

Our Ref: BNE260129

17 June 2026

The Chief Executive Officer
City of Logan
PO Box 3226
Logan City QLD 4114

Attention: Rhys Mason, Planning Assessment and Technical Services

Property Location:	711-717 Waterford Tamborine Road, Buccan
Property Description:	Lot 4 on RP170825
Development:	Operational Works Advertising Device – Off-premises Sign
Applicant:	Big Sign Company Pty Ltd
Council Reference:	OWADV/14/2026

We refer to Council's Information Request dated 12 June 2026 made under clause 12.1 of the *Development Assessment Rules* ("DA Rules") and, on behalf of our client, and pursuant to clause 13.2(a), forward the following as a **full** response to **all** requested items.

In support of this response, please find attached:

- Amended Site Plan, prepared by DTS Group, attached under **Attachment A**;
- Amended Elevations, prepared by DTS Group, attached under **Attachment B**;

1. GENERAL INFORMATION

Design and Siting

- 1.1 Provide amended plans with a maximum height above ground level that is reduced to 5 meters.
- 1.2 Provide further justification against PO1 of the Advertising device code, showing how the proposed advertising device is designed and located:
 - 1.2.1 to be compatible and visually integrate with the built form and streetscape;
 - 1.2.2 to be safe for pedestrians, cyclists and vehicular traffic; and
 - 1.2.3 to not cause a distraction to road users or light nuisance to residents.

Advice Note: The maximum face area of a free-standing off-premises signs within the Rural residential zone is 0m². As such, further details are required to demonstrate how the proposal will be compatible with and visually integrate with the built form and streetscape. The proposed 1m high landscaping is insufficient to screen the proposed pylons (which should be reduced to 2m as per item 1.1 above) and additional landscaping to achieve a height of 2m should be considered and will be required by Council officers. Further details regarding the proposed road setback are also required to determine the level of potential impact on road users, pedestrians and cyclists.

1.1 and 1.2 Response

A reduction in height of the proposed sign could possibly result an increased risk of vandalism. The sign is proposed to remain at 6 meters, given this allows for a minimum 3m to be provided to the underside of the sign. Where the height is reduced to 5m, with 2m to the underside of the site, the risk of vandalism increases, of which the applicant has had instances of in the past.

The retention of the sign at a proposed height of 6m achieves PO1 of the Advertising devices code, in that.

- The proposal includes amended landscaping screening with a width of 6m at the base of each sign face, with mature vegetation heights of 3m to screen the pylons;
- The inclusion of landscaping allows for additional integration of the proposed development into the streetscape. The existing vegetation at the rear of the sign will also assist in ensuring that the sign is in a landscaped rural-residential setting;
- The sign is located within private property, behind existing front fencing. There are no impacts to pedestrian safety, with no formalised footpath provided along the road frontage;
- The sign will not cause a distraction for road users, as the device is static;
- Previous advice from DTMR identified that the sign is:
 - located 12m from the edge of the trafficable lanes;
 - located outside of the clear zone
 - complies with the Roadside Advertising Manual, and in particular does not obstruct or distract a drivers line of sight;
- An advertising device of 6m in overall height is less than the allowable 8.5m building height for a dwelling house, the proposed device is compatible with the existing and allowable built form character in the Rural Residential zone;
- There are no impacts to the residential dwelling on the site, or adjoining dwellings, as no illumination is proposed;

1.3 Provide details of the proposed road and side boundary clearance to the proposed advertising device.

Response

The amended Proposed Signage Plans now include the proposed road and side boundary clearance to the proposed advertising device, found in **Attachment A**.

1.4 Provide an assessment that identifies all other existing or approved off-premises signs within the same direction of travel in any five kilometres from the proposed sign.

Response

Figure 1 below identifies the 5 kilometres area north and south of the proposed sign. On a review of this section of road, 4 double sided off premise signs exist. One of the signs (the site north of the site) is an off-premise sign which advertises a nearby housing estate, which is considered to be a temporary sign until the estate development is completed.

The 3 signs to the south of the site are off-premises signs which advertise various local and national business. It is assumed that these signs have Council development or license approvals.

An assessment against PO2 of the Advertising devices code is included below:

PO2

An advertising device does not create visual clutter.

Despite their being more than three off-premises advertising devices within 5 kilometres of the subject site, the closest sign to the site is a distance of just over 1.5 kilometres to the south, with these 3 signs to the south of the site grouped within 1.8km.

The distance of 1.5 kilometres between the subject site and the sign to the south is considered an acceptable distance which avoids clutter, and cluttering is again avoided given the sign is not located on the western side of Waterford Tamborine Road.

The sign to the north of the site which advertises a nearby housing estate is located 4.2km to the north of the site.

Within 10km of road, there would be a total of 5 off premise signs, being 1 sign every 2km. This is not considered to create visual clutter. The proposed sign is not visible at any point, to any existing sign.

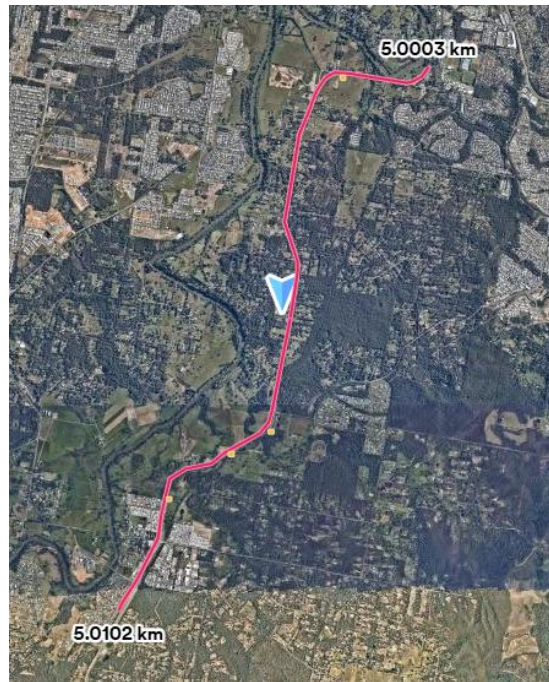


Figure 1 5km north & south of the subject site. Off-premises sign locations in yellow.

Landscaping

1.5 Provide further details of the landscaping proposed for the development, included on the site plan, including:

1.5.1 Full length and width dimensions on plans; and

1.5.2 Species of plants proposed to screen the pylons.

Response

The updated Proposed Signage Plans (elevation) provides planting for the 6m width of each sign face adjacent the pylons. The proposed planting species are:

- Syzygium smithii (hot flush lilly pilly)
- Callistemon (Endeavour)

It is proposed undertake planting at 1m centres, per face.

Intent of Signage

1.6 Provide details of the proposed signage to be displayed on the proposed advertising device.

Response

The proposed advertising device is specifically intended to serve as a high-quality platform for Small-to-Medium Enterprises (SMEs) and community organizations operating within the local Logan and Buccan area. The signage will primarily feature local professional services and businesses.

We advise that this Response to Council's Information Request is being made under clause 12.1 of the DA Rules and constitutes a **full response** containing all of the information requested as outlined in Clause 13.2(a) of the DA Rules.

The applicant will now undertake public notification in accordance with the DA Rules.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Your sincerely,

A handwritten signature in black ink, appearing to read 'Liam Donald', written in a cursive style.

Liam Donald – Principal Planner

DTS Group QLD Pty Ltd

Email: planning@dtsqld.com.au