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Property Key: 305559
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Please Quote: COM/59/2026
File Number: 1487221-1



24 September 2026

Mcdonald's Australia Limited
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE QLD 4000

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: COM/59/2026
PROPERTY ADDRESS: 377 BEAUDESERT BEENLEIGH ROAD, WINDAROO QLD 4207
PROPERTY DESCRIPTION: LOT 15 RP 839315
APPLICATION DESCRIPTION:
• **COMBINED APPLICATION - MATERIAL CHANGE OF USE (FOOD AND DRINK OUTLET), RECONFIGURING A LOT (1 LOT INTO 2 LOTS), AND OPERATIONAL WORKS (ADVERTISING DEVICES)**

In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

1. PLANNING

Economic, Community and Planning Need

- 1.1. The 'Economic Need Assessment' report submitted as part of the application will be subject to peer review. Following peer review, additional information may be sought by Council.

Further advice:

The proposed development critically conflicts with the Low density residential zone code as the proposed Food and drink outlet has a gross floor area (GFA) greater than 200m²; is located within 800 metres of another Food and drink outlet; includes a drive-through facility; and the proposed GFA of 407m² does not constitute small-scale. Support for the land use in the proposed form and scale will be subject to sufficiently demonstrating that there is an economic, community and planning need for the proposal to be established on the subject site in lieu of a more suitably zoned premises.

Plan of Development

- 1.2. Provide amended plans of development that include the following:

- 1.2.1. Identify the proposed lots by numeric value (i.e. Lot 1 and Lot 2);

Further advice:

This is required for ease of reference in correspondence and assessment.

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- 1.2.2. Show the dimensions and area for the access easement burdening the Service Station lot, to the benefit of the McDonald's lot;
- 1.2.3. Confirm if the 2 existing car parking spaces to the east of the Service station's Bannockburn Road access are proposed to be relocated elsewhere on the site;

Further advice:

Council officers note that the parking spaces will need to be removed to facilitate the proposed access easement for the McDonald's lot. Clarification is required to confirm whether these spaces will be relocated to maintain the Service station's number of parking spaces.

- 1.2.4. A built form that is consistent with the intended residential character of the underlying zoning in accordance with PO8 and PO23 of the Low density residential zone code.

Further advice:

The proposed development is located within the Suburban precinct of the Low density residential zone where built form should be characterised by Dwelling houses in an urban landscape setting. The proposed development is overtly commercial in nature and does not incorporate design elements reflective of a dwelling house or similar residential land use to support the precinct character. Specific reference is made to the flat roof, parapet walls, and façade design. This is further exacerbated by the amount of proposed advertising devices and the lack of variation in the form of steps and projections which results in a block-shaped building presented to the streetscape.

The requirement to support the intended zone and precinct character is also reiterated in the Strategic framework under section 3.11.2.1(1) which states that "development creates a high quality, attractive and functional built environment that... is consistent with and reinforces the intended character".

Amended plans are required.

- 1.2.5. A pedestrian crossing from the building entrance to the central car parking area, identified as parking spaces 10-31; and

Further advice:

PO9 of the Low density residential zone code states that development must provide a safe pedestrian environment. Planning Scheme Policy (PSP) 1 – Crime prevention through environmental design and Section 3.11.2.1(1)(I) of the Strategic framework also stipulate that development allows easy way finding for pedestrians. Amended plans are required to demonstrate compliance.

- 1.2.6. Screening to reduce the visual impact of the pad mount transformer (PMT).

Further advice:

Screening may include fencing with a maximum transparency of 50% or landscape screening. Refer to Figure 1 below for how this outcome may be achieved. Further information may also be found via the following link: [Development Adjoining Padmounts Guideline](#).

Regard should be had to item 2.1.4 below when responding to this item.

Figure 1:

Car Parking

- 1.3. Provide amended plans to remove the 'Future EV Car Bay' annotations; or
- 1.4. Provide an amended car parking assessment against PO1 of the Servicing, access and parking code based on the provision of 29 car parking spaces in lieu of 31 spaces.

Further advice:

AO2 of the Servicing, access and parking code states that vehicle parking must be kept, sed and maintained exclusively for car parking and must be accessible to all employees and visitors. The provision of dedicated EV charging bays does not achieve this and do not contribute towards the car parking rate for the purpose of AO/PO1.

Further information is required.

Advertising Devices

- 1.5. Provide an updated signage schedule to include sign S2A (PlayPlace) and sign S11 for the 'EV parking'.

Further advice:

This is requested for completeness of assessment and consistency across the suite of plans.

This item should be responded to whilst having regard to item 1.3 and 1.4 above.

- 1.6. Confirm the proposed height of sign S1 (Pylon Sign) measured from ground level, as defined by the planning scheme.

Further advice:

The submitted plans show a proposed height of 12 metres measured from the raised planter level; however, Table 9.4.1.3.2 of the Advertising device code prescribes height based on ground level which is defined as follows:

Ground level means -

- a. the level of the natural ground; or*
- b. if the level of the natural ground has changed, the level as lawfully changed.*

Clarification is required for completeness of assessment.

- 1.7. Confirm whether the proposed directional signs S8A-S8H are illuminated.

Further advice:

The signage schedule states that the signs will be illuminated; however, the town planning report states non-illuminated. Please clarify for assessment purposes.

- 1.8. Demonstrate how proposed signs S10 (order canopy) and S11E, S11N and S11O constitute regulatory signage in lieu of directional signage.

Further advice:

Clarification is required for completeness of assessment.

- 1.9. Provide an assessment against PO1(b) and (c) of the Advertising device code.

Further advice:

The proposed development includes illuminated advertising devices less than 50 metres from an intersection or roundabout which does not comply with AO1.4(b)(iv). More specifically, proposed sign S1 will be approximately 20 metres or less from the intersection of Beaudesert Beenleigh Road/Bannockburn Road/Belivah Road and multiple proposed 'S8' signs are less than 50 metres from the intersection or from the Bannockburn Road/Carl Heck Boulevard roundabout.

Therefore, an assessment against PO1 is required; however, the submitted town planning report states that the proposal complies with AO1.4 and does not provide justification against the corresponding PO. Further information is required to confirm that the location of the proposed signs will not cause driver distraction, impact the safety of cyclists, pedestrians and drivers or creates light nuisance to residents. The latter is particularly important as it appears S1 may be visible from residential properties to the north.

Please note, third party advice has been requested from the Department of Transport and Main Roads for sign S1 due to it being visible from a State controlled road and intersection.

2. LANDSCAPING

Concept Landscape Plan

- 2.1. Provide an amended concept landscape plan that includes:

- 2.1.1. Shade trees to car parks in accordance Part 3.4 of Planning scheme policy 5 – Infrastructure.

Further advice:

Part 3.4.6.6 of Planning scheme policy 5 – Infrastructure requires 25% of a car park area to be shaded. This calculation averages out to one 'medium size' shade tree per 2.5 car parking spaces.

- 2.1.2. Street trees within the Bannockburn Road and Carl Heck Boulevard road reserves, ensuring:

- 2.1.2.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;

- 2.1.2.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure; and

- 2.1.2.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard

specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres.

- 2.1.3. Amended location of the new acoustic fence to be consistent with the Noise Assessment Report.

Further advice:

The Landscape Plans currently depict the new acoustic fence to extend around the PMT; however, the Noise Assessment Report aligns this fence entirely along the site's northern boundary. The Landscape Plans require amendment to ensure that the location of this fencing is depicted in accordance with the Noise Assessment Report (including where any changes occur in response to the Information Request). Please also note that a combined retaining wall and fence height exceeding 2 metres will not be supported where adjoining a residential premises. This should be considered when addressing any acoustic and earthworks requirements.

- 2.1.4. Design details for all proposed fencing on site, including but not limited to the:
- 2.1.4.1. New acoustic fence along the site's northern boundary;
 - 2.1.4.2. Timber screen paling fence around the PMT; and
 - 2.1.4.3. Post and rail fencing along the southern and eastern extent of the development footprint.

3. ENGINEERING

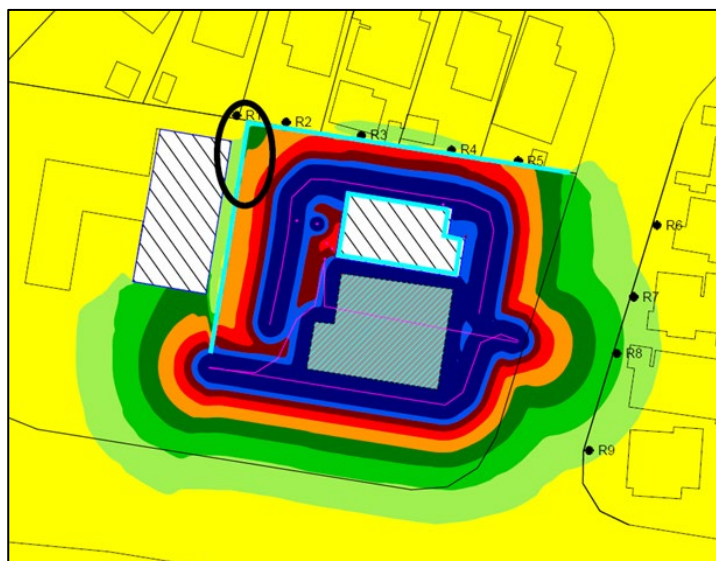
Acoustic Information

- 3.1. Clarify whether the existing acoustic barrier must be maintained to comply with Council's noise limits.

Further advice:

The figure shown on page 50 of the submitted Noise Impact Assessment indicates that the southernmost section of the barrier has not been modelled; however, the northernmost section of the existing acoustic barrier, identified in Figure 2 below, may need to be retained to ensure compliance with Council's noise limits and prevent noise leakage to the existing sensitive receivers to the north of the subject site.

Figure 2:



- 3.2. Confirm the height of the existing acoustic barrier modelled in SoundPLAN.
- 3.3. Provide a copy of the SoundPLAN model.

Traffic/ Transport

- 3.4. Provide amended plans of development that include the dimensions and area of the proposed land dedication along Carl Heck Boulevard.
- 3.5. Provide a minimum 2.0-metre-wide reinforced concrete footpath within the 4.0 metre road verge along the Carl Heck Boulevard frontage, connecting the existing bus stop to the existing footpath at the Bannockburn Road/Carl Heck Boulevard roundabout intersection.
- 3.6. Provide concept roadworks plans and cross-sections at 20 metre intervals for the design and construction of the Bannockburn Road frontage, including kerb and channel and a minimum 2.0 metre wide reinforced concrete footpath within the 4.0 metre road verge, connecting the existing service station driveway to the existing footpath at the Bannockburn Road/Carl Heck Boulevard roundabout intersection.
- 3.7. Provide amended plans of development to modify the Bannockburn Road site access to a left-in/left-out treatment with a central median island.

Further advice:

Given the proposed development will increase traffic demand at the existing Bannockburn Road site access, its proximity to adjacent intersections and the future upgrade to the Beaudesert Beenleigh Road / Bannockburn Road / Belivah Road intersection, a left-in/left-out treatment with a central median island is recommended.

- 3.8. Provide an amended Traffic Impact Assessment (TIA) that includes detailed SIDRA analysis of the Bannockburn Road/Carl Heck Boulevard roundabout intersection for the opening year and 10-year design year scenarios.
- 3.9. Provide SIDRA intersection analysis and turn warrant assessments for the proposed Carl Heck Boulevard site access to determine the appropriate access configuration and assess the impact of the development on Carl Heck Boulevard.
- 3.10. Provide SIDRA intersection analysis and turn warrant assessments for the existing Bannockburn Road site access to determine the appropriate access configuration and assess the impact of the development on Bannockburn Road.
- 3.11. Demonstrate that the proposed driveway will not adversely impact the operation of the existing bus stop on Carl Heck Boulevard (Stop ID: 313587).
- 3.12. Amend the TIA to include justification on the proposed traffic distribution for new and drop in trips entering and exiting the site.

Stormwater Quality

- 3.13. Confirm that all proprietary stormwater treatment products have been modelled in accordance with the verified methods outlined in the relevant Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP) verification certificates.
- 3.14. Provide copies of the MUSIC models used to assess the effectiveness of the proposed treatment trains.

Further advice:

The proposed two treatment trains are considered acceptable at the conceptual design stage; however, one option must be selected at the operational works stage, and the detailed stormwater management plan and engineering drawings must be finalised based on the selected proprietary device type.

Stormwater Quantity

- 3.15. Confirm whether drainage infrastructure is required along Carl Heck Boulevard as part of frontage works requirements.

Earthworks

- 3.16. Provide amended concept earthworks drawings which clearly identify the extent, location and depth/height of proposed cut and fill across the site, including any cut or fill adjacent to property boundaries.

Further Advice:

As noted above a combined retaining wall and fence height exceeding 2 metres will not be supported where adjoining a residential premises. This should be considered when addressing any acoustic fence requirements.

- 3.17. Demonstrate how proposed batters, retaining walls and any associated earthworks will comply with the Filling and excavation code.

Servicing and Manoeuvring

- 3.18. Provide swept path plans, prepared or certified by a suitably qualified RPEQ engineer, demonstrating that the proposed McDonald's service vehicle can enter, manoeuvre within, service the site, and exit in a forward gear without unacceptable conflict with car parking spaces or internal circulation.
- 3.19. Provide details demonstrating how the car parking space and drive through area affected by the service vehicle swept path will be managed, demarcated, restricted to staff or otherwise addressed as part of the operational layout.
- 3.20. Provide swept path plans, prepared or certified by a suitably qualified RPEQ engineer, demonstrating that a refuse collection vehicle can access the dedicated refuse collection area, manoeuvre safely within the site, and exit in a forward gear.
- 3.21. Assess whether any signs and/or linemarking is required at the Bannockburn Road access point, to manage conflicts between vehicles attempting to exit from the Service station onto Bannockburn Road and entering vehicles that are attempting to turn right into the proposed Food and drink outlet.

Electricity and Telecommunications

- 3.22. Provide details of the proposed electricity servicing arrangement for the development.

4. WATER AND SEWER**Concept Servicing Plan**

- 4.1. Provide an amended Services Layout Plan that includes the following:
- 4.1.1. Easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code). This includes, but is not limited to:
 - 4.1.1.1. Easements over both sewer manholes within each proposed lot; and
 - 4.1.1.2. A minimum one (1) metre wide access easement to each sewer manhole within the proposed lots.
 - 4.1.2. Identify the nominated water and sewer connection point for proposed Lot 1; and
 - 4.1.3. Dedicate a suitable land reservation for a Commercial Water meter within the private lands generally in accordance with SEQCode Drawing SEQ-WAT-1110-10 and SEQ-WAT-1110-11.

Further advice:

The water meter shall be installed at ground level, outside the building where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including free from building security, not being obscured by vehicle movements, and free from overgrown vegetation and all other forms of obstructions and hazards (including accidental strike from vehicles).

5. REQUEST FOR FURTHER ADVICE

In accordance with section 35 of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the application is decided, give further advice about the application to the applicant.

6. RESPONDING TO THIS INFORMATION REQUEST

This Information Request may be responded to by giving Council:

- (a) All of the information requested; or
- (b) Part of the information requested; or
- (c) A notice stating that none of the information will be provided.

Please indicate within your response if you have provided: all, part of or none of the required information.

If an Information Response is not provided within three (3) months of receiving this Information Request or such further period agreed with the Council, Council's assessment will continue without the benefit of this information.

Further advice:

Fees may be payable for the amendment of existing Infrastructure Agreements (Environmental or Stormwater Offset) in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

7. COPIES OF RESPONSES TO REFERRAL AGENCIES

Please note that any referral agency for the application may make a separate Information Request. If responding to a referral agency Information Request, a copy of that response must also be given to Council in accordance with Part 3 of the Development Assessment Rules.

For further information about this application please contact the Assessment Manager, **Tara Green**, on 07 3412 4405 or via email on development@logan.qld.gov.au.

Yours faithfully

Lisa Heanue
Principal Planning Officer
Planning Assessment and Technical Services