24	22	23	24	25	26	27	28
28	29	30	31				25	26	27	28				25	26	27	28	29	30	31	29	30					

May							June							July							August						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		1	2	3	4	5						1	2	1	2	3	4	5	6	7				1	2	3	4
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31					26	27	28	29	30	31	

September							October							November							December						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
30						1		1	2	3	4	5	6					1	2	3	30	31				1	
2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8
9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22
23	24	25	26	27	28	29	28	29	30	31				25	26	27	28	29	30		23	24	25	26	27	28	29

Days on which traffic data was collected.

Annual Volume Report

Displays AADT history with hourly, daily and weekly patterns by Stream in addition to annual data for AADT figures with 1 year, 5 year and 10 year growth rates.

Annual Average Daily Traffic (AADT)

Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

AADT History

Displays the years when traffic data was collected at this count site.

Area

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Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitan District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

Avg Week Day

Average daily traffic volume during the week days, Monday to Friday.

Avg Weekend Day

Average daily traffic volume during the weekend, Saturday and Sunday.

Calendar

Days on which traffic data was collected are highlighted in green.

Gazettal Direction

The Gazettal Direction is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazettal direction is from Brisbane to Gympie.

- G Traffic flowing in Gazettal Direction
- A Traffic flowing against Gazettal Direction
- B The combined traffic flow in both Directions

Growth Percentage

Represents the increase or decrease in AADT, using a exponential fit over the previous 1, 5 or 10 year period.

Hour, Day & Week Averages

The amount of traffic on the road network will vary depending on the time of day, the day of the week and the week of the year. The ebb and flow of traffic travelling through a site over a period of time forms a pattern. The Hour, Day and Week Averages are then used in the calculation of AADT.

Road Section

Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazettal Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Site

The unique identifier and description of the physical location of a traffic counting device. Sites are located at a Through Distance along a Road Section.

Stream

The lane in which the traffic is travelling in. This report provides data for the combined flow of traffic in both directions.

Thru Dist or TDist

The distance from the beginning of the Road Section, in kilometres.

Type

There are two types of traffic counting sites, Permanent and Coverage. Permanent means the traffic counting device is in place 24/7. Coverage means the traffic counting device is in place for a specified period of time.

Year

Is the current year for the report. Where an AADT Year record is missing a traffic count has not been conducted, for that year.

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Transport Infrastructure Act 1994

NOTIFICATION OF DECLARATION OF A
STATE-CONTROLLED ROAD

Notice is hereby given under Section 23 of the *Transport Infrastructure Act 1994*, that the road or route, or part of the road or route described in the schedule is hereby designated as a State-controlled road.

S Bredhauer
Minister for Transport and
Minister for Main Roads

THE SCHEDULE

That on and from 1 July 2001, the description of each and every State-controlled road specified in Appendix I hereto, be amended by inserting in lieu thereof, respectively, the descriptions specified in Appendix II hereto, under and for the purposes of the *Transport Infrastructure Act 1994*.

APPENDIX I

Name of State-controlled Road	Classification	Date of Declaration Relevant to Road
No. 11A Gold Coast Highway (Helensvale - Southport) Gold Coast City	State Highway	22 March 1995
No. 11B Gold Coast Highway (Southport - Coolangatta) Gold Coast City	State Highway	22 March 1995
No. 12A Pacific Highway (Brisbane - Helensvale) Logan City	State Highway	9 May 1997
No. 12A Pacific Highway (Brisbane - Helensvale) Gold Coast City	State Highway	22 March 1995
No. 12B Pacific Highway (Helensvale - Coolangatta) Gold Coast City	State Highway	22 March 1995
No. U12A South East Arterial Road (Riverside Expressway)	Urban Arterial Road	1 July 1983
No. U12B South East Arterial Road (South East Freeway) Brisbane City	Urban Arterial Road	18 March 1994
No. 101 Smith Street Connection Road Gold Coast City	Main Road	22 March 1995
No. 102 Burleigh Connection Road Gold Coast City	Main Road	22 March 1995
No. 103 Southport - Burleigh Road Gold Coast City	Main Road	22 March 1995
No. 104 Gold Coast - Springbrook Road Gold Coast City	Main Road	28 May 1999
No. 105 Merang - Broadbeach Road Gold Coast City	Main Road	22 March 1995
No. 106 Southport - Nerang Road Gold Coast City	Main Road	22 March 1995
No. 108 Beenleigh - Redland Bay Road Logan City	Main Road	9 May 1997

6 July, 2001]

APPENDIX II

No. 11A
GOLD COAST HIGHWAY
(Helensvale - Southport)
State Highway
GOLD COAST CITY

From its junction with the Pacific Highway (Pacific Motorway), for the full width of the road, to its intersection with the Smith Street Connection Road (North Street) in Southport, by the route shown on the certified plans approved and held by the Director-General, Department of Main Roads, and identified by the registration numbers RD11A-1-F, RD11A-2-D and RD11A-(3-4)-A.

Length ... 11.29 kilometres (approximately)

160/11A/1

No. 11B
GOLD COAST HIGHWAY
(Broadbeach - Coolangatta)
State Highway
GOLD COAST CITY

From its intersection with the Nerang - Broadbeach Road in Broadbeach, for the full width of the road, to the Queensland - New South Wales Border at a point near the south eastern corner of Lot 5 on RP 839952, parish of Tallebudgera, including all ramps and all connections shown to the Currumbin Creek Road, by the route shown on the certified plans approved and held by the Director-General, Department of Main Roads, and identified by the registration numbers RD11B-(1-2)-J, RD11B-3-K and RD11B-(4-5)-J.

Length ... 18.48 kilometres (approximately)

160/11B/1

No. 12A
PACIFIC HIGHWAY
(Pacific Motorway)
State Highway
LOGAN CITY

From its junction with the South East Arterial Road (Pacific Motorway) at the Underwood Road overpass at the Brisbane City boundary, for the full declaration area, to the Gold Coast City boundary at the bridge over the Logan River, including all ramps and bridges shown, by the route shown on the certified plans approved and held by the Director-General, Department of Main Roads, and identified by the registration numbers RD12A-1-T, RD12A-2-P, RD12A-3-J, RD12A-(4-6)-D and RD12A-(7-8)-B.

Length ... 14.50 kilometres (approximately)

70/12A/1

Name of State-controlled Road	Classification	Date of Declaration Relevant to Road
No. 108 Beenleigh - Redland Bay Road Redland Shire	Main Road	9 May 1997
No. 114 Oxenford - Southport Road Gold Coast City	Main Road	22 March 1995
No. 117 Nerang Connection Road Gold Coast City	Main Road	22 March 1995
No. 118 Currumbin Creek Connection Road Gold Coast City	Main Road	22 March 1995
No. 205 Tamborine - Oxenford Road Bundaberg Shire	Main Road	12 April 1986
No. 206 Tamborine - Oxenford Road Gold Coast City	Main Road	22 March 1995
No. 208 Beenleigh Connection Road Gold Coast City	Main Road	22 March 1995
No. 1003 Stapylton - Jacobs Well Road Gold Coast City	Secondary Road	22 March 1995
No. 2001 Currumbin Creek Road Gold Coast City	Secondary Road	22 March 1995
No. 2003 Tallebudgera Creek Road Gold Coast City	Secondary Road	22 March 1995
No. 2041 Advancetown - Mudgeeraba Road Gold Coast City	Secondary Road	22 March 1995



Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 380]

FRIDAY 15 MARCH 2019

[No. 47

Transport Infrastructure Act 1994

NOTIFICATION OF A FUTURE STATE-CONTROLLED ROAD

Notice is hereby given, in accordance with sections 42(11) and 42(12) of the *Transport Infrastructure Act 1994*, that the road (or land), as generally described below, has been notified to Gold Coast City Council and Logan City Council as a Future State-Controlled Road. This notification shall take effect, on and from 15 March 2019.

Neil Scales
Director-General
Department of Transport and Main Roads

Name of Local Government:	Gold Coast City Council and Logan City Council
Road Name:	Coomera Connector
Road Number:	113
Proposed Function:	State Controlled Transport Corridor
Description	Commencing at its intersection with Nerang-Broadbeach Road (105) at Nerang, and then generally in a north-westerly direction to its intersection with the Pacific Motorway (12A) and the Logan Motorway (210A) at Loganholme, by the areas shown on Departmental Plan No's FSCR113-(1-6)-C, FSCR113-(7-13)-B and FSCR113-(14-19)-A.
Corridor Width:	Nominally 45 metres – 550 metres wide.
Length:	45.15 kilometres (approximately)
Date of Local Government Notifications:	14 January 2019

This Notification supersedes FSCR113-(1-6)-B, FSCR113-(7-13)-A, previously notified in Government Gazette No 9, Page's 35 and 36 on Friday 12th May 2017.

Signed: Paul Noonan
Regional Director (South Coast)
Delegate of the Director-General, Department of Transport and Main Roads

ENDNOTES

1. Published in the Gazette on 15 March 2019.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads.

From: [No Reply](#)
To: [personal information](#); [dsdilqp.qld.gov.au](#); [eda@tpalliance.com.au](#)
Cc: [development@logan.qld.gov.au](#)
Subject: 2110-25151 SRA application correspondence
Date: Friday, 22 October 2021 3:59:23 PM
Attachments: [Attachment 1 - TP Sketch.pdf](#)
[Attachment 2 - Queensland Government Gazette.pdf](#)
[Attachment 3 - Road Declaration Plan.pdf](#)
[2110-25151 SRA - Information request.pdf](#)

Please find attached a notice regarding application [2110-25151 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.

GE33-N

alt=



Email Id: RFLG-1021-0012-1537

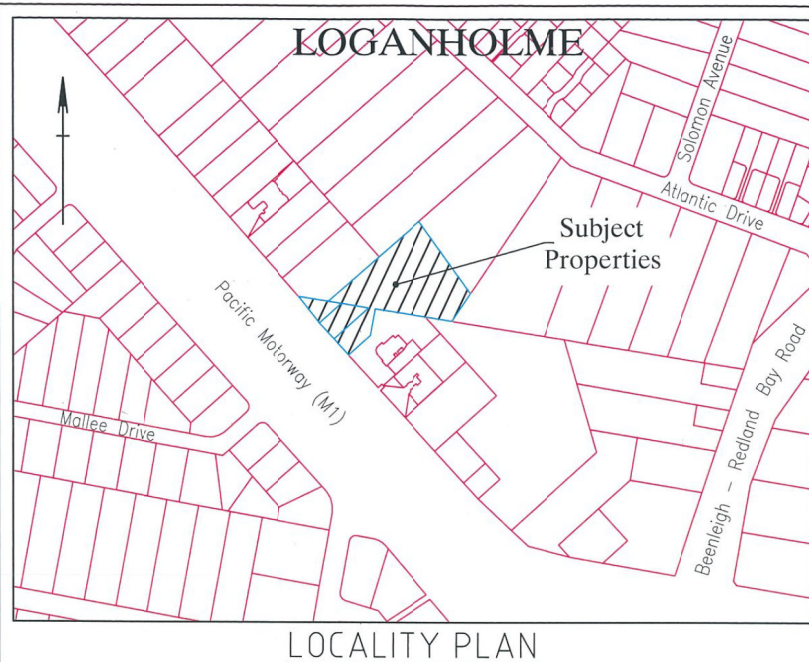


Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary corner
2	517895.502	6939088.063	on boundary
3	517910.215	6939074.363	on boundary
4	-	-	on boundary, on line A - 3



Co-ordinates are given in metres MGA Zone 56 (GDA94)

	Revisions	Certified	Date	Microfiled	Area required shown thus
E					
D					
C					
B					
A	Original issue				

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



Setout Points

Point	Easting	Northing
A	517928.911	6939057.128

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)

Drawn
RV
Checked
CCW

Examined
NR
29/04/2021

Approved
NR
29/04/2021



Queensland Government

12A/TP2021400

A



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Director-General
Department of Transport and Main Roads

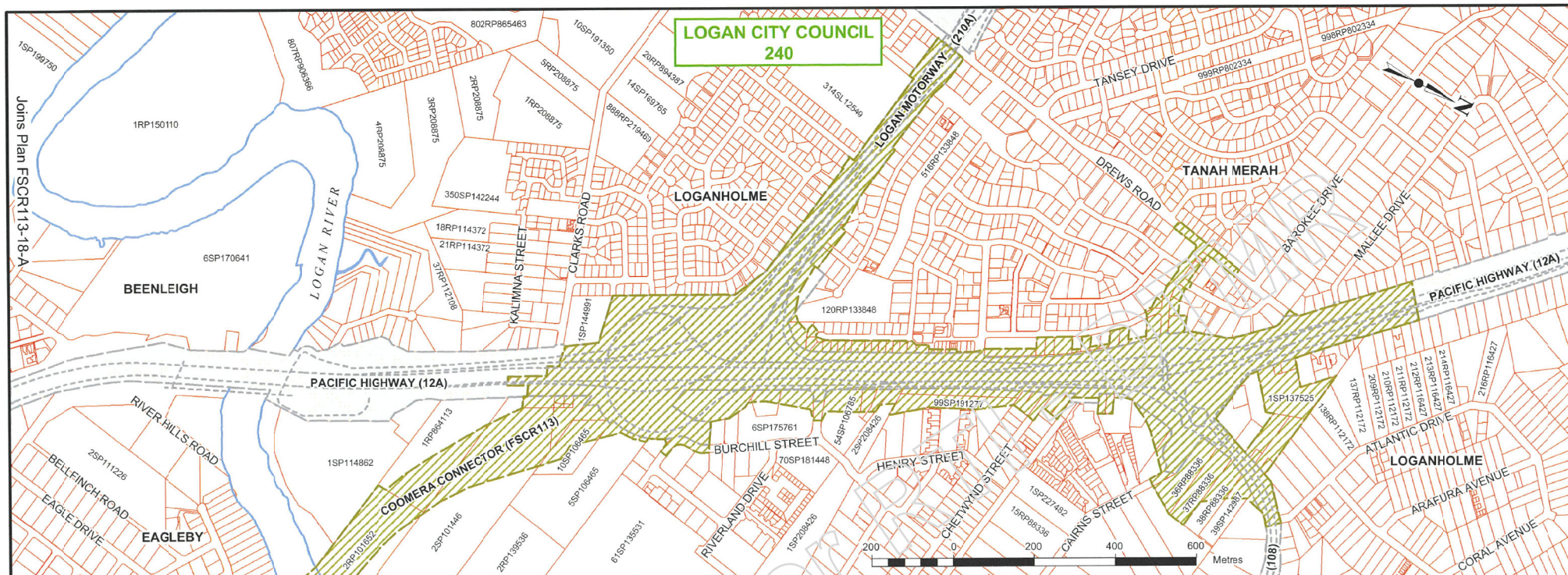
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Regional Director (South Coast)
Delegate of the Director-General, Department of Transport and Main Roads

ENDNOTES

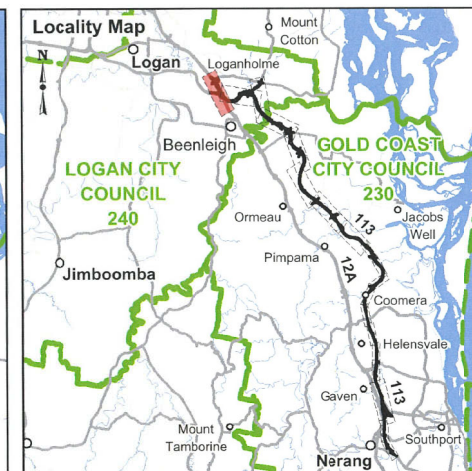
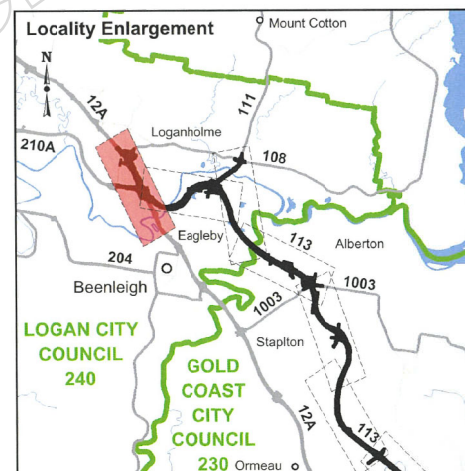
1. Published in the Gazette on 15 March 2019.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads.





NOTE: Refer to maintenance responsibility agreement (if applicable) with Logan City Council for limits of responsibility within the road reserve.

Legend

- Future State-controlled Road (Subject Road)
- State-controlled Road (Other than Subject Road) / Network
- TMR/QR Common Area
- Rail
- Local Government Boundary
- Bridge



Office Use Only - Not Part of Formal Declaration Plan											Declaration Lengths (km)		Local Government/s: LOGAN CITY COUNCIL		 Queensland Government Transport and Main Roads Road Declaration Plan No. FSCR113-19-A Drawing No. 669934
Region/Head Office Records			Notification				Gazettal								
			Local Government		Queensland Rail (QR)										
Hard Copy	Digital PDF	Version	LG No.	by Regional Director	Date	by Regional Director	Date	by Minister	Date	New	Old	Road Name: COOMERA CONNECTOR			
	Date printed - 18/01/2019		240							6.95	-	Resumption Plans	Job No.		
File	FSCR113-19-A.wor											Length 44.2 - 45.15 km	Approved  Regional Director (South Coast)		



SARA reference: 2110-25151 SRA
Council reference: MCUC/71/2021

22 October 2021

Palisade Homes Pty Limited (Trustee)
c/- Town Planning Alliance
57 Manilla Street
EAST BRISBANE QLD 4169
eda@tpalliance.com.au

Attention: personal

Dear personal

SARA information request – 3978-3984 Pacific Highway, Loganholme

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions has not been provided.

Planned Upgrades to State-controlled road (Pacific Motorway Master Planning)	
1.	<p>Issue:</p> <p>Part of Lot 10 SP306671, part of Lot 24 SL7387 and part of Lot 23 SL7534 are affected by the planned upgrade required on the Pacific Motorway from Daisy Hill Road to Omaru Street. This is subject to Category C transport planning which means the planning is approved and protected, but not included in current funding and delivery programs. This transport planning is depicted on Transport Planning Sketch prepared by Queensland Government, dated 29 April 2021, reference 12A/TP2021400 and revision A (Attachment 1).</p> <p>The submitted application material does not adequately demonstrate that the proposed development will not impede the delivery of the planned upgrade for state-controlled road Pacific Motorway and achieve compliance with Performance Outcome (PO) PO19 of State code 1: <i>Development in a State-controlled road environment</i> (State code 1) of the State Development Assessment Provisions (SDAP). It is unclear whether the buildings, infrastructure and services are located clear of the transport planning area.</p> <p>Action:</p> <p>The applicant is requested to review the proposed development and address the setbacks</p>

	<p>to the Pacific Motorway transport corridor to ensure the development does not compromise the transport corridor planning and preserves the Pacific Motorway transport corridor.</p> <p>Submit a revised Site Plan and Engineering Services Report demonstrating the proposed development achieves compliance with PO19 of State code 1. The revised Site Plan and Engineering Services Report should demonstrate the proposed development is clear of the transport planning area as shown on the Transport Planning Sketch, 12A/TP2021400. This includes buildings, car parking vehicle manoeuvring areas and service connections.</p>
Noise	
2.	<p>Issue:</p> <p>The submitted application material does not adequately demonstrate that the proposed development will minimise noise intrusion from the state-controlled road and achieve compliance with PO23 and PO24 and PO27 and PO28 of State code 1.</p> <p>Action:</p> <p>Submit a detailed Traffic Noise Assessment Report which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes. The report is required to detail all necessary mitigation measures that are needed to ensure minimal noise intrusion from the state-controlled road.</p> <p>The Traffic Noise Assessment must (but not be limited to):</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified acoustic expert (b) be conducted in accordance with the requirements outlined in State code 1 and the department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017 (available at: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx) (c) be prepared in accordance with Transport Noise Management Code of Practice https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Transport-noise-management-code-of-practice (d) demonstrate that the proposed development can achieve the relevant environmental emission criteria for noise with the recommended noise attenuation treatments.
General Advice	
1.	<p>This advice is general advice and does not affect SARA's assessment of the development application.</p> <p>The subject site is also affected by Category B transport planning. In particular:</p> <p>(a) Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</p> <p>Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the planning study area for the planned upgrade required on the Pacific Motorway from Daisy Hill Road to Logan Motorway. This is subject to Category B transport planning which means the Department of Transport and Main Roads (DTMR) are conducting public consultation on the planning in order to select a final route alignment/infrastructure location of land requirement. DTMR are unable to provide transport planning sketches of the project at this point in time. Please note this transport planning affects the majority of the subject site and has significant impacts on the proposed development.</p>



More information on the Pacific Motorway transport corridor upgrade program is available from the following link: <https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway>

(b) Coomera Connector

The road reserve immediate to the frontage of the subject site including the Pacific Highway service road is declared as future state controlled road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. The Coomera Connector was gazetted in the Queensland Government Gazette on 15 March 2019 (**Attachment 2**) and is depicted on the approved Road Declaration Plan No. FSCR113-19-A, prepared by Queensland Government, dated 18/01/2019 and reference 669934 (**Attachment 3**).

More information on the Coomera Connector transport corridor upgrade program is available from the following link: <https://www.tmr.qld.gov.au/projects/coomera-connector>

The following links and information relating to the above transport planning and more specifically, DTMR's Approved Planning Policy and Early Acquisition Policy are included for your reference: [Approved Planning Policy](#), [Early Acquisition Policy](#) and [Land and Property resumption](#).

How to respond

You have three months to respond to this request and the due date to SARA is 24 January 2022.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.


You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Amanda Hosken, Principal Planning Officer, on (07) 5644 3216 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

NR



personal information

A/Manager, Planning and Development Services (SEQ West)

cc Logan City Council, development@logan.qld.gov.au

Development details	
Description:	Development Permit for Material change of use for a Hospital and Short-Term Accommodation
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Infrastructure – state transport infrastructure (Planning Regulation 2017) Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors (Planning Regulation 2017)
SARA reference:	2110-25151 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment State code 6: Protection of state transport networks



From: Nathan A Bright
To: Peter J Sommer; Emma L McGregor; Habeebur R Mohamed-Hussain; John H McCormack; Glenn Z Bird
Cc: Casandra N Smith; Rachael L Poeppmann
Subject: Copy of Information Request Loganholme Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme
Date: Tuesday, 26 October 2021 8:37:00 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image010.png
S40424-BAInformationRequest22.10.2021.pdf
image001.png
image007.png

Good Morning Team

Ref. TMR21-034355 Loganholme Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Please find enclosed the Information Request issued by SARA on Friday 22.10.2021 relating to the land at 3978-3984 Pacific Highway Loganholme

The information request broadly outlines TMR concerns however SARA as per their directive from Steve Conner focuses on our outdated 2008 Category C planning first and provides advice statement about the planning underway which has more importance.

This mishmash of transport planning leaves us on unsteady ground. I was trying to put up the argument with SARA that we are protecting for the M1, the most important road corridor between Brisbane and Gold Coast, busiest road corridor, you name it I am trying to defend.

Please let me know if you need anything else or if there is any news.

Thanks again for your assistance

Kind regards,

Nathan Bright

Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: 

E: sc.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Nathan A Bright

Sent: Wednesday, 13 October 2021 12:03 PM

To: Peter J Sommer <Peter.J.Sommer@tmr.qld.gov.au>; Emma L McGregor <Emma.L.McGregor@tmr.qld.gov.au>; Habeebur R Mohamed-Hussain <Habeebur.R.Mohamed-Hussain@tmr.qld.gov.au>; John H McCormack <John.H.McCormack@tmr.qld.gov.au>; Glenn Z Bird <Glenn.Z.Bird@tmr.qld.gov.au>

Cc: Casandra N Smith <Casandra.N.Smith@tmr.qld.gov.au>; Rachael L Poeppmann <Rachael.L.Poeppmann@tmr.qld.gov.au>

Subject: FW: 210232 Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Emma, Habeeb, John, Glenn and Peter

RE Logan Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme

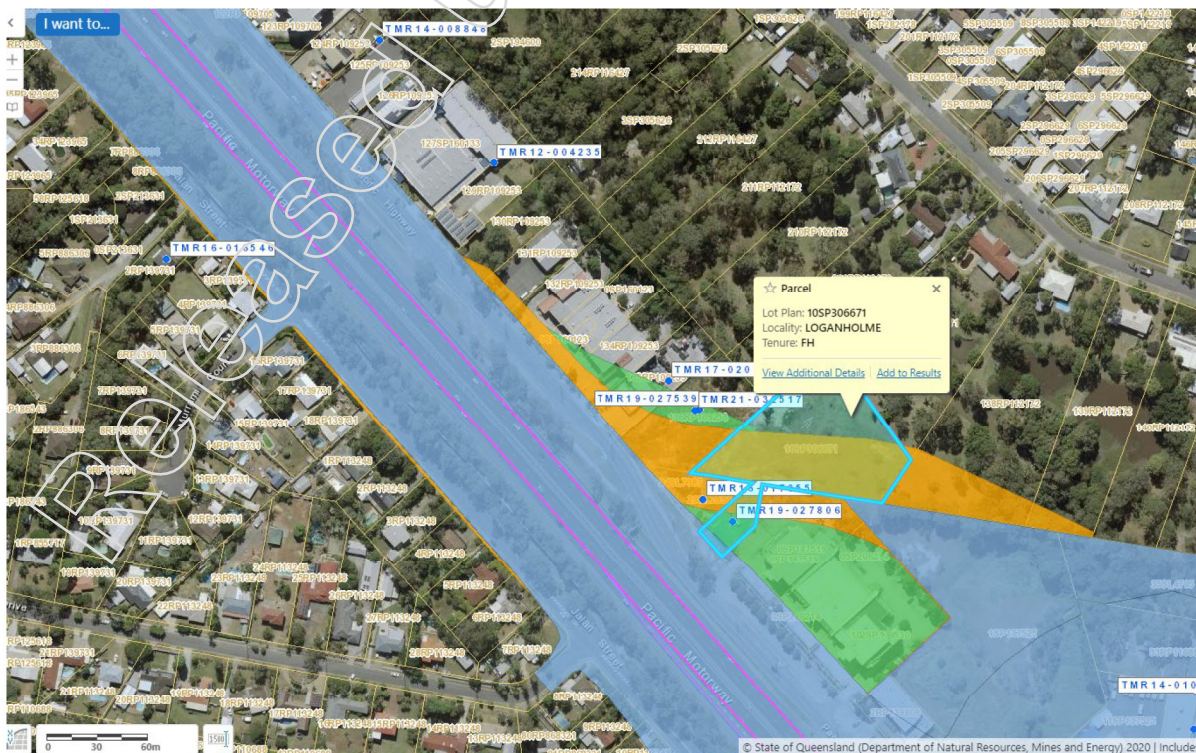
SARA have received this email below and 'excitement' about a Private Hospital for Logan. I can see this escalating ... Logan and Albert News / Courier Mail test ...

I understand TMR have advised and consulted Logan City Council about the Pacific Motorway planning however this land holding is impacted by the additional alignment of the service road and shift of the Pacific Motorway and Coomera Connector transport planning.

I understand Cat C for the full impact will occur in 2022. However I consider this a firm B + plus at this point in time.

I am raising this as a potential issue because this is like Costco and Coomera Connector again at Loganholme. Rather this is Logan's first Private Hospital and impacts from Pacific Motorway and Coomera Connector.

I will go back to SARA and Logan City reinforcing our prelodgement advice earlier in the year and impacts for Lot 10SP306671 in particular, copy enclosed for reference.



Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511
M: **personal information**
E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: SCR Corridor and Land Management Inbox <scr.calm@tmr.qld.gov.au>
Sent: Wednesday, 13 October 2021 11:47 AM
To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511
M: **personal information**
E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: **personal information** <sdilgp.qld.gov.au>
Sent: Wednesday, 13 October 2021 11:27 AM
To: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>
Cc: Casandra N Smith <Casandra.N.Smith@tmr.qld.gov.au> **personal information** <sdilgp.qld.gov.au>
Subject: FW: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

Hi Nathan,

As discussed, please see email below received from council this morning regarding 2110-25151 SRA.

personal information site is affected by the following upgrades: Pacific Motorway master planning from Daisy Hill to Omaru Street, Stage 3 Pacific Motorway planning from Daisy Hill to Logan Motorway and Coomera Connector

Regards,

personal information

Principal Planning Officer
Planning and Development Services (SEQ
South)
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215
statedevelopment.qld.gov.au

From: **personal information** <sdilgp.qld.gov.au>
Sent: Wednesday, 13 October 2021 9:59 AM
Subject: RE: 210232 Hospital: 3978 - 3984 Pacific Hwy, Loganholme

personal information

This is a pretty important project in the city as it relates to a new private hospital and the customer has some ASX announcements that are putting pressures on his timeframes.

Do you have any idea when the team might be ready to respond on this one?

Regards,

personal information
Development Assessment Manager | Development Assessment Branch | Logan City Council

personal information <sdilgp.qld.gov.au> | 07 3412 4439 | **personal information** Teams Call / Chat
Connect with us: Website | Facebook | Twitter | LinkedIn

Logan City Council acknowledges the Traditional Custodians of the lands and waterways across the City of Logan.
We pay our respects to Elders past, present and emerging.

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.



SARA reference: 2110-25151 SRA
Council reference: MCUC/71/2021

22 October 2021

Palisade Homes Pty Limited (Trustee)
c/- Town Planning Alliance
57 Manilla Street
EAST BRISBANE QLD 4169
eda@tpalliance.com.au

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Noise	
2.	<p>Issue:</p> <p>The submitted application material does not adequately demonstrate that the proposed development will minimise noise intrusion from the state-controlled road and achieve compliance with PO23 and PO24 and PO27 and PO28 of State code 1.</p> <p>Action:</p> <p>Submit a detailed Traffic Noise Assessment Report which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes. The report is required to detail all necessary mitigation measures that are needed to ensure minimal noise intrusion from the state-controlled road.</p> <p>The Traffic Noise Assessment must (but not be limited to):</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified acoustic expert (b) be conducted in accordance with the requirements outlined in State code 1 and the department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017 (available at: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx) (c) be prepared in accordance with Transport Noise Management Code of Practice https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Transport-noise-management-code-of-practice (d) demonstrate that the proposed development can achieve the relevant environmental emission criteria for noise with the recommended noise attenuation treatments.
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The road reserve immediate to the frontage of the subject site including the Pacific Highway service road is declared as future state controlled road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. The Coomera Connector was gazetted in the Queensland Government Gazette on 15 March 2019 (**Attachment 2**) and is depicted on the approved Road Declaration Plan No. FSCR113-19-A, prepared by Queensland Government, dated 18/01/2019 and reference 669934 (**Attachment 3**).

More information on the Coomera Connector transport corridor upgrade program is available from the following link: <https://www.tmr.qld.gov.au/projects/coomera-connector>

The following links and information relating to the above transport planning and more specifically, DTMR's Approved Planning Policy and Early Acquisition Policy are included for your reference: [Approved Planning Policy](#), [Early Acquisition Policy](#) and [Land and Property resumption](#).

How to respond

You have three months to respond to this request and the due date to SARA is 24 January 2022.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Amanda Hosken, Principal Planning Officer, on (07) 5644 3216 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

NR

personal information

A/Manager, Planning and Development Services (SEQ West)

cc Logan City Council, development@logan.qld.gov.au

Development details	
Description:	Development Permit for Material change of use for a Hospital and Short-Term Accommodation
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Infrastructure – state transport infrastructure (Planning Regulation 2017) Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors (Planning Regulation 2017)
SARA reference:	2110-25151 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment State code 6: Protection of state transport networks

RAPTTA Technical Specialist Response – PPT – Information request

TMR reference: TMR21-034355
SARA reference: 2110-25151 SRA
Street address: 3978 Pacific Highway, Loganholme QLD 4129
Real property description: 10SP306671, 136RP109253, 23SL7534, 24SL7387

1.0 Endorsement

Officer	Approver
Victoria Stavar	Rebecca Kallianiotis
Principal Planner	Manager
3066 1580	3066 1456
25/10/2021	27/10/2021

2.0 SDAP Assessment

Proposed Development

- The proposed development is for a development permit for a material change of use (Hospital and Short-term Accommodation).
- The development application was considered properly made by Logan City Council on 05 October 2021 (ref: MCUC/71/2021).
- The development includes:
 - Hospital – 100 beds; and
 - Short term accommodation – 88 rooms.
- The proposed development meets the referral trigger threshold in Schedule 20 of the *Planning Regulation 2017* (Local Government Area 1) in relation to: item 12 – material change of use – Hospital – 100 beds.
- The subject site is on Pacific Motorway, which is a State-controlled road.
- The following assessment is provided in relation to State Code 6 – Protection of state transport networks of the State Development Assessment Provisions, Version 2.6, effective 7 February 2020:-

Assessment

State Code 1 PO18

- There are no existing urban bus stops on the Pacific Motorway frontage of the site.
- There is an urban bus stop (Pacific Hwy near Beenleigh Redland Bay Rd, Loganholme, TransLink ID: 312556) located approximately 100m north-west of the site on the Pacific Motorway which is serviced by bus route 563.
- Therefore, the proposed development is unlikely to compromise PO18.

AND

State Code 6 PO7-PO12 – Railway impacts

- N/A - The closest railway corridor is the Gold Coast Line, which is approximately 2.9km west of the site and is separated from it by the Pacific Motorway and intervening development.

PO13 – Planned upgrades

- N/A – The site is not affected by planned upgrades for rail or public passenger transport purposes.

PO14 – Interference with PPT

- There are no existing urban bus stops on the Pacific Motorway frontage of the site.
- Therefore, the proposed development is unlikely to compromise PO14.

PO15-PO18 – Public passenger transport

- Staff and visitors to the hospital will generate demand for urban bus services.
- There is an urban bus stop pair within approximately 250m of the site: 'Pacific Hwy near Beenleigh Redland Bay Rd, Loganholme' (ID: 312556 and ID: 312554).
- This bus stop pair is serviced by urban bus routes 563, 564 and 568 which extend along the Pacific Highway service road in both directions.
- The bus stops are to a Regular stop standard.
- Therefore, the proposed development is unlikely to compromise PO15-PO20.

PO19 – Pedestrian access to public passenger transport

- There is existing pedestrian footpath along the site frontage which connects to the existing bus stops.
- The proposed development is therefore unlikely to compromise PO19.

PO20 – On-site pedestrian access

- Refer to the assessment under PO21 – PO22, the taxi setdown should be at the hospital entry so it does not necessitate pedestrians crossing internal roadways.

PO21-PO22 – Taxis

- The private hospital will generate demand for setdown facilities for personalised public passenger transport such as taxis and rideshare which will need to utilise a passenger loading zone parallel to the kerb rather than short term visitor car parking.
- In particular, taxis provide essential door to door transport, particularly for those who are unable to access other forms of public transport or drive independently and are considered to be an important form of transport for hospitals.
- The Ground Floor Plan, prepared by Studio loft Architects, dated 13/09/2021, drawing number 4.0, revision CXN2021-008 shows drop-off/pick-up area at the entry to the hospital. However, this does not demonstrate that this drop-off/pick-up area will have adequate capacity (number of parking bays) to accommodate the demand for taxi and rideshare setdown. It is also unclear as to whether this setdown area can accommodate the swept path of a taxi catering for people with disabilities.
- There also appears to be potential conflict between the passenger loading zone and the use of the ambulance bays.
- The Ground Floor Plan indicates that a shelter is proposed at the hospital main entry.

3.0 Recommendations

3.1 Information Request

RAPTTA:

- (a) recommends the following further information be requested from the applicant to enable the assessment to be finalised:

Item	Further Advice
Public passenger transport	
1.	Public passenger transport setdown facilities <i>Issues:</i>

Item	Further Advice
	<p>The Ground Floor Plan, prepared by Studio Loft Architects, dated 13/09/2021, drawing number 4.0, revision CXN2021-008 has not adequately demonstrated that the development can adequately accommodate the demand for the setdown of personalised public passenger transport such as taxis and rideshare which will not utilise short term visitor car parking. In particular:-</p> <ul style="list-style-type: none"> • It is unclear as to whether the setdown area at the entry to the hospital has adequate capacity (number of car parking bays) to accommodate the demand generated by the development for taxis, rideshare and private vehicles. The drawing only shows one drop-off/pick-up parking bay. • It is not clear as to whether the setdown area can accommodate the parking of a taxi catering for people with disabilities (maxi taxi). • It is unclear as to whether vehicles can pass parked vehicles (including a maxi taxi) in the setdown area, both to allow vehicles to independently circulate at the hospital entry and exit the drop-off/pick-up area. • It is unclear as to whether the use of the ambulance bays will conflict with the drop-off/pick up zone. <p><i>Actions:</i></p> <p>The applicant is therefore requested to provide further information to demonstrate compliance with PO21-PO22, Table 6.2.2 of State Code 6: Protection of Transport Networks of the State Development Assessment Provisions.</p> <p>In particular, the applicant should provide a revised Ground Floor Plan and RPEQ certified swept path analysis addressing the following:</p> <ul style="list-style-type: none"> • Demonstrate that the private hospital will have a drop-off/pick-up zone, parallel to the kerb, at its entry with adequate capacity to accommodate the demand generated by the development for taxi, rideshare, and private vehicle setdown. Advice is provided that one parking bay is unlikely to be sufficient. • Demonstrate that the passenger loading zone at the entry to the hospital can accommodate the parking of a taxi suitable for use by people with a disability in accordance with the disability standards set out in AO22.2 of PO22 of State Code 6 and Chapter 7 of the <i>Public Transport Infrastructure Manual 2015</i> (http://translink.com.au/about-translink/reports-and-publications). • Provide a RPEQ certified swept path analysis demonstrating that the maximum design vehicle (including a maxi taxi) can enter and exit the passenger loading zone and that the maximum design vehicle can circulate past vehicles (maximum design vehicle) parked in the passenger loading zone. • Provide a RPEQ certified swept path analysis demonstrating that ambulances can manoeuvre into and out of the assigned ambulance bays without conflicting with and encroaching upon the drop-off/pick-up zone. Additionally, demonstrate that parked ambulances will not undermine the operation of the passenger loading zone, that is, the maximum design vehicle must be able to enter the passenger loading zone without conflicting with a parked ambulance.



From: Nathan A Bright
To: Candrina N Smith
Subject: Background briefing note points Loganholme Private Hospital: 3978 - 3984 Pacific Hwy, Loganholme
Date: Thursday, 28 October 2021 2:29:00 PM
Attachments: Image002.png
Image003.png
TMR 21-032517 Pre-Lodgement Advice Package (05.05.2021).pdf
TMR 21-034355 Information Request Loganholme Private Hospital_3978 - 3984 Pacific Hwy, Loganholme.pdf
SARA BAR 5 July 2019.pdf
12 Plans Drawings Loganholme Private Hosp.pdf

Hi Sandy

Background briefing note points for the Loganholme Private Hospital – Refer onward to Glenn, Habeeb and Emma

References:

TMR19-027539 – LCC Ref. RL/43/2019 – Boundary realignment 4 into 4 lots, dated 10 June 2019
TMR 21-032517 – Prelodgement Meeting and Advice provided by SARA and dated 5 May 2021
TMR 21-034355 – LCC Ref. MCUC/71/2021 Development Application for Private Hospital and MediHotel – Exceeding 100 Beds
Please refer enclosed documents, embedded PDFs as required in reference and plans of the proposed development.

Proposed Private Hospital and Short-term accommodation (medihotel) at 3978, 3980, 3982 and 3984 Pacific Highway, Loganholme

Property Description: Lot 136 on RP109253, Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534

- 10 June 2019 - TMR received a development application for boundary realignment referred from SARA. TMR provided advice in the Referral Agency Response dated 5 July 2019 referencing the Pacific Motorway transport planning that would significantly impact the subject land.
- 19 July 2019 - A meeting was requested from the Applicant to TMR, John McCormack arranged the meeting. In attendance was Habeeb Hussain, Rachael Poepman, Nathan Bright and Mark Taylor from TMR Southern Region (TMR Southern Region consultant). TMR provided information on the transport planning underway (now current Category B planning to replace the Pacific Motorway Transit Corridor master-planning dated 2008), project and planning status, expecting timing and process, advised on Early Acquisition Policy, Approval Planning Policy.
- March 2020 it is understood application for Early Acquisition of the land impacted by Pacific Motorway transport planning was made. Refer Property Form for advice and background.

PRELODGE MEETING

- 23 March 2021 - TMR received a Prelodgement Request from SARA for Private Hospital and MediHotel
Tuesday 30 March 2021; TMR Officers, Project Manager, Communication Officer and Principal Town Planner briefed Regional Director and Deputy Regional Director of South Coast Region
It was determined that TMR under the direction of the Regional Director, act on the advice that the land is important for the delivery of the Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway transport corridor planning and that options of Early Acquisition and/or Opportunity purchase be explored with the land owner and proponent (Nelson Leon).
- 20 April 2021 Prelodgement Meeting, TMR met with SARA, Town Planner for the development, the land owner was invited, Palisade Homes however he did not attend, record of Prelodgement Advice enclosed, dated 5 May 2021, Ref. 2103-21722 SPL

DEVELOPMENT APPLICATION

- 5 October 2021 Development Application for Hospital and Medi-Hotel was lodged with Logan City Council. TMR have had requests via SARA from Logan City Council for our expedited assessment and favourable consideration of the development application despite the transport planning that impacts the land holding. Logan City Council were referencing making a media release in this regard contrary to TMR planning.
- 22 October 2021, SARA provided an Information Request to the applicant about TMR issues with the development application and impact of the transport planning for Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway. SARA provided a two part Information Request on the basis of 'Category C Pacific Motorway planning' and advice statements only about revised planning for Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway that significantly impacts the land holding and is identified as 'Category B Planning Study' area despite the priority of the Coomera Connector and Pacific Motorway at this location. Since this has been issued, the applicant has also requested that no Acoustic Report is required as well.
- This development application and transport planning issue exhibits hallmarks of Helensvale and Coomera Connector and Costco and Coomera Connector at Loganholme with Logan City Council.

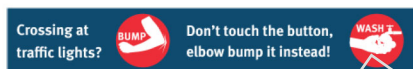
Let me know if you need any other documents, background or information.

Kind regards,

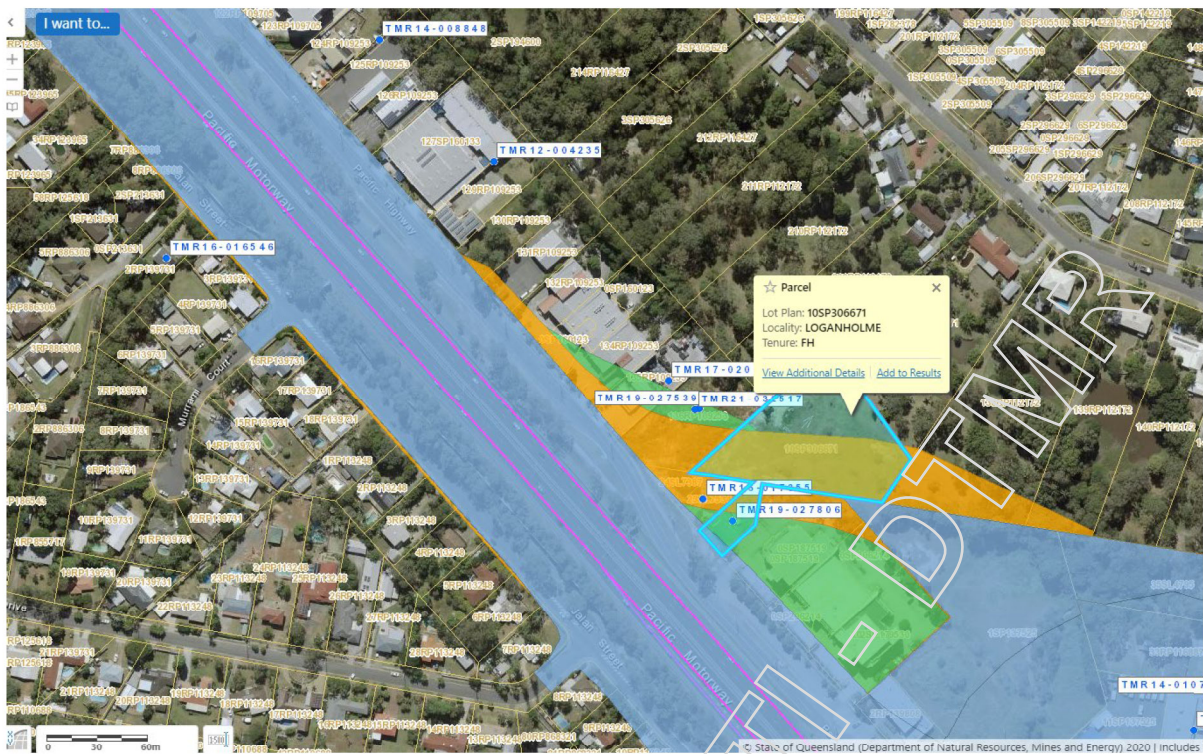
Nathan Bright

Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6600 | (07) 5563 6652 | F: (07) 55969511
M: [redacted]
E: sc.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au
W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!



Released under RIF



SARA reference: 2103-21722 SPL

5 May 2021

Palisade Homes Pty Ltd
c/- Town Planning Alliance
3978-3984 Pacific Highway
LOGANHOLME QLD 4129

Email: eda@tpalliance.com.au

Dear Sir/Madam

SARA Pre-lodgement advice – 3978, 3980, 3982 and 3984 Pacific Highway, Loganholme

I refer to the pre-lodgement meeting held on 20 April 2021 in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

SARA understands that a future application will be lodged with Logan City Council seeking a Development Permit for a Material Change of Use for a Hospital and Short-term accommodation (medihotel) on the subject site.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Request for Pre-lodgement meeting in relation to the proposed material change of use for a new hospital and short-term accommodation (medihotel)	Town Planning Alliance	12 February 2021
Plans	Studio Loft Architects	24/08/2020, CXN 2020-002 Drawing No. 0.0-11.0

Pre-lodgement meeting record

Meeting date	20 April 2021
Meeting location	MS Teams
Meeting chair	personal information
Meeting attendees	Refer to Attachment 1

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	<p>The application of this nature will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridor This will require a fee of \$3,373 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (d)(ii). Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20, if the number of beds exceed 100. This will require a fee of \$3,373.00 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8(a)(i). <p>Based on the above referral triggers, the relevant State code of the State Development Assessment Provisions (SDAP) is <i>State code 1: Development in a State controlled road environment</i> (State code 1). Available via: https://planning.dsdmip.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role/state-development-assessment-provisions.</p> <p>Please note if there are other aspects of development (i.e. reconfiguration of a lot or operational works) associated with the application, the above fees and triggers may change.</p> <p>SARA would be a referral agency for the proposed application.</p>
Key matters and action items	
2.	<p>The site is subject to the following matters of interest to SARA:</p> <ul style="list-style-type: none"> state-controlled road and future state-controlled road (planned upgrade). <p>Pacific Motorway Master Planning</p> <p>The site is partially impacted by Pacific Motorway Master Planning from Daisy Hill Road to Omaru Street, this planned upgrade was consulted on in 2008. This transport planning is Category C, protected and approved planning. This transport planning is depicted on the approved TP Sketch, prepared by Queensland Government, dated 29/04/2021, reference 12A/TP2021400 and revision A (Attachment 2) for Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671. It is recommended the proposal be revised to remove any impact to the development affected by the approved planning.</p> <p>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</p> <p>The subject site is part of the transport planning underway for the revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534 fall within the Planning Study area for the transport planning. More information available from the following link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>Coomera Connector</p>

	<p>The road reserve immediate to the frontage of the site including the Pacific Highway service road is declared a future state-controlled road for the Coomera Connector. The Coomera Connector was gazetted in the Queensland Government Gazette on 15 March 2019 (Attachment 3) and is depicted on the approved Road Declaration Plan No. FSCR113-19-A, prepared by Queensland Government, dated 18/01/2019 and reference 669934 (Attachment 4). This planning significantly affects part of Lot 136 on RP109253, part of Lot 10 on SP306671, Lot 24 on SL7387 and Lot 23 on SL7534.</p> <p>For further information on DTMR's Policy for Approved Planning and property processes please refer to the following links:</p> <p>Approved Planning Policy: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Approved-Planning-Policy</p> <p>Early Acquisition Policy: www.tmr.qld.gov.au/Community-and-environment/Property-information/Early-acquisition-policy</p> <p>Land and Property resumption: www.tmr.qld.gov.au/Community-and-environment/Property-information/Land-and-property-resumptions.aspx</p> <p>Contact Details for the Pacific Motorway project: DH2LM@tmr.qld.gov.au 1800 314 763</p> <p>Link: https://www.tmr.qld.gov.au/projects/coomera-connector</p>
Lodgement material	
3.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • A full response to the relevant sections of State code 1. • Landowner's consent, as relevant. • Relevant plans as per the DA Forms guide. • Any information, plans and/or reports mentioned in this advice. <p>Further guidance about supporting information is available via:</p> <p>Link: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-the-Planning-Act/Assessable-development</p>
PO16 – Vehicular access to a state-controlled road and PO20-PO22 – Network impacts	
4.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO16 and PO20-PO22 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Impact Assessment, prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ), which assesses the proposed access arrangements and traffic impacts on the state-controlled road network.</p> <p>The Traffic Impact Assessment shall address the minimum assessment criteria required for an assessment as defined in TMR's <i>Guide to Traffic Impact Assessment</i> and include:</p>



	<p>(a) an assessment of traffic growth at the date of ultimate development for the traffic scenarios with the addition of the proposed development and including background traffic,</p> <p>(b) demonstrate trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data,</p> <p>(c) identify any other significant approved developments located in the vicinity of the proposed development and consider the cumulative impact,</p> <p>(d) consider traffic generation with an assessment of impacts during the identified peak hours,</p> <p>(e) provide recommended mitigation measures to ensure no adverse impact upon the safety and efficiency of the state-controlled road network and be in accordance with the <i>Road Planning and Design Manual (2nd Edition)</i>.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment</p>
PO23-PO24 – Noise (Accommodation activities), PO27 - Noise (Hospitals) and PO28 – Vibration (Hospitals)	
5.	<p>For a future development application, SARA recommends that the applicant provides further information to demonstrate compliance with PO23-PO24, PO27 and PO28 of State code 1.</p> <p>Particularly, it is recommended the applicant submit a Traffic Noise Assessment, prepared by a suitably qualified acoustic expert, which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes.</p> <p>The Traffic Noise Assessment should address all necessary mitigation measures required to ensure minimal noise intrusion from the Pacific Motorway and be conducted in accordance with the requirements outlined in State code 1 and the department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017.</p> <p>Link: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx</p>

This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction.

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

If you require further information please contact personal information Principal Planning Officer, on 5644 3216 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

NR

personal information
personal information

Manager, Planning and Development Services (SEQ South)

enc Attachment 1 – Pre-lodgement meeting attendance record

Development details	
Proposal:	Material Change of Use for a Hospital and Short-term accommodation (medihotel)
Street address:	3978, 3980, 3982 and 3984 Pacific Highway, Loganholme
Real property description:	Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 and Lot 10 on SP306671
SARA role:	Referral Agency
Assessment Manager:	Logan City Council
Assessment criteria:	State Development Assessment Provisions (SDAP). SDAP State code 1: Development in a state-controlled road environment. SDAP State code 6: Protection of state transport networks.
Existing use:	Mostly vacant
Relevant site history:	Reconfiguration of a Lot approvals (Council References: RL/40/2019, RL/43/2019 and RL/91/2019) Pre-lodgement advice dated 21 June 2016 for a Material Change of Use for a Showroom, Outdoor Sales and Low Impact Industry Pre-lodgement advice dated 6 April 2021 for a Material Change of Use for a Hospital and Short-term accommodation (medihotel)

Attachment 1 — Pre-lodgement meeting attendance record

Meeting attendees:

Name	Position	Organisation
personal	Applicant	Town Planning Alliance
personal information	Principal Planner	SARA
personal information	Principal Planner	SARA
Emma McGregor	A/Manager, Project Planning and Corridor Management	DTMR
Heleana Crombie	A/Principal Advisor, Corridor and Land Management Team	DTMR
Glenn Bird	Senior Advisor, Property	DTMR
Phillip Previte	Advisor, Property	DTMR
Nathan Bright	Principal Planner, Corridor and Land Management Team	DTMR
Habeeb Mohamed-Hussain	Principal Engineer Pacific Motorway – Daisy Hill to Logan Motorway	DTMR

Attachment 2 — TP Sketch

Released under RTI - DTMR



Attachment 3 — Queensland Government Gazette

Released under RTI - DTMR



Attachment 4 — Road Declaration Plan

Released under RTI - DTMR



Information Request and Further Advice

SARA reference: 2110-25151 SRA
 SARA role Referral Agency
 SARA regional office: SARA SEQ South
 SARA email: SEQSouthPlanning@dsdilgp.qld.gov.au
 TA reference: TMR21-034355
 TA contact name: Nathan Bright
 TA contact details: (07) 5563 6652
 TA approver: Signatory.Name

1.0 Application details

Street address: 3978 Pacific Highway, Loganholme QLD 4129
 Real property description: 10SP306671, 136RP109253, 23SL7534, 24SL7387
 Local government area: Logan City Council
 Applicant name: Palisade Homes Pty Limited (Trustee) C/- Town Planning Alliance Pty Ltd
 Applicant contact details: PO Box 7657
 East Brisbane QLD 4169
 eda@tpalliance.com.au

2.0 Aspects of development and type of approval being sought

Aspect Of Development	Type Of Approval	Description
Material Change of Use	Development Permit	New Hospital & Short-Term Accommodation (Hotel)

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the *Planning Regulation 2017*:

Trigger Mode	Trigger Number	Trigger Description
All Modes	10.9.4.1.1.1	Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if - (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold - (i) for development in local government area 1 - stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2 - stated in
State-Control led Roads	10.9.4.2.4.1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within

		25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection
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4.0 Assessment of Application

4.1 Evidence or other material

Our agency relied on the following evidence or material in making its assessment:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Confirmation Notice	City of Logan	5 October 2021	MCUC/7/1/2021	-
Planning Report	Town Planning Alliance	09/09/2021	21-0232	Final
Architectural Plans and Drawings for Loganholme Axial Precinct	Studio Loft Architects	13/09/2021	CXN 2021-008	[insert details]
Civil Report	HCE Engineers	July 2021	19075	1
Stormwater Report	HCE Engineers	July 2021	19075	2
Traffic Report	Q Traffic Engineers	27 Sept 2021	1588 TPA590	B

4.2 Considerations and assessment

Pre-lodgement advice and Site History

The State Assessment and Referral Agency (SARA), Ref. 2103-21722 SPL received 24 March 2021 a pre-application advice request from Town Planning Alliance proposing Hospital and Short-Term Accommodation described as Private Hospital and Medi-Hotel on Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme.

Transport and Main Roads advised SARA that a meeting was needed with the land owner and applicant to convey information about the transport planning for Pacific Motorway Daisy Hill to Logan Motorway. This meeting was held on Tuesday 20 April 2021. TMR provided technical advice and meeting notes and actions from this 20 April 2021 meeting to SARA to convey to the applicant and land owner.

The subject site has been subject to boundary realignments and some changes to ground level to formalise commercial lots fronting Pacific Highway Loganholme, Logan City Council Ref RL/40/2019, RL/43/2019 and RL/91/2019.

Proposed development

The development application was properly made to City of Logan on 5 October 2021 as the assessment manager. The application seeks a Development Permit for Material Change of Use for Hospital and Short-term accommodation.

The proposed development consists of a three (3) storey building plus two (2) basement parking levels with a total GFA of 27,168m². The private hospital consists of 100 beds and providing a Medical Hotel of 88 short-term accommodation rooms.

The development application has been referred under the Planning Act referral trigger 10.9.4.2.4 to the state as it is within 25 metres of the State transport corridor or that is a future State transport corridor. The trigger for this is set within the *Planning Regulation 2017*, and the relevant assessment benchmarks include state code 1 of the State Development Assessment Provisions, version 2.6 and effective 7 February 2020.

Assessment

Table 1.2.1: Development in a State-controlled road environment

Buildings and structures: PO1 to PO3
Filling, excavation and retaining structures: PO4 to PO11
<ul style="list-style-type: none"> The applicant has submitted Plans prepared by Studio Loft Architects for a Private Hospital and Medical Hotel. The proposed development is located entirely within the bounds of Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme. The proposed development will impact the future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location. No further information is required by TMR in regard to PO1 to PO3 and PO4-PO11.
Stormwater and drainage: PO12 to PO14
<ul style="list-style-type: none"> Reference is made to the Stormwater Management Plan by HCE Engineers and dated July 2021. The Stormwater Management Plan proposes on site detention with a tank of 360m³. The site drains into the local creek network east of the subject site. No further information is required by TMR in regard to PO12 to PO14.
Vehicular access to State-controlled road and local roads within 100m of an intersection with a State-controlled road: PO15 to PO17
<ul style="list-style-type: none"> The proposed access is to the Pacific Highway service road. TMR's planning for the Pacific Motorway, service road connections with Beenleigh-Redland Bay Road and Coomera Connector changes the access and location significantly. TMR does not require further information. TMR have outlined the issue and actions in the Information Request item below regarding planned upgrades.
Public passenger transport infrastructure on State-controlled roads: PO18
<ul style="list-style-type: none"> Pacific Highway service road is serviced by Translink bus services Route 563 and 564. There are not bus stops adjacent the subject site however the Private Hospital may warrant servicing if it were not encumbered by future transport planning for the Pacific Motorway and Coomera Connector.
Planned Upgrades: PO19
<ul style="list-style-type: none"> The subject site does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades. The land use of a Private Hospital will be impacted by the Departments future planning for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.

- Outline of currently approved transport planning and planning projects underway:

(a) **Pacific Motorway Master Planning**

The subject land is impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketch 12A/TP2021400 and dated 29 April 2021.

(b) **Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway**

Web link:

<https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway>

The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning – the category B planning impacts on the majority of the site. Based on the Category B planning the proposed development and land use of Private Hospital will not be viable. TMR advises that it is unable to provide transport planning sketches of the project at this point in time. The department is prioritising planning between Springwood and Loganlea Road at this stage.

(c) **Coomera Connector**

Web link: <https://www.tmr.qld.gov.au/projects/coomera-connector>

The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019. This is also Category C protected and approved planning.

- The development of a Private Hospital impedes delivery of planned upgrades for the Pacific Motorway, Coomera Connector and associated service road network and network connections with Beenleigh-Redland Bay Road. Accordingly, TMR provides advice and information request item to demonstrate compliance with PO19.

Network impacts: PO20 to PC22

- The development application is supported by a Traffic Impact Assessment (TIA) by Q Traffic Engineers dated 27 September 2021 which assesses the developments traffic impacts on the local and State-controlled road network.
- Section 4.0 Traffic Impact Assessment of the QTraffic report concludes that the traffic generation, expected trip generation during morning and evening peaks for the road network is unlikely to have a significant impact.
- As stated in PO19, TMR concerns related to the land use in the planned transport corridor. TMR have outlined the issue and actions in the Information Request item below.

Table 1.2.2: Environmental emissions

Noise: PO23-24 and PO27-28

- The proposed Private Hospital is not supported by an acoustic report however the applicant in their Code Assessment has referenced compliance with the relevant acceptable outcomes and that this can be conditioned.
- TMR require an Acoustic Report to properly assess impacts from the state transport network on the proposed Hospital, notwithstanding planned upgrades for Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay service roads and connecting network.
- The information is required to satisfy compliance with PO23, 24, 27 and 28.

5.0 Recommendations

5.1 Information request

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

Item	Further Information Required
Planned Upgrade Pacific Motorway and Coomera Connector Planning	
1	<p>Issue:</p> <p>The subject site does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades. The land use of a Private Hospital will be impacted by the Departments future planning for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.</p> <p>(d) <u>Pacific Motorway Master Planning</u></p> <p>The subject land is impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketch 12A/TP2021400 and dated 29 April 2021.</p> <p>(e) <u>Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway</u></p> <p>Web link: https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway</p> <p>The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning – the category B planning impacts on the majority of the site. Based on the Category B planning the proposed development and land use of Private Hospital will not be viable. TMR advises that it is unable to provide transport planning sketches of the project at this point in time. The department is prioritising planning between Springwood and Loganlea Road at this stage.</p>

Item	Further Information Required
	<p>(f) <u>Coomera Connector</u></p> <p>Web link: https://www.tmr.qld.gov.au/projects/coomera-connector</p> <p>The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019.</p> <p>Action:</p> <p>The development application does not include sufficient information to demonstrate how the proposed development will achieve compliance with Planned Upgrades for Coomera Connector, Pacific Motorway, Logan Motorway and Beenleigh-Redland Bay Road network and approaches in accordance with Performance Outcome PO 19, Planned upgrades and PO 32-37, Development in a future state-controlled road environment of State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions, version 2.6 (the SDAP).</p> <p>The department requests the applicant to review the scale of the Private Hospital development, its access to the Pacific Highway service road and layout to consider the future transport planning impacting the subject land.</p> <p>TMR provides the following links and information related to our transport planning. Reference is made to TMR Approved Planning Policy and Early Acquisition Policy. Useful links to TMR Policy and processes associated with Approved Planning Policy, Early Acquisition Policy and Land and Property resumption process.</p>
2	<p>Environmental Emission / Traffic Noise Assessment</p> <p>Issue:</p> <p>The applicant is requested to provide further information which demonstrates how the proposed development will achieve compliance with performance outcomes 23 and 24 for accommodation activity (short-term accommodation for Hotel) and 27 and 28 for a Hospital use of State Code 1 of the <i>State Development Assessment Provisions</i>, version 2.6 and effective from 7 February 2020.</p> <p>Action:</p> <p>The applicant is required to provide a detailed Traffic Noise Assessment Report which assesses the potential noise impacts from the state-controlled road network with correctly predicted noise measurements and traffic volumes. The report is required to detail all necessary mitigation measures that are needed to ensure minimal noise intrusion from the state-controlled road, Pacific Motorway.</p> <p>The Traffic Noise Assessment must (but not limited to):</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified acoustic expert; (b) be conducted in accordance with the requirements outlined in State Code 1 and the



Item	Further Information Required
	<p>department's environmental emission criteria for noise. These are set out in the department's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017 (available at: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx).</p> <p>(c) Be prepared in accordance with Transport Noise Management Code of Practice https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Transport-noise-management-code-of-practice</p> <p>(d) demonstrate that the development can achieve the relevant environmental emission criteria for noise with the recommended noise attenuation treatments.</p>

6.0 Endorsement

Officer

Nathan Bright
Principal Town Planner
(07) 5563 6652
scr.calm@tmr.qld.gov.au

Approver

NR


Casandra Smith
A/Principal Advisor (Corridor and Land Management)
(07) 5563 6663
scr.calm@tmr.qld.gov.au
19 October 2021



SARA reference: 1906-11556 SRA
Council reference: RL/43/2019

5 July 2019

The Chief Executive Officer
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Email: council@logan.qld.gov.au

Dear Sir/Madam

SARA response—NR and 3978-4129 Pacific Highway, Loganholme QLD 4129

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 7 June 2019.

Response

Outcome: Referral agency response – no requirements
Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

Date of response: 5 July 2019

Development details

Description:	Development permit	Reconfiguring a Lot for Boundary Realignment (four lots into four lots)
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017)	
	State transport corridors and future State transport corridors	
SARA reference:	1906-11556 SRA	
Assessment Manager:	Logan City Council	
Street address:	NR and 3978-4129 Pacific Highway, Loganholme	

QLD 4129

Real property description: Lot 136 on RP10925, Lot 37 on RP112172, Lot 24 on SL7387 and Lot 23 on SL7534

Applicant name: Landsolve Pty Ltd
c/- Somerville Consultants

Applicant contact details: PO Box 1198
Springwood QLD 4127
NR

Reasons: The reasons for the referral agency response are in **Attachment 1**.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 2**.

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

For further information please contact Isaac Harslett, Senior Planning Officer, on 07 5644 3222 or via email isaac.harslett@dsdmip.qld.gov.au who will be pleased to assist.


Yours sincerely

NR



personal information

A/Manager, Planning and Development Services (SEQ South)

cc Landsolve Pty Ltd c/- Somerville Consultants, @roysom.com.au

enc Attachment 1 – Reasons for referral agency response
Attachment 2 - Change representation provisions
Attachment 3 – SARA advice



Attachment 1—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- The proposed development does not impact upon the state controlled road network

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.4]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Released under RTI - D1MR



Attachment 2—Change representation provisions

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Released under RTI - DTMR



Attachment 3—SARA advice

Ref.	General Advice
1.	<p>Planned upgrades for the Pacific Motorway (Daisy Hill to Logan Motorway)</p> <p>At this point in time, the Department of Transport and Main Roads can advise that there are land requirements for Lot 23 on SL7534 and Lot 24 on SL7387 as shown by the attached Planning Layout - Property Requirements sketches, prepared by the Department of Main Roads. These land requirements relate to planned upgrades of the Pacific Motorway (Daisy Hill Road to Omaru Street).</p> <p>The department is undertaking a further detailed design for the Pacific Motorway (Daisy Hill to Logan Motorway) planning. Currently, the Australian Government has committed funding towards the project. The department's Queensland Transport and Roads Investment Program (QTRIP) and the 2019 – 2020 and 2022 – 2023 QTRIP notes that the project details, timing and potential Queensland Government funding contribution is subject to further negotiation.</p> <p>In this regard the department is undertaking further detailed design of the project and given funding status for construction the land requirements shown are subject to change. The department is not currently in a position to provide updated transport planning sketches for all of the lots.</p> <p>The current planning may involve changed requirements from the land in the future. For further information, please contact the Department of Transport and Main Roads (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au.</p>
2.	<p>Access to State-controlled roads</p> <p>Under section 62 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to locate a permitted access on a State-controlled road. A decision of section 62 approval may include conditions or restrictions on the location or use of the permitted road access, type or number of vehicles to use the permitted road access location. Further information regarding access to State-controlled roads is available at: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.</p> <p>Please contact the department (South Coast Region) at SouthCoast@tmr.qld.gov.au or on (07) 5563 6600 to make an application for a permitted road access location.</p>

From: [No Reply](#)
To: [South Coast IDAS](#)
Subject: 2110-25151 SRA — TA assessment requested (information response received)
Date: Thursday, 4 November 2021 10:16:44 AM

SARA role: referral agency

On 4 November 2021, the applicant provided a response to the State Assessment and Referral Agency's information request for [2110-25151 SRA](#).

The development application is for the following premises:

Lot and plan	Adjacent or adjoining	Address	Local government area
136RP109253	No	3978 Pacific Highway, Loganholme	Logan City Council
24SL7387	No	3980 Pacific Highway, Loganholme	Logan City Council
23SL7534	No	3982 Pacific Highway, Loganholme	Logan City Council
10SP306671	No	3984 Pacific Highway, Loganholme	Logan City Council

If the information request included matters within your agency's jurisdiction, please provide your technical assessment to the department by 3 November 2021.

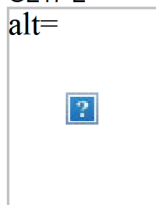
If you have already provided your technical assessment, please review the information provided by the applicant and advise the department, as soon as possible, if an amendment to your response is required.

Please contact personal information, Principal Planning Officer on 56443216 or via email SEQSouthPlanning@dsdilgp.qld.gov.au if you have any queries.

This is a system-generated message. Do not respond to this email.

GE17-E

alt=



Email Id: RFLG-1121-0012-2685

4 November 2021

Reference: 2021553 L01A 3978-3984 Pacific Highway, Loganholme SARA RFI Response.doc

State Development, Manufacturing, Infrastructure and Planning
Planning and Development Services (South East Queensland (South) regional office)
PO Box 3290
Southport QLD 4215

RE: 3978-3984 Pacific Highway, Loganholme – 2110-25151 SRA

This letter is in reply to SARA's information request (ref: 2110-25151 SRA) in relation to the application for the proposed Multiple Use Commercial development at 3978-3984 Pacific Highway, Loganholme. In relation to the acoustic issues raised, the following letter sets out specific guidelines and timeframes on how the items identified by SARA will be addressed.

Issue:

The submitted application material does not adequately demonstrate that the proposed development will minimise noise intrusion from the state-controlled road and achieve compliance with PO23 and PO24 and PO27 and PO28 of State code 1.

Response:

SARA are correct that the current application does not address the developments proximity to a transport corridor ensuring the development is designed to comply with the noise and vibration requirements for this type of development as detailed in the State Development Assessment Provisions, Version 2.6. Currently the development (hospital) is still in the design stages, with plans to be Finalised at Operational Works Stage, with the current application of the application for material change of use. We agree with SARA that safe guard are required to ensure the completed development is designed to comply with all performance and acceptable outcomes of the policy.

As the plans are not progressed enough to provide a detailed assessment of the proposal to the requirements of SARA, we propose the following conditions are placed on the development approval:

1. *The applicant will provide a detailed noise report in accordance with P023 of the State Development Assessment Provisions, Version 2.6 assessment requirements prior to the commencement of operational works with the report to demonstrate compliance with the following:*
 - *External noise criteria at all facades of the building envelope of ≤ 60 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤ 40 dB(A)) or ≤ 63 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am > 40 dB(A)). If noise barriers are required the barrier will be constructed in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013.*

- On completion of the development will undertake compliance testing to certify compliance with the noise criteria stated above with a copy of the certification to be provide to SARA.

Or comply with all the following

- Buildings which include a habitable room are setback the maximum distance possible from a state controlled road.
 - Buildings are designed and oriented so that habitable rooms are located furthest from a state controlled road.
 - Buildings are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria ≤ 35 dB(A) Leq (1 hour) (maximum hour over 24 hours).
2. The applicant will provide a detailed noise report in accordance with P024 of the State Development Assessment Provisions, Version 2.6 assessment requirements prior to the commencement of operational works with the report to demonstrate compliance with the following:
- External noise criteria in outdoor spaces for passive recreation of ≤ 57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A)) or ≤ 60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight > 45 dB(A)) with any acoustic barriers design and constructed in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013.
 - On completion of the development will undertake compliance testing to certify compliance with the noise criteria stated above with a copy of the certification to be provide to SARA.

Or comply with all the following:

- The building has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.
 - Each building room with a balcony directly exposed to noise from a state-controlled road or type 1 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).
3. The applicant will provide a detailed noise report in accordance with P027 of the State Development Assessment Provisions, Version 2.6 assessment requirements prior to the commencement of operational works with the report to demonstrate compliance with the following:
- Hospitals are designed and constructed using materials which ensure patient care areas meet the following internal noise criteria of ≤ 35 dB(A) Leq (1 hour) (maximum hour during opening hours)

- On completion of the development will undertake compliance testing in 20 percent of all noise affected rooms to certify compliance with the noise criteria stated above with a copy of the certification to be provide to SARA.
4. The applicant will provide a detailed noise report in accordance with P028 of the State Development Assessment Provisions, Version 2.6 assessment requirements prior to the commencement of operational works with the report to demonstrate compliance with the following:
- Hospitals are designed and constructed to ensure vibration in the treatment area of a patient care area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$.
 - Hospitals are designed and constructed to ensure vibration in the ward area of a patient care area does not exceed a vibration dose value of $0.4\text{m/s}^{1.75}$.
 - On completion of the development will undertake compliance testing in 20 percent of all potentially vibration affected rooms nearest the road to certify compliance with the vibration criteria stated above with a copy of the certification to be provide to SARA.

By adopting the above conditions for the conditional Development Approval (prior to a detailed acoustic report being submitted at operational works), SARA will ensure that the development will be designed to meet all policy requirement. The conditions will also ensure that the approval for use of the site cannot be granted unless compliance is achieved with all the conditions. Its also recommend that council adopt the above conditions to ensure they are not missed during final certification.

Once a detailed acoustic assessment is provided for the development, the above conditions can be modified based on the outcomes of the acoustic assessment and the satisfaction of the report by SARA.

We trust this information meets your current requirements. If you should have any further queries, please do not hesitate to contact us.

Yours faithfully,

NR



personal info
personal information B.Eng (Mech)
Director

acousticworks)))

From: [personal information]
To: Nathan A Bright; South Coast IDAS
Cc: [personal information]; Casandra N Smith
Subject: RE: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme
Date: Thursday, 4 November 2021 1:57:01 PM
Attachments: [image003.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)

Hi Nathan,

Would you mind if I sit in as an observer to this meeting?

Regards,

[personal information]
[personal information]

Principal Planning Officer
**Planning and Development Services (SEQ
South)**
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216

Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Sent: Thursday, 4 November 2021 10:45 AM

To: [personal information]@dsdilgp.qld.gov.au; Nathan Bright
<south.coast.idas@tmr.qld.gov.au>

Cc: [personal information]@dsdilgp.qld.gov.au; Casandra N Smith
<Casandra.N.Smith@tmr.qld.gov.au>

Subject: RE: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

Hi [personal information]

Copy TMR and SARA

This response is specific to acoustic matters only.

Is there a response from the Applicant to Transport Planning impacts from the Pacific Motorway, Coomera Connector impacting the road reserve and subject land?

I understand TMR will have 11 business days under the service level agreement to make our technical review and recommendation to SARA.

For your information as well, TMR is engaging on a project basis with Logan City Council to properly inform them about transport planning for Pacific Motorway and Coomera Connector at Loganholme, a meeting is scheduled Monday 15 Nov 2021 at this stage.

Thanks very much

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: NR

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Crossing at traffic lights? Don't touch the button, elbow bump it instead!

From: personal information personal information <@dsdilgp.qld.gov.au>

Sent: Thursday, 4 November 2021 10:31 AM

To: South Coast IDAS <south.coast.idas@tmr.qld.gov.au>; Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Cc: personal information <@dsdilgp.qld.gov.au>; Casandra N Smith <Casandra.N.Smith@tmr.qld.gov.au>

Subject: RE: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

Hi Nathan,

We have received a call from Nelson this morning as well as a response to SARA's Information



Request.

SARA have uploaded this to Mydas and I have **attached** it for your information.

Please note an acoustic report has not been lodged. Rather, the applicant is proposing conditions which require an acoustic report to be submitted prior to operational works demonstrating compliance with SDAP.

It would be appreciated if you could please advise in the next day or so whether this is an acceptable response to SARA's Information Request. We would prefer to identify any potential issues with the applicant as soon as possible.

Also, please note the dates in mydas appear to be incorrect so I will contact e-planning to address.

Thanks,

personal information
personal information

Principal Planning Officer
**Planning and Development Services (SEQ
South)**
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216

Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

From: personal information

Sent: Monday, 25 October 2021 4:39 PM

To: Nathan Bright <south.coast.idas@tmr.qld.gov.au>

Cc: personal information <personalinformation@dsdilgp.qld.gov.au>

Subject: FW: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

Hi Nathan,

The applicant has requested conditions be imposed to attenuate acoustic impacts rather than a detailed acoustic report prepared in response to the IR.



Please review their email below and provide a response to SARA.

Many thanks,

personal information
personal information

Principal Planning Officer
Planning and Development Services (SEQ South)
Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216

Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

From: personal.information@tpalliance.com.au>
Sent: Monday, 25 October 2021 4:35 PM
To: personal.information@dscilgp.qld.gov.au>
Subject: 2110-25151 SRA - 3978-3984 Pacific Highway, Loganholme

personal information

Thanks for sending this through last week. We are currently overlaying the approved road dedication onto our plans and updating our documentation.

With regards to item 2 of the information request (noise), we are strongly hoping that SARA will condition the noise levels as part of the approval, rather than undertake an acoustic assessment. This arrangement has been agreed with Council for this application. This is because the proposal needs to undergo significant detailed design post approval, given the strict requirements relating to hospital construction and operation. This application is high-level in nature.

SARA can include a condition to ensure that the proposal is to be designed and constructed using materials which meet the following internal noise criteria:

- ≤35 dB(A) Leq (1 hour) (maximum hour during opening hours).

This will ensure compliance with Acceptable outcome AO27.1 of State code 1.

In addition, I note that SARA did not have any requirements for an acoustic report for the



Brighton Homes commercial building at 3926 Pacific Highway Loganholme.

Your prompt assistance on this matter would be greatly appreciated.

Regards,

personal

| **PRINCIPAL PLANNER**

personal @tpalliance.com.au

Brisbane

07 3361 9999

57 Manilla Street

EAST BRISBANE QLD 4169

Byron Bay

02 6637 9110

Office 11, 1 Porter Street

BYRON BAY NSW 2471

Gold Coast

07 5613 2499

Office 6, 155 Varsity Parade

GOLD COAST QLD 4227

Postal: PO Box 7657 EAST BRISBANE QLD 4169

www.tpalliance.com.au



NB: Our office will be closed on Tuesday 02 November 2021 for a professional development day. We will reopen on Wednesday 03 November 2021.

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Hi Nathan,

I have reviewed the information provided. We do not recommend acceptance of the conditions proposed by Acoustics Works. Due to major TMR projects (Coomera Connector (Protected Planning) and Daisy Hill to Logan Motorway (Planning in Progress)) at this location and the high traffic noise exposure at the site a noise report should be provided as per the previous information request from SARA.

We recommend that the applicant is requested to consider the projects in their noise report if TMR can provide adequate details of the projects at this location. We recommend that you consult with the project, we understand that this location would be Stage 3B of Daisy Hill to Logan Motorway.

Regards

Glen

Released under RTI - DTMR

From: Nathan A Bright
To: personal information
Cc:
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital
Date: Monday, 15 November 2021 8:20:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[M1_DH2LM_Daisy_Hill_to_Logan_Motorway_\(Loganlea_Road_to_Logan_Motorway\)_Stage_3B_and_3C_meeting.msg](#)
[image006.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image017.png](#)

personal information

This meeting is to inform Logan City Council about TMRs planning for ...

M1 DH2LM Daisy Hill to Logan Motorway (Loganlea Road to Logan Motorway) Stage 3B and 3C_meeting

The Pacific Motorway planning impacts a large corridor from Loganlea Road to Logan Motorway including the Private Hospital land at Pacific Highway service road.

I think that it would be worthwhile for SARA to attend as observer.

My contact details including mobile below and meeting invite for 10.30 included as attached.

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

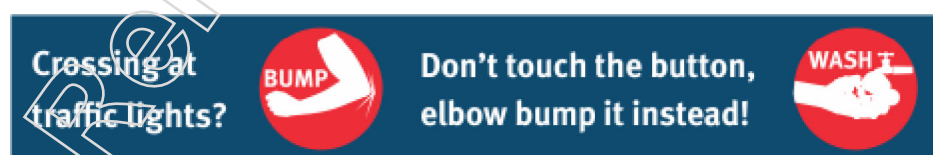
PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: NR

E: scr.calm@tmr.qld.gov.au / nathan.a.bright@tmr.qld.gov.au

W: www.tmr.qld.gov.au



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From: personal information @dsdilgp.qld.gov.au>

Sent: Thursday, 11 November 2021 4:26 PM
To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Cc: [personal information]@dsdilgp.qld.gov.au
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Thanks Nathan.

I just wanted to confirm the meeting at Logan on Monday will talk specifically about this project? You mentioned it would in one of phone conversations, but I just wanted to make sure before confirming I can attend.

Thanks,

[personal information]
personal information

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Sent: Thursday, 11 November 2021 4:05 PM
To: [personal information]@dsdilgp.qld.gov.au
Cc: [personal information]@dsdilgp.qld.gov.au
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

[personal information]
personal information

Further to your email

I confirm that the advice from TMR Noise is as follows:

TMR Noise have reviewed the information provided. We do not recommend acceptance of the conditions proposed by Acoustics Works. Due to major TMR projects (Coomera Connector (Protected Planning) and Daisy Hill to Logan Motorway (Planning in Progress)) at this location and the high traffic noise exposure at the site a noise report should be provided as per the previous information request from SARA.

We recommend that the applicant is requested to consider the projects in their noise report if TMR can provide adequate details of the projects at this location. We recommend that you consult with the project, we understand that this location would be Stage 3B of Daisy Hill to Logan Motorway.

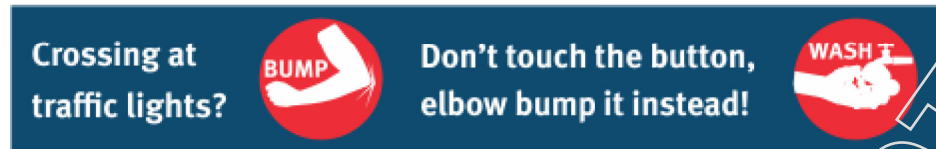
This reinforces TMR planning at this location for the Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay Road

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211
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From: Nathan A Bright
Sent: Thursday, 11 November 2021 3:37 PM
To: [personal information](#) <personal information@dsdilgp.qld.gov.au>
Cc: [personal information](#) <personal information@dsdilgp.qld.gov.au>
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi [personal information](#)

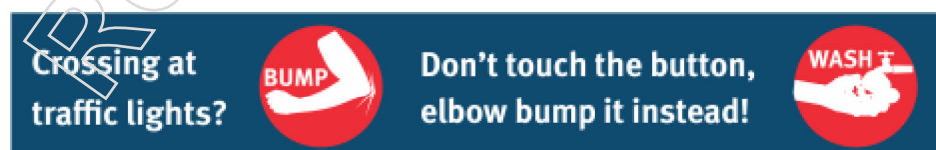
Any outcomes for the Loganholme Private Hospital from your meeting yesterday?

Thanks very much

Kind regards,

Nathan Bright
Principal Town Planner
Corridor and Land Management Team | South Coast Region / Gold Coast Office
Logan District Disaster Management Liaison
Program Delivery & Operations | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au



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From: Nathan A Bright

Sent: Wednesday, 10 November 2021 3:11 PM

To: [personal information]@dsdilgp.qld.gov.au>

Cc: [personal information]@dsdilgp.qld.gov.au>

Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi [personal information]

Thank you for your email follow up

I was not aware of your timeframe of 3pm today and thought I answered the noise enquiry yesterday. I have spoken with our Noise engineers yesterday and given there is no information to assess there is limited reply apart from advising that we do not condition for noise criteria for such a land use as a Hospital.

TMR would require an Acoustic Report that assesses the acoustic impacts of the development against our Transport Noise Code of Practice and relevant requirements.

Given the development is primarily for a Hospital, PO 27 of State Code 1 would apply, I do not understand the question about 'relevant residential building' line of questioning?

As I stated yesterday, it is highly unusual that a development such as a Hospital does not have a supporting technical report such as a Acoustic Report to demonstrate how it is designed to meet technical requirements to mitigate road traffic noise.

I hope this assists with your meeting today

Thank you

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

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From: [personal information]@dsdilgp.qld.gov.au>
Sent: Wednesday, 10 November 2021 2:13 PM
To: [personal information]@tmr.qld.gov.au>
Cc: [personal information]@dsdilgp.qld.gov.au>
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi Nathan,

Have you received a response from DTMR Noise? Are you able to provide a response to my query relating to 'relevant residential building'?

The PCG is at 3 today.

[personal info]
personal information

From: [personal information]
Sent: Tuesday, 9 November 2021 3:55 PM
To: [personal information]@tmr.qld.gov.au>
Cc: [personal information]@dsdilgp.qld.gov.au>
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi Nathan,

PO23 and 24 apply to the short term accommodation and PO27 apply to the hospital (PO28 also applies to hospitals but concerns vibration, not noise). I would have thought they apply independently to the respective parts of the buildings depending on land use? Is this correct?

We appreciate the noise sensitive nature of the land use and the applicant's response is not standard. We would like to be aware of DTMR's position on whether they are supportive of the proposed conditions so we can form a position ourselves and start to have a conversation with the applicant sooner rather than later about how this application should proceed.

A PCG is a group where we take DA's to resolve complex issues. A number of people sit on this group including [personal information]. We prepare a brief and there is a lot of discussion. The aim of the PCG is to get a pathway forward.

Thanks for referring it over to TMR Noise, I look forward to your response.

Thanks again Nathan,

[personal information]
personal information

Principal Planning Officer
Planning and Development Services (SEQ
South)

Department of State Development, Infrastructure,
Local Government and Planning

P 07 5644 3216

Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Sent: Tuesday, 9 November 2021 3:39 PM

To: personal information <personal information@dsdilgp.qld.gov.au>

Cc: personal information <personal information@dsdilgp.qld.gov.au>

Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi personal information

In reply,

State Code 1 Table 1.2.2: Environmental Emissions applies and as the use is a Hospital, PO 27 and 28 apply for noise and vibration.

This requirement for a Hospital is far greater than for a typical residential use ... which is why I am being so cautious, you cannot condition such requirements. This is not a residential use along Kingston Road for example and we have not exhausted Further Advice request options.

I am seeking advice from TMR Noise and our Development Compliance and Support team.

What is PCG?

Thanks for your reply, hope this assists

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

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From: personal information personal information <personal information@dsdilgp.qld.gov.au>

Sent: Tuesday, 9 November 2021 3:24 PM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Cc: personal information <personal information@dsdilgp.qld.gov.au>

Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi Nathan,

I appreciate the update on this one.

I didn't realise this meeting was in person. I will get back to you on whether I can attend.

SARA would like you to proceed with your assessment. Also, we are taking this application to a PCG tomorrow to get some guidance around the best way to proceed should an acoustic report not be submitted. I realise it's late in the day, but some advice from your acoustic engineer on whether the development is defined as a 'relevant residential building' would be very helpful for tomorrow's meeting. This information is necessary to ascertain which of the noise AO's apply from State code 1.

Thanks Nathan,

personal information
personal information

Principal Planning Officer

**Planning and Development Services (SEQ
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Department of State Development, Infrastructure,
Local Government and Planning

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PO Box 3290, Australia Fair QLD 4215

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From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Sent: Tuesday, 9 November 2021 2:24 PM
To: [personal information](#) <personal information@dsdilgp.qld.gov.au>
Cc: [personal information](#) <personal information@dsdilgp.qld.gov.au>
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi [personal information](#)

I have passed on your email to Emma, I do not have a reply.

I was sick yesterday so apologies, the meeting is Monday at Logan City Council and copy of Calendar invite enclosed.

I am acutely aware [personal information](#) is undertaking tactics to be assertive in his approach. I am being very diplomatic in my language.

I have checked with our Acoustic Engineers and it is highly unusual to have no Acoustic Report for a Private Hospital? Or Hospital for that matter. Logan Hospital at Meadowbrook Logan City is undergoing a major upgrade and submitted an Acoustic Report to mitigate rail noise.

I can also inform you TMR Property have tried to make contact to continue discussions for Early Acquisition/Opportunity Purchase for the subject land.

Given the lack of information how does SARA want to approach this item?

Look forward to your reply and happy to discuss on the phone

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

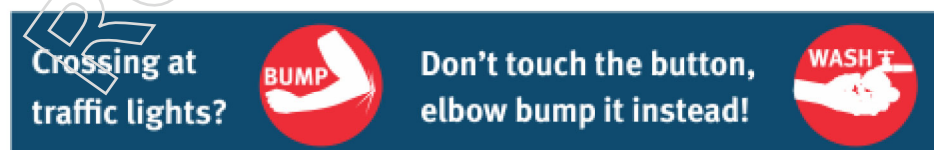
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From: [personal information]@dsdilgp.qld.gov.au>
Sent: Tuesday, 9 November 2021 2:16 PM
To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Cc: [personal information]@dsdilgp.qld.gov.au>
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi Nathan,

Thanks for your email.

We have only received a response to one of the two items on SARA's IR however we have entered this into mydas as an IRR and timeframes have started. Part of the reason for this was due to the town planning consultant uploading a notification to mydas that this was a full IRR.

Regarding [personal information] requested some advice on whether the proposed conditions in his response represent an acceptable outcome. I realise his response is not the standard approach however it still should be assessed by your acoustic engineers and we need to advise him either way. As part of your response, it would also be appreciated if you could liaise with your acoustic engineer as to whether the proposal is a 'relevant residential building' as this has a bearing on the proposed conditions.

Also, I sent an email last week requesting whether I can be an observer in your meeting with council on 15/11 and haven't seen a reply. Can you please advise whether this is ok?

Thanks Nathan,

[personal information]
personal information

Principal Planning Officer
**Planning and Development Services (SEQ
South)**
Department of State Development, Infrastructure,
Local Government and Planning

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PO Box 3290, Australia Fair QLD 4215

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From: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>
Sent: Tuesday, 9 November 2021 1:02 PM

To: [personal information]@dsdilgp.qld.gov.au>
Cc: [personal information]@dsdilgp.qld.gov.au>
Subject: RE: 2110-25151 SRA - Loganholme Private Hospital

Hi [personal information]

Hope you are well ...

I received a call at 12 midday from [personal information]

I understand that SARA and TMR as a result have been provided with a part response to the Information Request response? As yet I have not referred to our TMR Engineering and Technology team for noise assessment as there is nothing to assess. I am concerned that we do not have complete information for such an important development.

All we have received is the Acoustic Letter, dated 4 Nov 2021 from Acoustic Works dated without Acoustic Report for the proposed Private Hospital?

In his phone [personal information] advised TMR to expedite our assessment and put his application before other development applications, these are his words.

I informed him that we are dealing with a number of matters and have operational and statutory timeframes with SARA and confirmed that he is working with TMR Property Team regarding early discussions on Opportunity Purchase/Early Acquisition discussions.

If we have only limited information in which to assess the application I am concerned that TMR advice will advise that we have insufficient information in which to make an informed assessment.

He advised that he has important meeting with Mayor of Logan, Treasure of Queensland and so on.

Look forward to talking soon in this regard

Kind regards,

Nathan Bright

Principal Town Planner

Corridor and Land Management Team | South Coast Region / Gold Coast Office

Logan District Disaster Management Liaison

Program Delivery & Operations | Department of Transport and Main Roads

Ground Floor | Nerang - Gold Coast Office | 36-38 Cotton Street | Nerang Qld 4211

PO Box 442 | Nerang Qld 4211

P: (07) 5563 6600 / (07) 5563 6652 | F: (07) 55969511

M: [personal information]

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From: personal information personal information <personal information@dsdilgp.qld.gov.au>

Sent: Tuesday, 9 November 2021 12:39 PM

To: Nathan A Bright <Nathan.A.Bright@tmr.qld.gov.au>

Cc: personal information personal information <personal information@dsdilgp.qld.gov.au>

Subject: 2110-25151 SRA

Hi Nathan,

I'm just in a meeting until 1:30 and will call you straight after.

Can your acoustic engineer please advise whether the proposal is a 'relevant residential building' (AO23.4 of State code 1).

Thanks,

personal information
personal information

Principal Planning Officer

**Planning and Development Services (SEQ
South)**

Department of State Development, Infrastructure,
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Released under RTI - DTMR

Mary L Sutton

Subject: M1 DH2LM Daisy Hill to Logan Motorway (Loganlea Road to Logan Motorway) Stage 3B and 3C_meeting
Location: Rooms - S21 - Loganholme Disaster Recovery Room (Hybrid)

Start: Mon 15/11/2021 10:30 AM
End: Mon 15/11/2021 12:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: [personal information]

-----Original Appointment-----
From: [personal information] <[personal information]@logan.qld.gov.au>
Sent: Wednesday, 3 November 2021 10:11 AM
To: [personal information] <[personal information]@logan.qld.gov.au>; Nathan, Robert; Habeebur R Mohamed-Hussain; Ball, Stephen J.; Radich, David; Avalos, Adam
Subject: M1 DH2LM Daisy Hill to Logan Motorway (Loganlea Road to Logan Motorway) Stage 3B and 3C_meeting
When: Monday, 15 November 2021 10:30 AM-12:00 PM (UTC+10:00) Brisbane.
Where: Rooms - S21 - Loganholme Disaster Recovery Room (Hybrid)

Hello

TMR has asked for this meeting to present their current planning M1 between Loganlea Road and Logan Motorway.

Hopefully this date and time is suitable for all.

Regards
[personal information]



personal information
personal information

Manager Support Officer | Road Infrastructure Planning

personal information [@logan.qld.gov.au](mailto:personal.information@logan.qld.gov.au) | 07 3412 5283 | Teams [Call](#) / [Chat](#)

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*Logan City Council acknowledges the Traditional Custodians of the lands and waterways across the City of Logan.
We pay our respects to Elders past, present and emerging.*

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From: "eDAMdonotreply" <donotreply@edammail.tmr.qld.gov.au>

Sent: 17/11/2021 09:56:43 AM

To: SEQSouthPlanning@dsdilgp.qld.gov.au

CC: Casandra Smith <Casandra.N.Smith@tmr.qld.gov.au> ; Nathan Bright <nathan.a.bright@tmr.qld.gov.au> ; Gold Coast <scr.calm@tmr.qld.gov.au>

Subject: TMR21-034355 - TMR correspondence for 3978 Pacific Highway, Loganholme QLD 4129 (Reference Numbers TMR21-034355; 2110-25151 SRA; MCUC/71/2021)

Attachments:

- [PA-Application refusal_1.pdf](#)
- [PA-Application refusal_1.docx](#)
- [TP Sketch 12A-TP2021400 3978-3982 Pacific Highway Loganholme.pdf](#)
- [Declaration Plans 19.pdf](#)
- [Page from 15.03.19 - No. 47 Transport Gazette.pdf](#)

Our Reference: TMR21-034355

Application Street Address: 3978 Pacific Highway, Loganholme QLD 4129

Please see the attached [PA-Application refusal_1.pdf] from the Department of Transport and Main Roads.

PLEASE DO NOT REPLY TO THIS EMAIL AS THE MAILBOX IS NOT MONITORED

If you require any further information or clarification, please contact TMR Gold Coast Region on (07) 5563 6600, or via email scr.calm@tmr.qld.gov.au who will be able to assist.

Regards,
eDAM System | Department of Transport and Main Roads

Development Application Recommendation: Refusal

SARA reference: 2110-25151 SRA
SARA role: Referral Agency
SARA regional office: SARA SEQ South
SARA email: SEQSouthPlanning@dsdilgp.qld.gov.au
TA reference: TMR21-034355
TA contact name: Nathan Bright
TA contact details: (07) 5563 6652
TA approver: Casandra Smith

1.0 Application details

Street address: 3978 Pacific Highway, Loganholme QLD 4129
Real property description: 10SP306671, 136RP109253, 23SL7534, 24SL7387
Local government area: Logan City Council
Applicant name: Palisade Homes Pty Limited (Trustee) C/- Town Planning Alliance Pty Ltd
Applicant contact details: PO Box 7657
East Brisbane QLD 4169
eda@tpalliance.com.au

2.0 Aspects of development and type of approval being sought

Aspect Of Development	Type Of Approval	Description
Material Change of Use	Development Permit	New Hospital & Short-Term Accommodation (Hotel)

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the *Planning Regulation 2017*:

Trigger Mode	Trigger Number	Trigger Description
All Modes	10.9.4.1.1.1	Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if - (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold - (i) for development in local government area 1 - stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2 - stated in
State-Control led Roads	10.9.4.2.4.1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within

		25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection
--	--	--

4.0 Assessment of Application

4.1 Evidence or other material

Our agency relied on the following evidence or material in making its assessment:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Confirmation Notice	City of Logan	5 October 2021	MCUC/71/2021	-
Planning Report	Town Planning Alliance	09/09/2021	21-0232	Final
Architectural Plans and Drawings for Loganholme Axial Precinct	Studio Loft Architects	13/09/2021	CXN 2021-008	[insert details]
Civil Report	HCE Engineers	July 2021	19075	1
Stormwater Report	HCE Engineers	July 2021	19075	2
Traffic Report	Q Traffic Engineers	27 Sept 2021	1588 TPA590	B
Information Request Response – Partial Reply				
Acoustic Letter of response	Acoustic Works	4 November 2021	2021553 L01	

4.2 Considerations and assessment

Site History

The subject site has been subject to boundary realignments and some changes to ground level to formalise commercial lots fronting Pacific Highway Loganholme, Logan City Council (Ref RL/40/2019, RL/43/2019 and RL/91/2019).

At the time, 10 June 2019, TMR provided advice as part of the concurrence agency response via SARA about the Planned upgrades for the Pacific Motorway (Daisy Hill to Logan Motorway). This advice stated:

Planned upgrades for the Pacific Motorway (Daisy Hill to Logan Motorway)

At this point in time, the Department of Transport and Main Roads can advise that there are land requirements for Lot 23 on SL7534 and Lot 24 on SL7387 as shown by the attached Planning Layout - Property Requirements sketches, prepared by the Department of Main Roads. These land requirements relate to planned upgrades of the Pacific Motorway (Daisy Hill Road to Omaru Street).

The department is undertaking a further detailed design for the Pacific Motorway (Daisy Hill to Logan Motorway) planning. Currently, the Australian Government has committed funding towards the project. The department's Queensland Transport and Roads Investment Program (QTRIP) and

the 2019 – 2020 and 2022 – 2023 QTRIP notes that the project details, timing and potential Queensland Government funding contribution is subject to further negotiation.

In this regard the department is undertaking further detailed design of the project and given funding status for construction the land requirements shown are subject to change. The department is not currently in a position to provide updated transport planning sketches for all of the lots.

The current planning may involve changed requirements from the land in the future. For further information, please contact the Department of Transport and Main Roads (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au.

Meetings with Landowner

A meeting was requested from the Applicant to TMR, John McCormack Team Leader of Project Planning arranged the meeting on 19 July 2019. In attendance was Habeeb Hussain, Rachael Poeppmann, Nathan Bright and Mark Taylor from TMR South Coast, [personal] (landowner) and [personal] (consultant). TMR provided information and showed the planning underway (now current Category B planning to replace the Pacific Motorway Transit Corridor master-planning dated 2008), project and planning status, expecting timing and process, advised on Early Acquisition Policy and the Approval Planning Policy.

In March 2020, it is understood, that an application was made by [personal] for Early Acquisition of the land impacted by Pacific Motorway transport planning.

Pre-lodgement advice

The State Assessment and Referral Agency (SARA), Ref. 2103-21722 SPL received a pre-application advice request on the 24 March 2021 from Town Planning Alliance proposing Hospital and Short-Term Accommodation described as Private Hospital and Medi-Hotel on Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme.

Transport and Main Roads advised SARA that a meeting was needed with the landowner and applicant to convey information about the transport planning for Pacific Motorway Daisy Hill to Logan Motorway. This meeting was held on Tuesday 20 April 2021. TMR provided technical advice and meeting notes and actions from this 20 April 2021 meeting to SARA to convey to the applicant and landowner.

On the Tuesday 30 March 2021 a briefing was held with the Regional Director, Paul Noonan and Deputy Regional Director, Andrew Wheeler of South Coast Region on the proposal for a Private Hospital. This briefing included TMR Officers, Project Manager, Communication Officer and Principal Town Planner.

It was determined that TMR under the direction of the Regional Director, act on the advice that the land is important for the delivery of the Coomera Connector, Beenleigh-Redland Bay Road and Pacific Motorway transport corridor planning and that options of Early Acquisition and/or Opportunity purchase be explored with the land owner and proponent [personal]

Proposed development

The development application was properly made to City of Logan on 5 October 2021 as the assessment manager. The application seeks a Development Permit for Material Change of Use for Hospital and Short-term accommodation.

The proposed development consists of a three (3) storey building plus two (2) basement parking levels with a total GFA of 27,168m². The private hospital consists of 100 beds and providing a Medical Hotel of 88 short-term accommodation rooms.

The development application has been referred under the Planning Act referral trigger 10.9.4.2.4 to the state as it is within 25 metres of the State transport corridor or that is a future State transport corridor. The trigger for this is set within the *Planning Regulation 2017*, and the relevant assessment benchmarks include state code 1 of the State Development Assessment Provisions, version 2.6 and effective 7 February 2020.

Partial Response to Information Request

The State Assessment and Referral Agency on 22 October 2021 issued an Information Request to the Applicant being Palisade Homes Pty Ltd (Trustee) c/- Town Planning Alliance. The Information Request included the following items:

- Planned Upgrade to State-Controlled road (Pacific Motorway Master Planning) including issue and action
- Noise matters requiring a detailed Traffic Noise Assessment Report, and
- General Advice about TMR transport planning for Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway and Coomera Connector.

The applicant submitted a partial response to these Information Request matters with a letter from Acoustic Works dated 4 November 2021. To date, TMR have not reviewed or assessed any documentation that provides a response to all matters of state transport interests regarding the proposed development.

Communications with Landowner

TMR has received phone calls from the land owner [personal] requesting in an assertive manner to expedite assessment and decision making of the Hospital development on the basis of needs and announcements required to the State Member for Woodridge and Mayor of Logan. This is contrary to the advice and information provided to [personal] about the transport planning and planned upgrades impacting his land.

[personal]

[personal]

to be compensated for the land acquisition openly with Officers, It is noteworthy that he has undertaken to lobby Logan City Council and SARA Officers in the same way ignoring the important planning for the Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay Road affecting the site.

Assessment

State Code 1

Table 1.2.1: Development in a State-controlled road environment

Buildings and structures: PO1 to PO3 Filling, excavation and retaining structures: PO4 to PO11
<ul style="list-style-type: none">• The applicant has submitted Plans prepared by Studio Loft Architects for a Private Hospital and Medical Hotel.• The proposed development is located entirely within the bounds of Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme.• Notwithstanding, the proposed development will impact the Planned Upgrades and future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location
Stormwater and drainage: PO12 to PO14
<ul style="list-style-type: none">• Reference is made to the Stormwater Management Plan by HCE Engineers and dated July 2021.• The Stormwater Management Plan proposes on-site detention with a tank of 360m³.• The site drains into the local creek network east of the subject site.
Vehicular access to State-controlled road and local roads within 100m of an intersection with a State-controlled road: PO15 to PO17
<ul style="list-style-type: none">• The proposed access is to the Pacific Highway service road.• TMR's planning for the Pacific Motorway, service road connections with Beenleigh-Redland Bay Road and Coomera Connector changes the access and location significantly.
Public passenger transport infrastructure on State-controlled roads: PO18
<ul style="list-style-type: none">• Pacific Highway service road is serviced by Translink bus services Route 563 and 564. There are no existing urban bus stops on the Pacific Motorway frontage of the site.• There is an urban bus stop (Pacific Hwy near Beenleigh Redland Bay Rd, Loganholme, TransLink ID: 312556) located approximately 100m north-west of the site on the Pacific Motorway which is serviced by bus route 563.• Therefore, the proposed development is unlikely to compromise PO18.
Planned Upgrades: PO19 Development does not impede delivery of planned upgrades of state-controlled roads.
<ul style="list-style-type: none">• The subject site Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades.• The land use of a Private Hospital will be impacted by the DTMR future planning for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.• Under the Queensland Government, Queensland Transport and Road Investment Program

(QTRIP) 2020-21 to 2023-24, the TMR:

- continues business case development into 2023 for upgrades to the Pacific Motorway including road network, public and active transport network between Daisy Hill and the Logan Motorway interchange at Loganholme
 - QTRIP Item ID852345; TMR has funding commitment through Commonwealth National network programmes to \$1,000,000,000 for Pacific Motorway, Daisy Hill to Logan Motorway
- Outline of currently approved transport planning and planning projects underway:

Pacific Motorway Master Planning

The subject land is impacted by Pacific Motorway Master planning from Daisy Hill Road to Omaru Street, this planning was consulted on in 2008. This transport planning is Category C protected and approved planning. This transport planning is illustrated on Transport Planning Sketch 12A/TP2021400 and dated 29 April 2021.

Stage 3 Pacific Motorway Planning – Daisy Hill to Logan Motorway

Web link:

<https://www.tmr.qld.gov.au/projects/pacific-motorway-m1-daisy-hill-to-logan-motorway>

The subject land has transport planning underway for revised Pacific Motorway planning from Daisy Hill to Logan Motorway. Part of Lot 136 on RP109253, part of Lot 10 SP306671, Lot 24 SL7387 and Lot 23 SL7534 fall within the Planning Study area for the transport planning – the category B planning impacts on the majority of the site. Based on the planning the proposed development and land use of Private Hospital will not be viable. TMR advises that the subject site is significantly affected by the realignment of the Pacific Motorway service road, a four-lane formation due to the planning for the Pacific Motorway, Coomera Connector and Beenleigh Redland Bay Road transport network at this location. The department is prioritising pre-construction and planning between Springwood and Loganlea Road at this stage.

Coomera Connector

Web link: <https://www.tmr.qld.gov.au/projects/coomera-connector>

The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is declared as Future State Controlled Road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019. This is also Category C protected and approved planning.

Assessment of PO19

- The development of a Private Hospital impedes delivery of planned upgrades for the Pacific Motorway, its associated service road, Coomera Connector and associated road network and network connections with Beenleigh-Redland Bay Road.
- Under the SDAP, **Planned Upgrades** is defined as:

Planned upgrade means an extension, upgrade, or duplication of state transport infrastructure or transport networks for which affected land has been identified:

1. Publicly available government document; or
2. In written advice to affected landowners.

Note: Government documents are Commonwealth, state or local government documents that include a statement of intent for, or a commitment to, a planning outcome or infrastructure provision.

- In this regard, the development for a Private Hospital and Medical Hotel has not adequately demonstrated that it does not compromise the Planned Upgrades for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.
- The applicant has not provided any response to the Information Request by SARA and has not provided sufficient information for TMR to provide technical advice to SARA to support the development application.
- The subject sites Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme does have direct land impacts from proposed Pacific Motorway and Coomera Connector planned upgrades.
- The land owner personal of Palisade Homes Pty Ltd on 19 July 2019, met with TMR and was advised of the transport planning for the Pacific Motorway and impacts to his land located at Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme. He was provided with advice about the Early Acquisition Policy and transport planning for the Pacific Motorway at the time.
- An application for Early Acquisition was made with the department in March 2020. TMR property team have continued communications and negotiations with the landowner in this regard.
- The landowner has been properly informed and forewarned about TMR transport and network planning impacting his land. TMR have been undertaking a program of transport planning for Pacific Motorway and Coomera Connector (formerly IRTC) for a number of years to meet the expectations and requirements to service the growth and population projections for South-East Queensland. 'Shaping SEQ', the Regional Plan 2017, which documents that the Pacific Motorway is economic enabling infrastructure for the region.
- The applicant has disregarded measures to comply or meet the PO 19 Performance Outcome pertaining to Planned Upgrades and for that matter specific Purpose Statement Item 4. Item 4 states:
 4. *Development does not comprise the state's ability to construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads.*
- For the SARA and Logan City Council to approve a development permit for a Private Hospital and Medical Hotel for which the land owner has been informed in 2019, prior to any idea for a land use and shown land impacts for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location and seek to inflate the value of the land for self-interests, flagrantly disregards the purpose Statement, for State Code 1 and the public interests in ensuring the best value-for-money approach to delivery. This decision would be inconsistent with TMRs and state of Queensland Strategic Plan
 Link: <https://www.tmr.qld.gov.au/About-us/Corporate-information/Publications/Strategic-plan>
- The approval and establishment of a Hospital on the subject land would mean that at least 15 years of transport planning for the Pacific Motorway and Coomera Connector (IRTC) network would need review and revisiting CTPI
CTPI This would increase the transport infrastructure costs substantially for the Pacific Motorway, increase impacts on affected land and properties and increase the time delay to deliver any transport upgrades.
- TMR accordingly, recommends to State Assessment and Referral Agency and Logan City Council that they should have regard to all planning documents in their decision making, including but not limited to:
 - Queensland Government, Queensland Transport and Road Investment Program (QTRIP) 2020-21 to 2023-24, Item ID852345 and particularly TMR Transport Planning for the Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay Road impacting the subject

- land
 - Logan City Council Planning Scheme 2015 including Strategic Framework Road and Freight Map 04
 - SEQ Regional Plan 2017, 'Shaping SEQ
 - State Development Assessment Provisions, State Code 1 for Development in a state-controlled road environment in particular Purpose State 1.1, item 4.
- The applicant has not provided any information that would mean the development of a Private Hospital and Medical Hotel at Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme; does not compromise the Planned Upgrades for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road.
- **TMR recommends to State Assessment and Referral Agency and Logan City Council that the Development Permit for a Private Hospital and Medical Hotel is refused**, this technical advice is provided on the basis of evidence and compelling information and reasons above to ensure the development application does not significantly increase the cost to construct the planned upgrades for the Pacific Motorway or Coomera Connector.

Network impacts: PO20 to PO22

- The development application is supported by a Traffic Impact Assessment (TIA) by Q Traffic Engineers dated 27 September 2021 which assesses the developments traffic impacts on the local and State-controlled road network.
- Section 4.0 Traffic Impact Assessment of the QTraffic report concludes that the traffic generation, expected trip generation during morning and evening peaks for the road network is unlikely to have a significant impact.
- TMR Traffic Engineer advises that the traffic generation provided in the Q Traffic Report suggests that RMS guideline was used and have factored in short term accommodation and private hospital use. It is noted that the peak periods for these uses may not coincide hence it is likely that the estimated traffic generation can be considered conservative.
- In this regard, no traffic distribution and segmentation was provided in the report hence it is unclear how this development will impact the nearby SCR controlled roundabout (Beenleigh Redland Bay Rd - Pacific Highway Service Rd - Cairns St).
- In this regard, no SIDRA assessment or any traffic modelling was carried out to justify that statement made in the report that the proposal is not expected to impact any external road network.
- Notwithstanding, the proposed development will impact the Planned Upgrades and future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location.

Table 1.2.2: Environmental emissions

Noise: PO23-24 and PO27-28

- The proposed Private Hospital is not supported by an acoustic report however the applicant in their Code Assessment has referenced compliance with the relevant acceptable outcomes and that this can be conditioned.
- TMR require an Acoustic Report to properly assess impacts from the state transport network on the proposed Hospital, notwithstanding planned upgrades for Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay service roads and connecting network.
- The applicant submitted a partial response to these Information Request matters with a letter from Acoustic Works dated 4 November 2021, recommending conditions to reference the

applicable PO27 internal noise criteria for Hospitals.

- TMR Engineering and Technology Services, Road Noise team do not recommend acceptance of the conditions proposed by Acoustics Works. Due to major TMR projects namely; Coomera Connector Protected Planning and Daisy Hill to Logan Motorway for Pacific Motorway; at this location and the high traffic noise exposure at the site that a road traffic noise report should be provided as per the previous information request advised from TMR to SARA.
- TMR recommends that the applicant is requested to consider the planned upgrades namely; Coomera Connector Protected Planning and Daisy Hill to Logan Motorway for Pacific Motorway; in their noise report. TMR recommend that you consult with the project teams, as this location would be part of the Pacific Motorway planning from Daisy Hill to Logan Motorway.
- TMR advise that inadequate and insufficient information has been provided to assess acoustic impacts from road traffic noise from the Pacific Motorway on the development. The land use and location are high risk for traffic noise intrusion and thus require an Acoustic Report.
- Notwithstanding, the proposed development will impact the Planned Upgrades and future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location

Table 1.2.3: Development in a future state-controlled road environment

PO32-37

- The Coomera Connector is a gazetted and declared future state-controlled road.
- Web link: <https://www.tmr.qld.gov.au/projects/coomera-connector>
- The road reserve immediate to the frontage of the subject land including the Pacific Highway service road is gazetted and declared under the Transport Infrastructure Act 1994 as Future State Controlled Road for the Coomera Connector, Logan Motorway and Pacific Motorway interchange planning. Refer to Road Declaration Plan No. FSCR113-19-A, Sheet 19 and Queensland Government Gazette Notice dated 15 March 2019. This is also Category C protected and approved planning.
- TMR is undertaking Business Cases for the future delivery of the Coomera Connector and Pacific Motorway transport planning that directly impacts the subject land through planned upgrades. These road networks are being funded with State and Commonwealth funds. The Pacific Motorway forms part of the National Highway network connecting the States.
- The subject site Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3964 Pacific Highway, Loganholme does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades.
- **TMR recommends to State Assessment and Referral Agency and Logan City Council that the Development Permit for a Private Hospital and Medical Hotel is refused**, this technical advice is provided on the basis of evidence and compelling information and reasons above to ensure the development application does not significantly increase the cost to construct the planned upgrades for the Pacific Motorway or Coomera Connector
- By example, development approvals in the Coomera Connector land have significantly inflated the land valuation and associated project costs to deliver and construct the Coomera Connector transport corridor. Example of developments in Helensvale, Country Club Drive.
- TMR does not recommend that SARA and Logan City Council creates further development application examples along the corridor that compromises TMR ability to plan and preserve transport corridor that support the economic development and growth of South East Queensland. Any decision contrary to this respect, erodes the integrity of the Planning Act and Transport Infrastructure Act to plan for development and manage or plan for transport infrastructure.
- The proposed development of a Private Hospital and Medical Hotel will impact and undermine gazetted and declared Coomera Connector future planning for transport network and

associated planned upgrades with the Pacific Motorway and Beenleigh-Redland Bay Road at this location.

- TMR can advise the development is unable to comply with PO32 to PO37 regarding Future State Controlled Road for the Coomera Connector.



State Code 6

Table 6.2.1: Protection of state transport networks

Network Impacts: PO1-PO6
<ul style="list-style-type: none"> The applicant has submitted Plans prepared by Studio Loft Architects for a Private Hospital and Medical Hotel. The development application is supported by a Traffic Impact Assessment (TIA) by Q Traffic Engineers dated 27 September 2021 which assesses the developments traffic impacts on the local and State-controlled road network. Section 4.0 Traffic Impact Assessment of the QTraffic report concludes that the traffic generation, expected trip generation during morning and evening peaks for the road network is unlikely to have a significant impact. TMR Traffic Engineer advises that the traffic generation provided in the Q Traffic Report suggests that RMS guideline was used and have factored in short term accommodation and private hospital use. It is noted that the peak periods for these uses may not coincide hence it is likely that the estimated traffic generation can be considered conservative. In this regard, no traffic distribution and segmentation was provided in the report hence it is unclear how this development will impact the nearby SCR controlled roundabout (Beenleigh Redland Bay Rd - Pacific Highway Service Rd - Cairns St). In this regard, no SIDRA assessment or any traffic modelling was carried out to justify that statement made in the report that the proposal is not expected to impact any external road network. Notwithstanding, the proposed development will impact the Planned Upgrades and future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location.
Planned Upgrades: PO13
<p>Refer to assessment under State Code 1, PO19.</p> <ul style="list-style-type: none"> The subject site Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme does have direct land impacts from proposed Pacific Motorway and Coomera Connector planning and upgrades. TMR recommends to State Assessment and Referral Agency and Logan City Council that the Development Permit for a Private Hospital and Medical Hotel is refused, this technical advice is provided on the basis of evidence and compelling information and reasons above to ensure the development application does not significantly increase the cost to construct the planned upgrades for the Pacific Motorway or Coomera Connector.

Table 6.2.3: Public passenger transport infrastructure

Public passenger transport infrastructure: PO14-PO22
<ul style="list-style-type: none"> The application does not demonstrate compliance with PO21-PO22, Table 6.2.2 of State Code 6: Protection of Transport Networks of the State Development Assessment Provisions. The private hospital will generate demand for set down facilities for personalised public passenger transport such as taxis and rideshare which will need to utilise a passenger loading zone parallel to the kerb rather than short term visitor car parking. In particular, taxis provide essential door to door transport, particularly for those who are unable

to access other forms of public transport or drive independently and are considered to be an important form of transport for hospitals.

- The Ground Floor Plan, prepared by Studio loft Architects, dated 13/09/2021, drawing number 4.0, revision CXN2021-008 shows drop-off/pick-up area at the entry to the hospital. However, this does not demonstrate that this drop-off/pick-up area will have adequate capacity (number of parking bays) to accommodate the demand for taxi and rideshare set down. It is also unclear as to whether this set down area can accommodate the swept path of a taxi catering for people with disabilities.
- There also appears to be potential conflict between the passenger loading zone and the use of the ambulance bays.
- The Ground Floor Plan indicates that a shelter is proposed at the hospital main entry.
- Therefore, the proposed development currently compromises PO18.
- TMR advise that inadequate and insufficient information has been provided to assess public passenger transport infrastructure associated with the development.
- Notwithstanding, the proposed development will impact the Planned Upgrades and future planning for transport network associated with the Pacific Motorway, connections with Beenleigh-Redland Bay Road and Coomera Connector at this location

4.3 Findings on material questions of fact

- The development application was properly made to City of Logan on 5 October 2021 as the assessment manager. The application seeks a Development Permit for Material Change of Use for Hospital and Short-term accommodation.
- The proposed development consists of a three (3) storey building plus two (2) basement parking levels with a total GFA of 27,168m². The private hospital consists of 100 beds and providing a Medical Hotel of 88 short-term accommodation rooms.
- The development application has been referred under the Planning Act referral trigger 10.9.4.2.4 to the state as it is within 25 metres of the State transport corridor or that is a future State transport corridor. The trigger for this is set within the *Planning Regulation 2017*, and the relevant assessment benchmarks include state code 1 of the State Development Assessment Provisions, version 2.6 and effective 7 February 2020.
- The development of a Private Hospital impedes delivery of planned upgrades for the Pacific Motorway, its associated service road, Coomera Connector and associated road network and network connections with Beenleigh-Redland Bay Road.
- Under the SDAP, **Planned Upgrades** is defined as:

Planned upgrade means an extension, upgrade, or duplication of state transport infrastructure or transport networks for which affected land has been identified:

1. Publicly available government document; or
2. In written advice to affected landowners.

Note: Government documents are Commonwealth, state or local government documents that include a statement of intent for, or a commitment to, a planning outcome or infrastructure provision.

- In this regard, the development for a Private Hospital and Medical Hotel has not adequately demonstrated that it does not compromise the Planned Upgrades for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location.
- The applicant has not provided any response to the Information Request by SARA and has not provided sufficient information for TMR to provide technical advice to SARA to support the development application.
- The subject sites Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme does have direct land impacts from proposed Pacific Motorway and Coomera Connector planned upgrades.
- The land owner [personal] of Palisade Homes Pty Ltd on 19 July 2019, met with TMR and was advised of the transport planning for the Pacific Motorway and impacts to his land located at Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme. He was provided with advice about the Early Acquisition Policy and transport planning for the Pacific Motorway at the time.
- An application for Early Acquisition was made with the department in March 2020. TMR property team have continued communications and negotiations with the landowner in this regard about early acquisition or opportunity purchase.
- The landowner has been properly informed and forewarned about TMR transport and network planning impacting his land. TMR have been undertaking a program of transport planning for Pacific Motorway and Coomera Connector (formerly IRTC) for a number of years to meet the expectations and requirements to service the growth and population projections for South-East Queensland. Especially the Regional Plan 2017, 'Shaping SEQ' which documents that the Pacific Motorway is economic enabling infrastructure for the region.
- The applicant has disregarded measures to comply or meet the PO 19 Performance Outcome pertaining to Planned Upgrades and for that matter specific Purpose Statement Item 4. Item 4 states:
 4. *Development does not comprise the state's ability to construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads.*
- For the SARA and Logan City Council to approve a development permit for a Private Hospital and Medical Hotel for which the land owner has been informed in 2019, prior to any idea for a land use and shown land impacts for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road at this location and seek to inflate the value of the land for self-interests, flagrantly disregards the purpose Statement, for State Code 1 and the public interests in ensuring the best value-for-money approach to delivery. This decision would be inconsistent with TMRs and state of Queensland Strategic Plan
 Link: <https://www.tmr.qld.gov.au/About-us/Corporate-information/Publications/Strategic-plan>
- The approval and establishment of a Hospital on the subject land would mean that at least 15 years of transport planning for the Pacific Motorway and Coomera Connector (IRTC) network would need review and revisiting [CTPI]

CTPI	This would increase the
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 transport infrastructure costs substantially for the Pacific Motorway, increase impacts on affected land and properties, increase the time delay to deliver any transport upgrades and so on.

- TMR accordingly, recommends to State Assessment and Referral Agency and Logan City Council that they should have regard to all planning documents in their decision making, including but not limited to:
 - Queensland Government, Queensland Transport and Road Investment Program (QTRIP) 2020-21 to 2023-24, Item ID852345 and particularly TMR Transport Planning for the Pacific Motorway, Coomera Connector and Beenleigh-Redland Bay Road impacting the subject land
 - Logan City Council Planning Scheme 2015 including Strategic Framework Road and Freight Map 04
 - SEQ Regional Plan 2017, 'Shaping SEQ
 - State Development Assessment Provisions, State Code 1 for Development in a state-controlled road environment in particular *Purpose State 1.1, item 4.*
- The applicant has not provided any information that would mean the development of a Private Hospital and Medical Hotel at Lot 23 on SL7534, Lot 24 on SL7387, Lot 136 on RP109253 & Lot 10 on SP306671 at 3978-3984 Pacific Highway, Loganholme; does not compromise the Planned Upgrades for the Pacific Motorway and Coomera Connector including the associated service road network and network connections with Beenleigh-Redland Bay Road.
- **TMR recommends to State Assessment and Referral Agency and Logan City Council that the Development Permit for a Private Hospital and Medical Hotel is refused**, this technical advice is provided on the basis of evidence and compelling information and reasons above to ensure the development application does not significantly increase the cost to construct the planned upgrades for the Pacific Motorway or Coomera Connector.

5.0 Recommendations

5.1 Technical agency advice for SARA as referral agency

Our agency recommends that the assessment manager is directed to refuse the application for the reasons described below (*Planning Act 2016* section 56(1)(c)):

The reasons for this decision are:

- **TMR recommends to State Assessment and Referral Agency and Logan City Council that the Development Permit for a Private Hospital and Medical Hotel is refused**, this technical advice is provided on the basis of evidence and compelling information and reasons to ensure the development application does not significantly increase the cost to construct the planned upgrades for the Pacific Motorway or Coomera Connector through the protection, planning and acquisition of land for planned upgrades;
- The following Purpose Statements and Performance Outcomes of the State Development Assessment Provisions, version 2.6 (SDAP), effective 7 February 2020, State Code 1 and State Code 6 have not been met relating to Planned Upgrades and Future State Controlled Road protections for Pacific Motorway, Beenleigh-Redland Bay Road and Coomera Connector, in particular state transport interests for the state-controlled road and development impacts on future state-transport corridor:
 - i. Purpose Statement of State Code 1 – 1.1 and in particular Item 4 which states:
 4. *Development does not comprise the state's ability to construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads.*
 - ii. State Code 1, Development in a state-controlled road environment. Performance Outcome PO19 for Planned Upgrade and PO32-37 for Future State Controlled Road for Coomera Connector and Pacific Motorway corridor at Loganholme;



- iii. Purpose Statement of State Code 6 – 6.1 and in particular Item 3 which states:
 - 3. *Does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure*
- iv. State Code 6, Protection of State transport networks, Performance Outcome PO13 for Planned Upgrade;
- v. State Code 1, PO 27, development involving a Hospital minimises noise intrusion from a state-controlled road, inadequate and insufficient information has been provided to assess acoustic impacts from road traffic noise from the Pacific Motorway onto the development. This is a high risk land use in a high risk traffic noise location.

Furthermore, the proposed development cannot be conditioned in a way that would achieve compliance with State Code 1 and State Code 6 of the State Development Assessment Provisions, version 2.6 (SDAP).

6.0 Endorsement

Officer

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Approver

NR

Casandra Smith

A/Principal Advisor (Corridor and Land Management)

(07) 5563 6663
scr.calm@tmr.qld.gov.au
17 November 2021

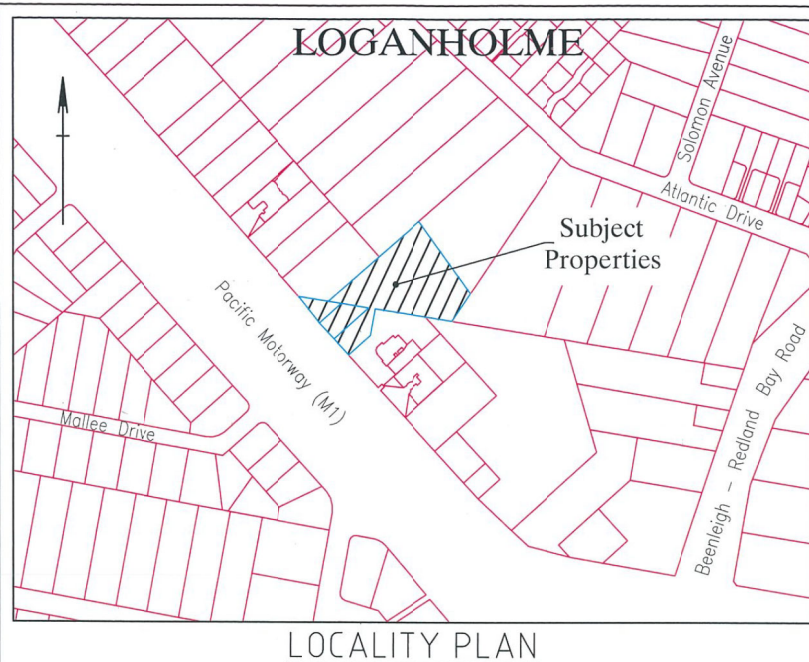


Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary corner
2	517895.502	6939088.063	on boundary
3	517910.215	6939074.363	on boundary
4	-	-	on boundary, on line A - 3



Co-ordinates are given in metres MGA Zone 56 (GDA94)

	Revisions	Certified	Date	Microfiled	Area required shown thus
E					
D					
C					
B					
A	Original issue				

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



Setout Points

Point	Easting	Northing
A	517928.911	6939057.128

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

TP Sketch

NTS

LOGAN CITY

PACIFIC MOTORWAY (M1)

Drawn
RV
Checked
CCW

Examined
NR
29/04/2021

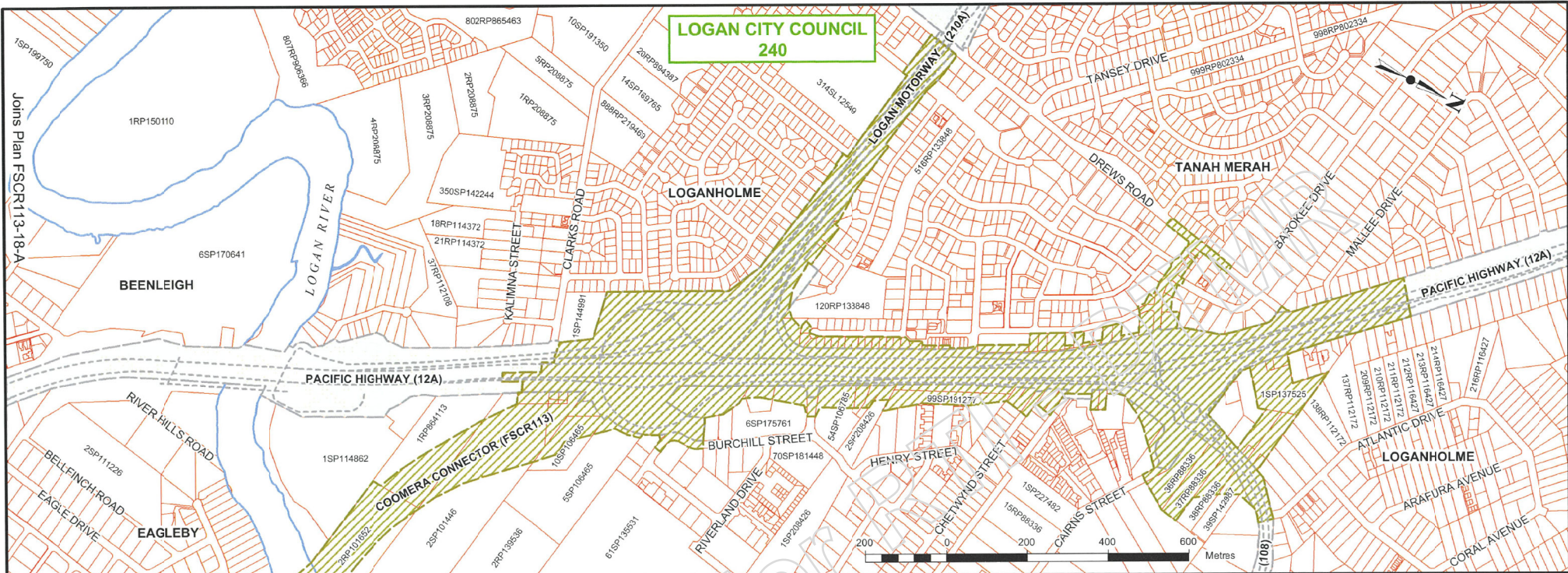
Approved
NR
29/04/2021



Queensland Government

12A/TP2021400

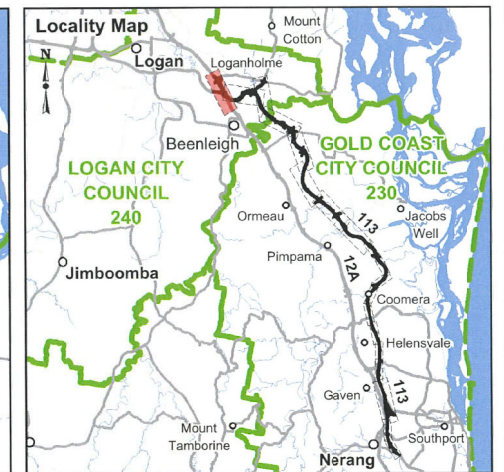
A




NOTE: Refer to maintenance responsibility agreement (if applicable) with Logan City Council for limits of responsibility within the road reserve.

Legend

- Future State-controlled Road (Subject Road)
- State-controlled Road (Other than Subject Road) / Network
- TMR/QR Common Area
- Rail
- Local Government Boundary
- Bridge



Office Use Only - Not Part of Formal Declaration Plan										Declaration Lengths (km)		Local Government/s: LOGAN CITY COUNCIL		 Queensland Government Transport and Main Roads Road Declaration Plan No. FSCR113-19-A Drawing No. 669934	
Region/Head Office Records			Notification				Gazettal					Road Name: COOMERA CONNECTOR			
			Local Government	Queensland Rail (QR)											
Hard Copy	Digital PDF	Version	LG No.	by Regional Director	Date	by Regional Director	Date	by Minister	Date	New	Old	Resumption Plans			Job No.
	Date printed - 18/01/2019		240							6.95	-				
												Length 44.2 - 45.15 km		<div>Approved Regional Director (South Coast)</div> 24/1/19	
File	FSCR113-19-A.wor														



Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 380]

FRIDAY 15 MARCH 2019

[No. 47

Transport Infrastructure Act 1994

NOTIFICATION OF A FUTURE STATE-CONTROLLED ROAD

Notice is hereby given, in accordance with sections 42(11) and 42(12) of the *Transport Infrastructure Act 1994*, that the road (or land), as generally described below, has been notified to Gold Coast City Council and Logan City Council as a Future State-Controlled Road. This notification shall take effect, on and from 15 March 2019.

Neil Scales
Director-General
Department of Transport and Main Roads

Name of Local Government:	Gold Coast City Council and Logan City Council
Road Name:	Coomera Connector
Road Number:	113
Proposed Function:	State Controlled Transport Corridor
Description	Commencing at its intersection with Nerang-Broadbeach Road (105) at Nerang, and then generally in a north-westerly direction to its intersection with the Pacific Motorway (12A) and the Logan Motorway (210A) at Loganholme, by the areas shown on Departmental Plan No's FSCR113-(1-6)-C, FSCR113-(7-13)-B and FSCR113-(14-19)-A.
Corridor Width:	Nominally 45 metres – 550 metres wide.
Length:	45.15 kilometres (approximately)
Date of Local Government Notifications:	14 January 2019

This Notification supersedes FSCR113-(1-6)-B, FSCR113-(7-13)-A, previously notified in Government Gazette No 9, Page's 35 and 36 on Friday 12th May 2017.

Signed: Paul Noonan
Regional Director (South Coast)
Delegate of the Director-General, Department of Transport and Main Roads

ENDNOTES

1. Published in the Gazette on 15 March 2019.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Transport and Main Roads.

From: [No Reply](#)
To: [personal information@lqp.qld.gov.au](#); [development@logan.qld.gov.au](#)
Cc: [eda@tpalliance.com.au](#)
Subject: 2110-25151 SRA application correspondence
Date: Thursday, 25 November 2021 4:53:11 PM
Attachments: [2110-25151 SRA - Response - refusal.pdf](#)

Please find attached a notice regarding application [2110-25151 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.

RA13-N

alt=



Email Id: RFLG-1121-0012-5184

Released under RTI - DTMR



SARA reference: 2110-25151 SRA
 Council reference: MCUC/71/2021
 Applicant reference: 1226630-1

25 November 2021

Chief Executive Officer
 Logan City Council
 PO Box 3226
 Logan City DC Qld 4114
development@logan.qld.gov.au

Attention:

personal information
 personal information

Dear personal information

SARA response —3978-3984 Pacific Highway, Loganholme

(Referral agency response given under section 56(1)(c) of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 October 2021.

Response

Outcome: Referral agency response - direct the assessment manager to refuse the development application

Date of response: 25 November 2021

Reasons for refusal

Under section 56(1)(c) of the *Planning Act 2016*, SARA directs the assessment manager to refuse the development application. As per section 62 of the *Planning Act 2016*, the assessment manager must refuse this application.

The reason for the SARA direction to refuse is:

The *Shaping SEQ* South East Queensland Regional Plan 2017 identifies the Pacific Motorway as economic enabling infrastructure for the region. The planned upgrades and future state-controlled road protections for Pacific Motorway, Beenleigh-Redland Bay Road and Coomera Connector, are strategically critical projects to accommodate planned growth in the region.

The proposed development, being located on land required for the planned upgrades of the state-controlled road network, impedes the delivery of these upgrades. Approximately 50% of the subject site will be directly impacted.

Given this, SARA is of the opinion the proposed development does not comply with:

- the Purpose of State code 1: *Development in a State-controlled road environment* of the State Development Assessment Provisions (SDAP). The proposal compromises the state's ability to construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- Performance outcome (PO)19 of State code 1, as the proposal impedes the delivery of planned upgrades of state-controlled roads
- PO32 of State code 1, as the proposal impedes the delivery of future state-controlled roads
- the purpose of State code 6: *Protection of the state transport networks* of SDAP. The proposal compromises the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- PO13 of State code 6, as the proposal impedes the delivery of planned upgrades of state transport infrastructure.

The materials used in the assessment of the application are the:

- development application material and submitted plans
- State Development Assessment Provisions (version 2.6), as published by SARA
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules
- SARA DA Mapping system.

Development details

Description:	Material change of use for a Hospital and Short-term accommodation
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)
SARA reference:	2110-25151 SRA
Assessment Manager:	Logan City Council
Street address:	3978-3984 Pacific Highway, Loganholme
Real property description:	Lot 136 on RP109253, Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671
Applicant name:	Palisade Homes Pty Limited (Trustee) C/- Town Planning Alliance
Applicant contact details:	eda@tpalliance.com.au

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



For further information please contact personal information Principal Planning Officer, on 47583421 or via email DAAT@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

NR



personal information
personal information

Executive Director

cc Palisade Homes Pty Limited (Trustee) c/- Town Planning Alliance, eda@tpalliance.com.au



Department of Transport and Main Roads
Decision Brief
MBN24865

To: Minister for Transport and Main Roads

SUBJECT: Decision to immediately gain Category C classification for the Daisy Hill to Logan Motorway corridor and a meeting to be arranged as soon as possible to explain escalation associated with property acquisition cost estimates	Urgent Decision required by 7 December 2021 in order to progress Category C protection for whole corridor
--	---

Summary

- A comprehensive preliminary evaluation (PE) on Stage 3 Pacific Motorway (M1) – Daisy Hill to Logan Motorway (DH2LM) has been completed.

NR

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Recommendations

- That you approve:

NR

Action Officer:
Paul Noonan
Regional Director (South Coast)

Tel: 5563 6522
Date: 2 December 2021

Endorsed by GM
Les Dunn
General Manager (Program Delivery and Operations)

Tel: 3066 5498
Date: 3 December 2021

Endorsed by DDG
Amanda Yeates
Deputy Director-General (Infrastructure Management and Delivery)

Tel: 3066 7118
Date: 3 December 2021

Endorsed by DG
Neil Scales
Director-General

Tel: 3066 7316
Date: 3 December 2021

NR

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-

-

applying an immediate Category C classification to 3978 – 3984 Pacific Highway, Loganholme, to expedite department purchase (use of TCAF funds for this property are pre-approved) avoiding further escalation costs.

NR

NR

Key Issues

Corridor Protection and Property Costs

NR

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- There is currently a very high-risk stakeholder on the corridor who is likely to escalate:
 - Proposed Private Hospital development – 3978 – 3984 Pacific Highway, Loganholme:
 - the owner of 3978 – 3984 Pacific Highway, Loganholme has been engaging with TMR and the State Assessment and Referral Agency (SARA) about plans to develop the site since 2019 and has been aware of TMR's planning for the land since this time. Notwithstanding this, the owner lodged a development application (DA) over the site for a private hospital facility and hotel to service southern Logan and surrounds
 - TMR directed Logan City Council (LCC), via SARA, to refuse the DA due to the significant conflicts with the planned upgrades over the site (**Attachment 5**). It is anticipated that the DH2LM upgrade will make the proposed development completely infeasible
 - the directed refusal means LCC cannot approve the DA and it must be refused. The developer has conveyed its dissatisfaction with this decision to SARA and indicated an intent to involve the media. The DA has currently been placed on hold by the applicant

CTPI

NR

NR

Media

- The LCC refusal of the DA on 3978 – 3984 Pacific Highway, Loganholme has prompted the developer to convey its dissatisfaction with this decision to SARA and indicated an intent to involve the media.
- Outside of the above media risk, there are no media implications at this time.

NR

NR

Summary of Actions

- That you approve:

– NR

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- applying an immediate Category C classification to 3978 – 3984 Pacific Highway, Loganholme to expedite department purchase (use of TCAF funds for this property are pre-approved) avoiding further escalation costs.

Minister's comments:

Approved / Not Approved

Minister's signature.....

Date 9/12/21



SARA reference: 2110-25151 SRA
 Council reference: MCUC/71/2021
 Applicant reference: 1226630-1

25 November 2021

Chief Executive Officer
 Logan City Council
 PO Box 3226
 Logan City DC Qld 4114
development@logan.qld.gov.au

Attention: personal information

Dear personal information

SARA response —3978-3984 Pacific Highway, Loganholme

(Referral agency response given under section 56(1)(c) of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 October 2021.

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Date of response:	25 November 2021

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The reason for the SARA direction to refuse is:

The *Shaping SEQ* South East Queensland Regional Plan 2017 identifies the Pacific Motorway as economic enabling infrastructure for the region. The planned upgrades and future state-controlled road protections for Pacific Motorway, Beenleigh-Redland Bay Road and Coomera Connector, are strategically critical projects to accommodate planned growth in the region.



The proposed development, being located on land required for the planned upgrades of the state-controlled road network, impedes the delivery of these upgrades. Approximately 50% of the subject site will be directly impacted.

Given this, SARA is of the opinion the proposed development does not comply with:

- the Purpose of State code 1: *Development in a State-controlled road environment* of the State Development Assessment Provisions (SDAP). The proposal compromises the state's ability to construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- Performance outcome (PO)19 of State code 1, as the proposal impedes the delivery of planned upgrades of state-controlled roads
- PO32 of State code 1, as the proposal impedes the delivery of future state-controlled roads
- the purpose of State code 6: *Protection of the state transport networks* of SDAP. The proposal compromises the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- PO13 of State code 6, as the proposal impedes the delivery of planned upgrades of state transport infrastructure.

The materials used in the assessment of the application are the:

- development application material and submitted plans
- State Development Assessment Provisions (version 2.6), as published by SARA
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules
- SARA DA Mapping system.

Development details

Description:	Material change of use for a Hospital and Short-term accommodation
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)
SARA reference:	2110-25151 SRA
Assessment Manager:	Logan City Council
Street address:	3978-3984 Pacific Highway, Loganholme
Real property description:	Lot 136 on RP109253, Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671
Applicant name:	Palisade Homes Pty Limited (Trustee) C/- Town Planning Alliance
Applicant contact details:	eda@tpalliance.com.au

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



For further information please contact personal information Principal Planning Officer, on 47583421 or via email DAAT@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

NR



personal information

Executive Director

cc Palisade Homes Pty Limited (Trustee) c/- Town Planning Alliance, eda@tpalliance.com.au



From: [Peter J Sommer](#)
To: [persona@palisadehomes.com](#); [personal.information@gmail.com](#)
Subject: Category C planning layer involving 3978-3984 Pacific Highway, Loganholme
Date: Monday, 20 December 2021 3:44:34 PM
Attachments: [2021.12.20 CAT C TP Sketches.pdf](#)
[2021.12.20 CAT C letter.pdf](#)

Good afternoon.

As you may be aware the Department of Transport and Main Roads is undertaking planning for a future upgrade for Stage 3 Pacific Motorway (M1) – Daisy Hill to Logan Motorway. As a result of the planning, the existing Category C planning/designation over your property has increased as shown on the attached Transport Planning drawings TP2021254, TP2021255, TP2021256 and TP2021257.

Please contact me should you have any questions about the Category C planning layer.

Regards

Peter Sommer
Advisor (Property)
South Coast Region / Gold Coast Office
Program Delivery And Operations | Department of Transport and Main Roads
PO Box 442 | Nerang Qld 4211
P: (07) 5563 6670 | F: (07) 5563 6670
E: peter.j.sommer@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Our ref TP2021254, TP2021255, TP2021256 & TP2021257
Your ref
Enquiries SCR Property Coordination Team



20 December 2021

personal

Department of
Transport and Main Roads

Director
Palisade Homes Pty Ltd
PO Box 5324
Daisy Hill QLD 4127

Also by e-mail: personal@gmail.com and personal@palisadehomes.com.au

Dear personal

The Department of Transport and Main Roads (TMR) is undertaking planning for a future upgrade for Stage 3 Pacific Motorway (M1) – Daisy Hill to Logan Motorway.

In accordance with TMR's Approved Planning Policy we are advising you of the planning status of your property at 3978-3984 Pacific Highway, Loganholme. As a result of the planning, the existing Category C planning/designation over your property has increased as shown on the attached Transport Planning drawings TP2021254, TP2021255, TP2021256 and TP2021257.

A Category C designation highlights that the area may be required for future transport purposes. It provides a transparent and consistent approach that balances future development while protecting land for transport planning. It means any development application for this property will be referred to the State Government for possible conditioning. In the meantime, this does not impact the current use of your property and should the area be required for the project you will be informed.

You can find more information on the approved planning policy on the TMR website (www.tmr.qld.gov.au). When you open the home page;

- Click on Community and environment tab,
- Then click on Planning and development heading,
- Then click on planning and development assessment under the Planning Act.

Information about the project can also be accessed from the TMR website (www.tmr.qld.gov.au). When you open the home page;

- Click on Projects tab,
- Then click on Browse programs heading,
- Then click on Pacific Motorway M1 North upgrade program heading,
- Then click on Pacific Motorway M1 Daisy Hill to Logan Motorway heading.

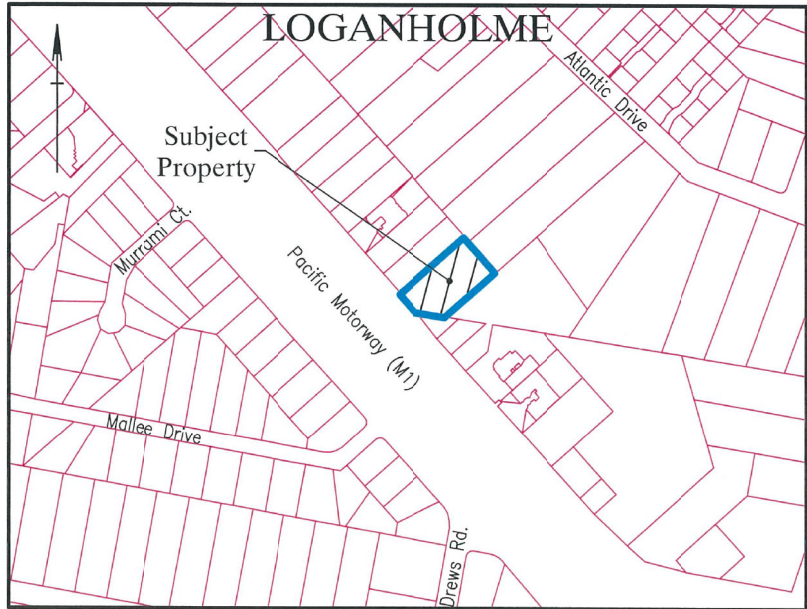
Should you require further information about the potential impact on your property please contact the South Coast Region Property Coordination Team on 5563 6670 during business hours or by email at scr.property@tmr.qld.gov.au .

Yours sincerely

Paul Noonan
Regional Director

Released under RTI - DTMR





LOCALITY PLAN



Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary, on line A - B
2	-	-	on boundary, on line B - A

Setout Points

Point	Easting	Northing
A	517885.860	6939158.088
B	517939.482	6939134.407



Co-ordinates are given in metres MGA Zone 56 (GDA94)

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

Revisions	Certified	Date	Microfiled	Area required shown thus
E				
D				
C				
B				
A	Original issue			

TP Sketch

NTS

LOGAN CITY COUNCIL

PACIFIC MOTORWAY (M1)

Drawn
RV
Checked
SHL

Examined

NR

16/03/2021

Approved

NR

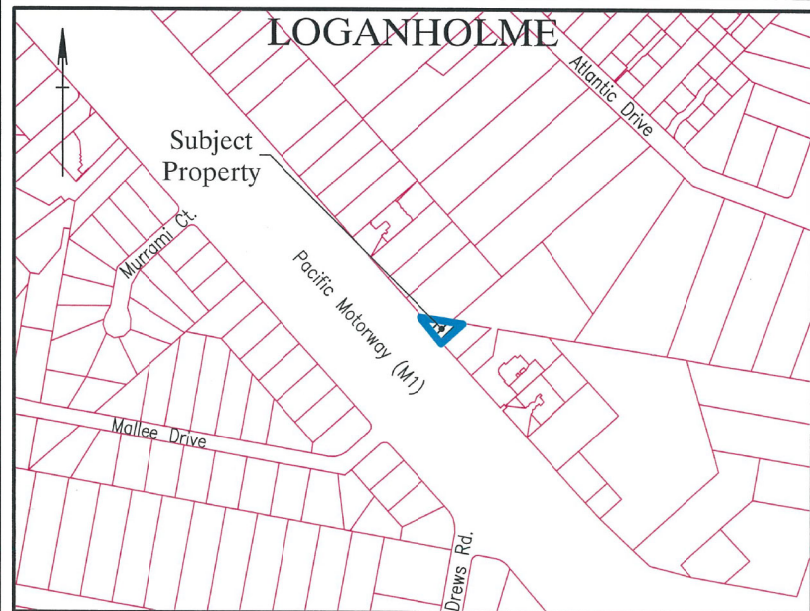
17/03/2021



Queensland Government

12A/TP2021254

A



LOCALITY PLAN



Co-ordinates are given in metres MGA Zone 56 (GDA94)

LEGEND


— Category C Planning Line (PMTF).

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

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Set out for requirement boundaries and area(s) shall be from co-ordinates only.

	Revisions	Certified	Date	Microfiled	Area required shown thus
E					 Dimensions in metres except where shown otherwise. Area in hectares (ha) or square metres (m²).
D					
C					
B					
A	Original issue				

TP Sketch

NTS

LOGAN CITY COUNCIL

PACIFIC MOTORWAY (M1)

 Drawn
 RV
 Checked
 SHL

Examined

NR

16/03/2021

Approved

NR

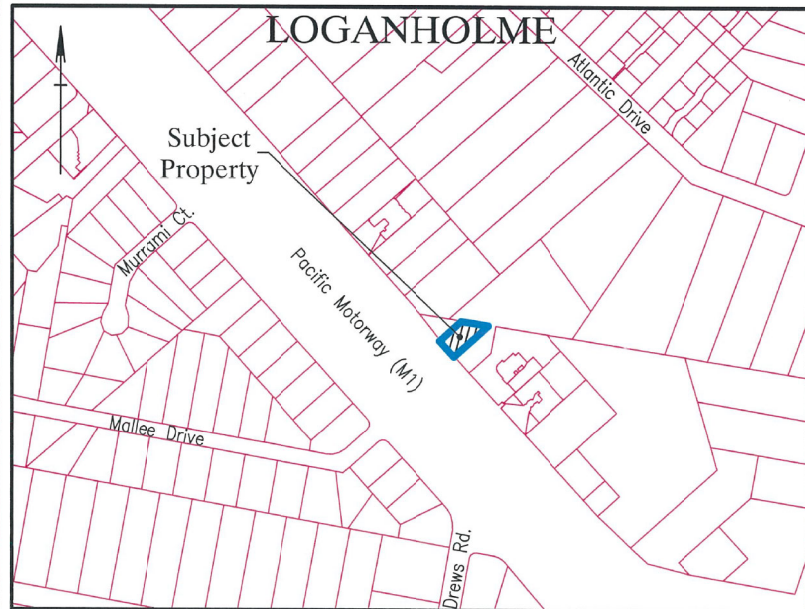
17/03/2021



Queensland Government

12A/TP2021255

A



LOCALITY PLAN



Co-ordinates are given in metres MGA Zone 56 (GDA94)

LEGEND


— Category C Planning Line (PMTP).

Important Information

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The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

Set out for requirement boundaries and area(s) shall be from co-ordinates only.

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E					 Dimensions in metres except where shown otherwise. Area in hectares (ha) or square metres (m²).
D					
C					
B					
A	Original issue				

TP Sketch

NTS

LOGAN CITY COUNCIL

PACIFIC MOTORWAY (M1)

 Drawn
 RV
 Checked
 SHL

Examined

NR

16/03/2021

Approved

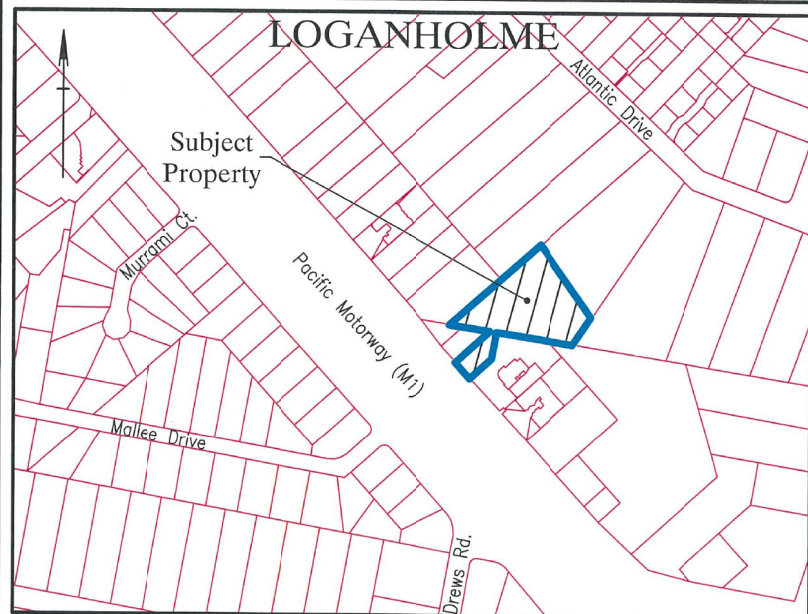
NR

17/03/2021

Queensland
Government

12A/TP2021256

A



LOCALITY PLAN

Table of Co-ordinates

Point	Easting	Northing	Remarks
1	-	-	on boundary, on line A - 2
2	-	-	on boundary corner



Setout Points

Point	Easting	Northing
A	517930.992	6939139.535

LEGEND

— Category C Planning Line (PMTP).

Important Information

The details on this sketch have been prepared based on the most current Digital Cadastral Data Base (DCDB) information available from Queensland Department of Natural Resources & Mines.

The sketch has been prepared to show the proposed future road corridor requirement line. The details shown are for information purposes only and are subject to change.

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Co-ordinates are given in metres MGA Zone 56 (GDA94)

Revisions	Certified	Date	Microfiled	Area required shown thus
E				
D				
C				
B				
A	Original issue			



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

TP Sketch

NTS

LOGAN CITY COUNCIL
PACIFIC MOTORWAY (M1)

Queensland Government

Drawn
RV
Checked
SHL

Examined

NR

16/03/2021

Approved

NR

17/03/2021

12A/TP2021257

A

From: [No Reply](#)
To: [personal information@logan.qld.gov.au](#); [personal information@tpalliance.com.au](#); [eda@tpalliance.com.au](#)
Cc: [development@logan.qld.gov.au](#)
Subject: 2110-25151 SRA application correspondence
Date: Thursday, 27 January 2022 11:58:47 AM
Attachments: [RA18-N Response - representations not supported.pdf](#)

Please find attached a notice regarding application [2110-25151 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.

RA18-N

alt=



Email Id: RFLG-0122-0013-0291



Our reference: 2110-25151 SRA
Your reference: 1226630-01

27 January 2022

Palisade Homes Pty Limited (Trustee)
C/- Town Planning Alliance
57 Manilla Street
EAST BRISBANE QLD 4169
eda@tpalliance.com.au

Attention: personal

Dear personal

Representations not supported

The State Assessment and Referral Agency (SARA) received your representations under section 30 of the Development Assessment Rules on 24 January 2022 for the referral agency response described below.

Location details

Street address:	3978 - 3984 Pacific Highway, Loganholme
Real property description:	Lot 136 on RP109253, Lot 24 on SL7387, Lot 23 on SL7534 and Lot 10 on SP306671
Local government area:	Logan City Council

Application details

Development permit	Material change of use for a Hospital and Short-term accommodation (hotel)
--------------------	--

Original referral agency response

Date of original response:	25 November 2021
Original response details:	Refusal

SARA does not agree with the representations. SARA maintains that the refused development application does not comply with:

- the Purpose of State code 1: Development in a State-controlled road environment of the State Development Assessment Provisions (SDAP). The proposal compromises the state's ability to



- construct state-controlled roads and future state-controlled roads, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- Performance outcome (PO)19 of State code 1, as the proposal impedes the delivery of planned upgrades of state-controlled roads
- PO32 of State code 1, as the proposal impedes the delivery of future state-controlled roads
- the purpose of State code 6: Protection of the state transport networks of SDAP. The proposal compromises the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- PO13 of State code 6, as the proposal impedes the delivery of planned upgrades of state transport infrastructure.


Evidence or other material on which the findings were based

- The development application material
- *Planning Act 2016*
- Planning Regulation 2017
- The State Development Assessment Provisions (version 2.6), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system

The referral agency response issued by SARA remains unchanged and is the relevant referral agency response for your application.

For further information please contact personal information Principal Planning Officer, on 47583421 or via email DAAT@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



personal information

Director Development Assessment

cc Logan City Council, development@logan.qld.gov.au

