

Your Reference: QLD100718  
Enquiry Phone: Customer Service 07 3412 5269  
Property Key: 293268  
Document Number: 19431068  
Please Quote: MCUI/29/2026  
File Number: 1472971-1



19 May 2026

Amplitel Pty Ltd  
C/- BMM Group Pty Ltd  
PO Box 430  
TOOWONG QLD 4066

Dear Sir/Madam

## INFORMATION REQUEST

**APPLICATION NO:** MCUI/29/2026  
**PROPERTY ADDRESS:** 213-221 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN QLD 4280  
**PROPERTY DESCRIPTION:** LOT 19 RP 143361  
**APPLICATION DESCRIPTION:**  
• **MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY**

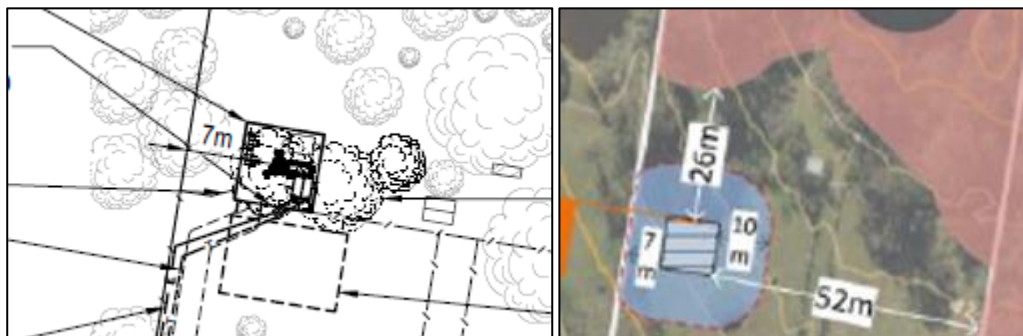
In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

### 1. GENERAL INFORMATION

#### Proposed Plans of Development

- 1.1. Provide amended plans of development clearly identifying the road and/or rear boundary clearance to the lease area;

*Further advice: The provided plans do not clearly identify road or rear boundary clearances to the lease area. While supporting information states the monopole is 170m from the road boundary, no setback is noted on the plans and the location indicated within the Bushfire Hazard Report appears inconsistent with the provided plans (i.e. closer to the road boundary, based on proximity to nearby structures (see images below)). Depending on the location of the telecommunications tower, amended Bushfire reporting may be required.*



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## Amenity

- 1.2. Submit additional photomontages from key vantage points to demonstrate the proposed facility will not visually impact the surrounding landscape/bushland setting in compliance with the Rural Residential Zone Code, Telecommunications Facility Code and the Strategic Framework.

*Further Advice:* Insufficient justification has been provided to demonstrate the proposed telecommunication facility is located in a position that will integrate with the surrounding natural and built environment. The proposed development therefore does not comply with PO2 and Overall Outcome (2)(a)(i) of the and PO26 and Overall Outcome 3(f)(ii) of the Rural Residential Zone Code, which requires the bushland or natural landscape setting to dominate the built form. These provisions are reiterated within the use code and relevant outcomes of the Strategic Framework. Photomontages should include a to scale representation of the Telecommunications Facility in the proposed location and reference mapping indicating where photomontages have been taken from and the direction of the photo should also be provided.

- 1.3. Provide further detail regarding painted finish colours, setbacks and surrounding tree heights.
- 1.4. Provide further information to demonstrate that a height of 40 metres is required to facilitate future co-location.

## Location

- 1.5. Provide further justification in relation to the intended coverage area of the proposed facility including a coverage map showing the proposed coverage area and existing coverage area for Telstra.

*Further advice:* The submitted application material identifies that the facility is intended to provide coverage to Flagstone and surrounding rural residential areas. A detailed coverage map is required showing the proposed coverage area and existing coverage area of existing facilities in proximity of the subject site.

- 1.6. Provide further details and locations of all existing and planned Telecommunication infrastructure within the area and provide evidence outlining that all reasonable and practical solutions have been examined to co-locate with nearby facilities, and or within the intended coverage area that can accommodate the intended use for future co-location.

1.6.1. Further details of the coverage area that would be achieved if co-location were to be achieved on nearby existing Telecommunication facilities is required. If co-location is not achievable, it must be demonstrated and supported with coverage data/area maps why co-location is not feasible on these existing sites; and

1.6.2. Future co-location on the subject site must be able to be achieved in accordance with PO3 of the Telecommunications facility code. This includes providing indicative coverage area maps/data on the coverage area that can be achieved for future co-located service provider on the proposed facility.

*Further Advice:* While the submitted Town Planning Report identified four facilities within the surrounding facility, the submitted material has not provided adequate justification as to why co-location cannot occur on these facilities. Furthermore, there are several approved or existing telecommunications facilities with similar or closer proximity that do not appear to have been considered, including, but not limited to, the approved telecommunications facility at 27-37 Cusack Lane, Riverbend and existing facilities at 5 Commercial Circuit, Flagstone, 5011 Mt Lindesay Highway, South Maclean. In the absence of coverage mapping, it has not been clearly identified why co-location is not possible on these sites either.

## 2. TECHNICAL SERVICES

### Biodiversity Management Area

- 2.1. Provide a site plan identifying native trees/native habitat trees proposed to be removed.  
*Further advice: The site plan must include any native trees/native habitat trees proposed to be cleared, including but not limited to within the compound area and any that must be cleared to establish access roads.*
- 2.2. Demonstrate how the proposed development achieves a net gain of native vegetation/native trees/native habitat trees. This must be achieved by either a restoration offset (replanting) onsite or an external financial offset.
- 2.3. If a restoration offset is proposed, provide an amended site plan showing:
- 2.3.1. quantity of proposed restoration; and
  - 2.3.2. rehabilitation locations;
- 2.4. Alternatively, if an external financial offset is proposed, agree to the payment of a monetary contribution in accordance with Planning Scheme Policy 3 of the Logan Planning Scheme 2015. Contact the Development Assessment branch of Logan City Council ([DATechServices@logan.qld.gov.au](mailto:DATechServices@logan.qld.gov.au)).  
*Further advice: The Logan Planning Scheme defines native trees and/or native habitat trees as:*
- **Native tree** is defined as a tree, whether dead or alive, that is indigenous to Australia and is greater than four metres in height or has a trunk circumference of 31.5 cm or greater measured at 1.3 metres from the ground.
  - **Native habitat tree** is defined as a tree, whether dead or alive, that is indigenous to Australia and which has a trunk circumference of 220cm or more measured at 1.3 metres above ground level or contains a hollow.
- In accordance with Planning scheme policy – 3 restoration offsets are calculated as follows:*
- Two trees of the same species are to be replanted for every native tree cleared in a secondary vegetation management area;
  - four trees of the same species are to be replanted for every native habitat tree removed in a secondary vegetation management area.

### Fauna exclusion fencing

- 2.5. Demonstrate that the fencing for the proposed telecommunications facility will be designed to exclude native fauna in accordance with the guidelines outlined in Section 6.11 of the Fauna Sensitive Road Design Volume 2 from the Main Roads Department.  
*Further advice: In order to meet the requirements of PO4 of the Telecommunications facility code, the proposal must demonstrate how any proposed fencing is designed to exclude native fauna.*

## 3. 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.

## 4. 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.

#### **5. 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 Council on 07 3412 5269 or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully

Angus Watson-Brown  
A/Senior Planning Officer  
Planning Assessment and Technical