

Your Reference: BNE260129
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 294221
Document Number: 19501109
Please Quote: OWADV/14/2026
File Number: 1477704-1



12 June 2026

Big Sign Company Pty Ltd
C/- DTS GROUP QLD PTY LTD
PO Box 3128
WEST END QLD 4101

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: OWADV/14/2026
PROPERTY ADDRESS: 711-717 WATERFORD TAMBORINE ROAD, BUCCAN QLD 4207
PROPERTY DESCRIPTION: LOT 4 RP 170825
APPLICATION DESCRIPTION:
• **OW ADVERTISING DEVICE - OFF-PREMISES SIGN**

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

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.*

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

Advice Note: Council Officers note the provided town planning report denotes an “appropriate setback from the site boundary” but does not detail these measurements. This is to assist Council Officers in determining whether the proposal meets AO1.1 and AO1.4.b.iii. of the Advertising device code.

- 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.

Advice Note: AO2.3 of the Advertising device code states that there must be a maximum of three off-premises signs in the same direction of travel in any five kilometres. This information is required to determine if compliance with AO2.3 has been demonstrated or if an assessment against PO2 is required.

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.

Intent of signage

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

Advice Note: The proposal is silent on the proposed business/product that will be advertised by the proposed sign, noting it “will allow for advertising opportunities for local and national businesses.” Council Officers request further details, if available, of the proposed advertising to be displayed on the advertising device to ensure the proposal meets each item of PO1 of the Advertising device code.

2. 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.

3. 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.

4. 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, Rhys Mason, on 07 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Jessica Binch
Principal Planning Officer
Planning Assessment and Technical Services