



DTS Group Qld Pty Ltd – Urban Planning

711-717 Waterford Tamborine Road, Buccan

Development Permit for Operational Works for Operational Works for
Placing an Advertising Device on Premise

On behalf of
Big Sign Company Pty Ltd

May 2026

Impact Assessable Development Application Report

711-717 Waterford Tamborine Road, Buccan

Being described as Lot 4 on RP170825

On behalf of

Big Sign Company Pty Ltd

May 2026

Document History				
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Table of Contents

Executive Summary	i
Site Details.....	i
Application Details	i
Synopsis	i
1 Introduction	1
1.1 Category of Assessment	2
1.2 Council Prelodgement Engagement.....	2
2 Site Characteristics	3
2.1 Planning Scheme Zoning	3
2.2 Planning Scheme Overlays	4
2.3 Topography.....	5
2.4 Frontage and Access	5
2.5 Urban Services	5
3 The Proposed Development	6
3.1 State-Controlled Roads	8
4 Town Planning Framework	10
4.1 Planning Act 2016	10
4.2 Categories of Development and Benchmarks	10
4.4 Referral Agencies.....	11
4.4.1 State Development Assessment Provisions	11
4.5 South East Queensland Regional Plan	11
4.6 State Planning Policy.....	11
4.7 Local Government Infrastructure Plan	11
4.8 Temporary State Planning Policy	11
5 Logan Planning Scheme	12
5.1 Strategic Plan	12
5.1.1 Strategic Planning Framework Themes – Regional landscape and rural production area	12
5.2 Zoning	12
5.2.1 Rural Residential Zone, Park Living Precinct.....	12
5.3 Development Codes.....	13
6 Conclusion	16

Tables

Table 1	Category of Assessment & Applicable Assessment Criteria	2
Table 2	Logan City Council Planning Scheme Zone	3
Table 3	Logan City Council Planning Scheme	4
Table 4	Logan City Council Planning Scheme Relevant Specific Outcomes	12
Table 5	Rural Residential Zone, Park Living Precinct – Purpose	12
Table 6	Logan City Council Planning Scheme – Advertising Device Code Part A.....	13

Figures

Figure 1	Subject Site Aerial Photograph	1
Figure 2	Locational Context	1
Figure 3	Proposed Sign Location	6
Figure 4	Typical Elevation	7
Figure 5	Existing Community sign	8
Figure 6	Existing Community sign Separation	9

Appendix

Appendix A	Site Plan	A
Appendix B	Typical Elevation.....	A
Appendix C	DTMR Advice	A
Appendix D	Council Prelodgement Meeting Minutes	A

Executive Summary

Site Details

Address:	711-717 Waterford Tamborine Road, Buccan
Lot Description:	Lot 4 on RP170825
Zoning:	Rural Residential Zone
Zone Precinct:	Park Living
Local Plan:	Nil
Site Area:	20,000m ²
Registered Landowner:	Prabjit Gosal

Application Details

Application:	Development Permit for Operational Works for Placing an Advertising Device on Premise
Preliminary Approval:	Not Applicable
Application Type:	Impact Assessable Development
Applicant:	Big Sign Company Pty Ltd C/- DTS Group Qld Pty Ltd PO Box 3128, West End QLD 4101
DTS Reference:	BNE260129

Synopsis

This report has been prepared for Big Sign Company Pty Ltd which seeks approval for an Operational Works for Placing an Advertising Device on Premises (Two Sided Pylon Sign). The proposed development is consummate to the zoning of the site, being rural residential and road hierarchy, being orientated towards the Waterford Tamborine Road (which is a State-controlled road) and traffic moving north and south along Waterford Tamborine Road.

The proposed development proposes an advertising device of commercial standard size with two faces which provide advertising opportunity to the existing traffic. The proposed sign will have two face areas consisting of 18m² each and a maximum height of 6m. The structure will be two-pole construction oriented to north and south-bound traffic along Waterford Tamborine Road.

The proposed structure is considered consistent for the road hierarchy and achieves the overall outcomes and purpose of the Advertising Devices Code.

1 Introduction

This planning assessment report accompanies a Development Application for a Development Permit for Operational Works for Placing of an Advertising Device (Two Sided Pylon). The site is located at 711-717 Waterford Tamborine Road, Buccan, being described Lot 4 on RP170825 (hereafter referred to as “the subject site”). The locational context of the subject site is illustrated in **Figure 1 - Aerial Photograph** and **Figure 2 – Location Context** map to this report.

The proposed development is for an advertising device with two faces and an area of 18m² each, fronting the north and south bound traffic along Waterford Tamborine Road. The advertising device will have an overall height of 6m and along the property boundary to Waterford Tamborine Road.

The site is located within the Rural Residential Zone and identified within the Park Living precinct of the Logan City Council Planning Scheme. The development has been assessed against the desired outcomes, performance outcomes and acceptable outcomes of the relevant planning scheme codes as well as relevant state and regional provisions. This report has been prepared to logically address the town planning considerations relevant to the application for operational works associated with an advertising device and based on assessment, demonstrates general compliance with the Logan City Council Planning Scheme and illustrates sufficient urban planning grounds to warrant approval.

Having regard to the definition of “development” at Schedule 2 of the Planning Act 2016, the proposal is considered to constitute ‘Operational Work’ and is sought to be accompanied by a Development Approval. Accompanying this report are plans prepared by DTS are attached under **Appendix A**.

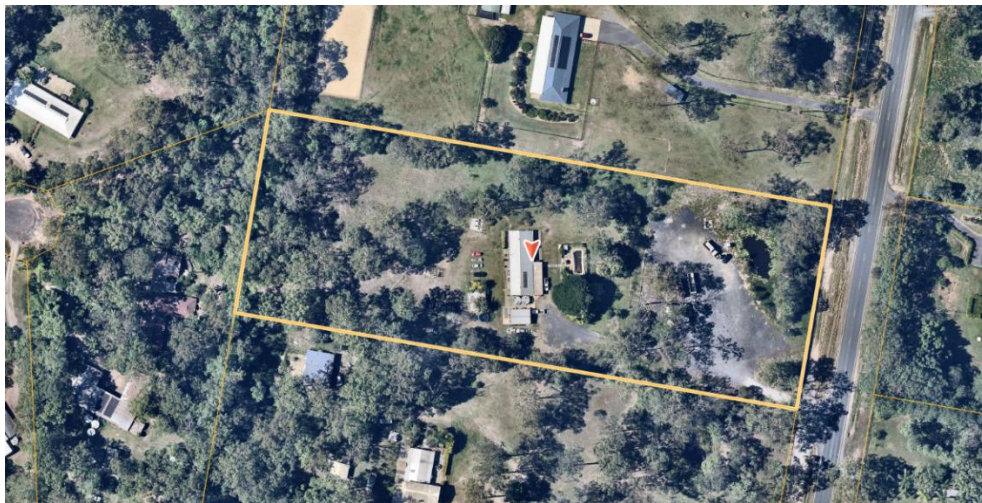


Figure 1 Subject Site Aerial Photograph

Source: NearMap

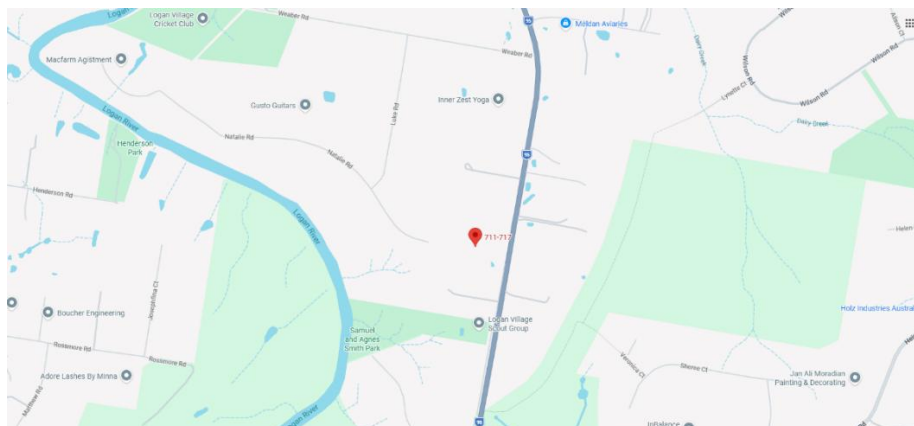


Figure 2 Locational Context

Source: Google Maps

1.1 Category of Assessment

The application is for Operational Works and **Table 1** provides an assessment against Part 5.8 of the Logan City Council Planning Scheme and has determined that the applicable Category of Assessment for this application is **Impact Assessment**.

Table 1 Category of Assessment & Applicable Assessment Criteria

Logan City Council	Category of Assessment	Assessment Criteria
Zoning		
Rural Residential Zone	Impact Assessment	Advertising Devices Code
Overlays		
Biodiversity Areas Trigger – Secondary Vegetation Management Area Overlay	No Change	Nil
Bushfire Hazard Trigger – Bushfire Hazard (Medium Potential) Overlay	No Change	Nil
Bushfire Hazard Trigger – Bushfire Hazard (Potential Impact Buffer) Overlay	No Change	Nil
Landslide Hazard and Steep Slope Area Trigger – Landslide Hazard Trigger Map Overlay	No Change	Nil
Transport Noise Corridors Trigger – State Roads Overlay	No Change	Nil

1.2 Council Prelodgement Engagement

The applicant undertook a formal prelodgement meeting with Council on 5 February 2026 in regard to the proposed advertising device (refer **Appendix D**). Council’s minutes identify that the proposed development may be considered at this location given the absence of existing advertising devices in the surrounding area and where landscaping to the base of the sign is also provided.

The minutes summarise that the application would need to justify any performance outcomes, but there were fundamentally no concerns in principle with the proposed development.

2 Site Characteristics

The subject site is located at 711-717 Waterford Tamborine Road, Buccan, being described as Lot 4 RP170825. The site currently contains a Dwelling house with ancillary structures to the front of Waterford Tamborine Road. The proposed advertising device has been designed to form part of the existing built form and will not overly dominate the streetscape and surrounding area.


The subject site provides vehicular access from Waterford Tamborine Road and pedestrian access along all frontages. The development provides a frontage of approximately 84.9m to Waterford Tamborine Road along the eastern boundary. In the broader context, the site is located near the Logan River and Newstead Park. Waterford Tamborine Road is identified as a State Controlled Road. The site is surrounded by Rural Residential, Environmental Management and Conservation, and Rural zoned lots.

2.1 Planning Scheme Zoning

Logan City Council’s Interactive Mapping outlines the below property flags which apply to the subject site:

Table 2 Logan City Council Planning Scheme Zone

Source: COL Interactive Mapping



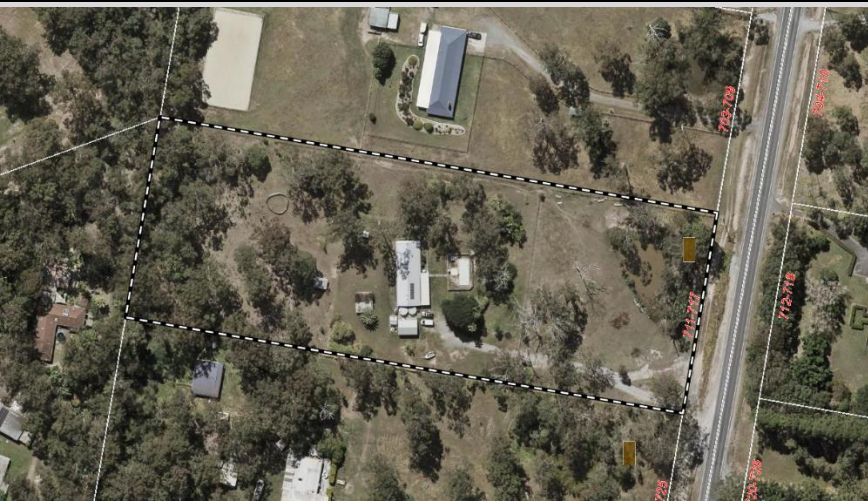
Zone	Mapped Location
<p>Rural Residential Zone (Park Living Precinct)</p>	

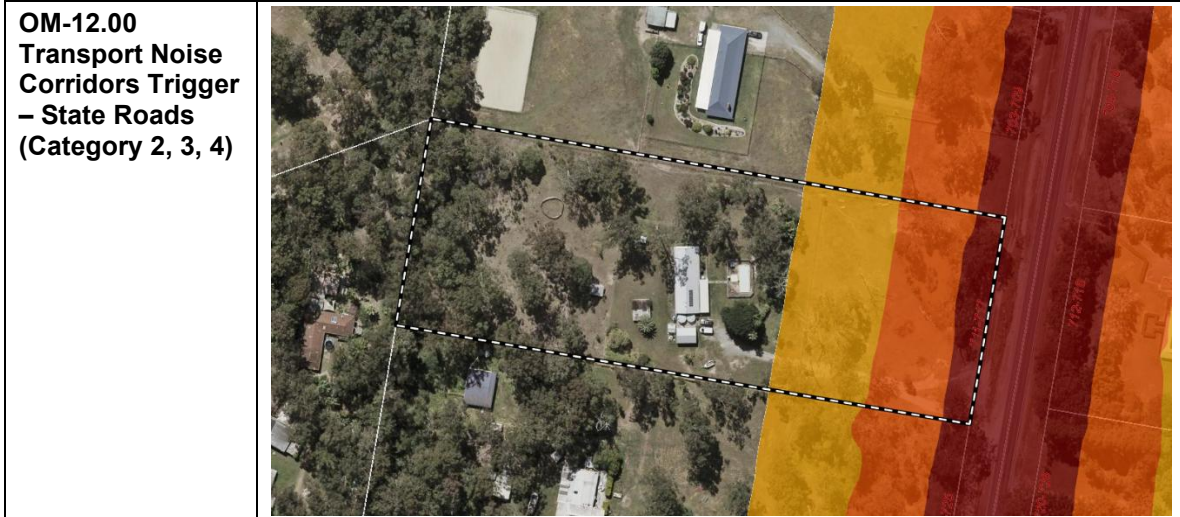
2.2 Planning Scheme Overlays

Logan City Council's Interactive Mapping outlines the below property flags apply to the subject site:

Table 3 Logan City Council Planning Scheme

Source: RRC Interactive Mapping

Overlay	Mapped Location
<p>OM-2.00 Biodiversity Areas Trigger – Secondary Vegetation Management Area</p>	
<p>OM-3.00 Bushfire Hazard Trigger – Bushfire Hazard (Medium Potential) (Potential Impact Buffer)</p>	
<p>OM-8.00 Landslide Hazard and Steep Slope Area Trigger – Landslide Hazard Trigger Map</p>	



2.3 Topography

The site has a gradual slope towards the western rear boundary, with levels starting at 33m AHD along the western frontage and falling to appropriately 22m AHD along the eastern front boundary.

2.4 Frontage and Access

The site maintains a frontage of approximately 84.9m to Waterford Tamborine Road along the eastern boundary. The development maintains the existing access from Waterford Tamborine Road along the eastern boundary and does not impact the internal layout.

2.5 Urban Services

The subject allotment is capable of connection to all urban utilities.

3 The Proposed Development

The location of the proposed advertising device is at 711-717 Waterford Tamborine Road, Buccan. The advertising device is to be located along the Waterford Tamborine Road frontage and orientated to be visible by north and south bound traffic along Waterford Tamborine Road. The proposed sign has been designed with consideration to the existing and surrounding land uses and is not expected to result in any vegetation clearing or impact to the area of use within the subject site.

The proposed advertisement device is to be a standard size to be complimentary to the large lot size, surrounding area and proximity to the state-controlled road. According to the Logan Planning Scheme 2015, development in the Rural Residential Zone (Park Living precinct) is required to have a maximum building height of 8.5m. The device will provide a two-sided off premise free standing sign, oriented to northbound and southbound traffic along Waterford Tamborine Road, providing for an overall height of 6m. The built form has been designed to ensure the safety of persons on the site and be of a complimentary scale to the developing built form and surrounding development within the area. Importantly, the scale of the device is less than the allowable height for a future Rural residential use on the site.

The two-sided pylon has been proposed at an appropriate setback from the site boundary, along the Waterford Tamborine Road frontage and is intended to be of a scale, built form and material similar to the development over the subject site and the surrounding streetscape. The pylon is located in an area where it can be screened by landscaping and appropriate designed to appear not overbearing to the streetscape.

The advertisement device will be located along the Waterford Tamborine Road frontage (refer **Appendix A and B**) to present an attractive built form, be seen from the intended views and to ensure the device does not overly dominate the streetscape. The proposed development will not include any illumination.

The proposal will allow for advertising opportunities for local and national businesses, who provide services within the local government area. The proposed development has been strategically designed and placed along Waterford Tamborine Road to ensure that it is actively legible from the intended viewing points, however, it does not impact on the current site use.

To screen the supporting pylons, low level planting and shrubs of up to 1m in height is proposed to the base of the sign.



Figure 3 Proposed Sign Location

Source: Appendix A

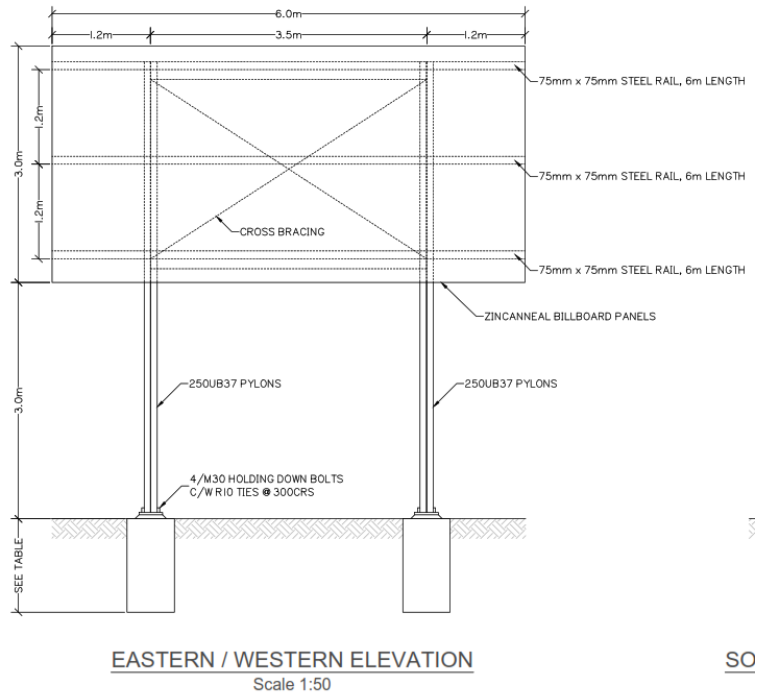


Figure 4 Typical Elevation

Source: Appendix B

The proposal is for a device that is 6m high as per the Advertising Devices code and includes a face area of 18m² per side. An assessment of PO1 and PO2 below has been undertaken.

The height and sign face area will not result in the device being visually dominant or result in safety impacts for road users or pedestrians along Waterford Tamborine Road. The proposed sign is consistent with the scale of advertising devices expected along the state-controlled road.

The proposed two-sided pylon has been assessed against the Advertising a Device Code with the following performance outcome assessment provided under **section 5**.

No other signs exist within proximity to the subject site.

PO1

An advertising device is designed and located:

- a. *to be compatible and visually integrate with the built form and streetscape;*
- b. *to be safe for pedestrians, cyclists and vehicular traffic;*
- c. *to not cause a distraction to road users or light nuisance to residents.*

PO2

An advertising device does not create visual clutter.

Response:

- The proposed advertising is of a house scale, with an overall height not exceeding the allowable heights for a residential dwelling on the subject site;
- The proposed sign is well separated from the dwelling on the existing site, and well separated from dwellings on adjoining sites to the north and south;
- The proposed sign does not require any vegetation removal with the sign to avoid impacts to the existing streetscape which includes large retained vegetation along the road corridor;
- The streetscape does not include any existing pedestrian footpaths;

- No illumination is proposed;
- Is not a distraction to road users; and
- A contextual analysis has been undertaken of the surrounding road corridor to establish what, if any advertising devices are located within 500m distance of the proposed advertising device. This analysis identifies that:
 - No advertising devices are located to the north of the site within 500m, with the first off premises advertising device being 'Superior Water Tanks' affixed to a bus stop shelter adjacent to Coplick Crescent, approximately 860m north of the site;
 - No advertising devices are located to the south of the site within 500m, with the first advertising device, with the first off premises advertising device being 'Land Now Selling' affixed to a bus stop shelter adjacent to Twilight Close, approximately 780m south of the site;

3.1 State-Controlled Roads

The application previously undertook prelodgement discussions with DTMR including a preliminary assessment of the Roadside Advertising Manual (RAM) in regards to the proposed advertising device. Written advice provided by DTMR (refer Attachment C) identifies that they would have no objection to the proposed device and consider it complies with the RAM. In particular, the advice identifies that the proposed sign is to be located no closer than 24m to the existing blue community facility sign. As per our initial ass

This community facility sign identifies the 'Logan Village Scouts' with the sign adjacent the existing driveway access to the subject site, refer **Figure 5** below. The proposed sign is located approximately 32m north of this sign and complies with DTMR's requirements, refer **Figure 6** below.



Figure 5 Existing Community sign

Source: Google Streetview

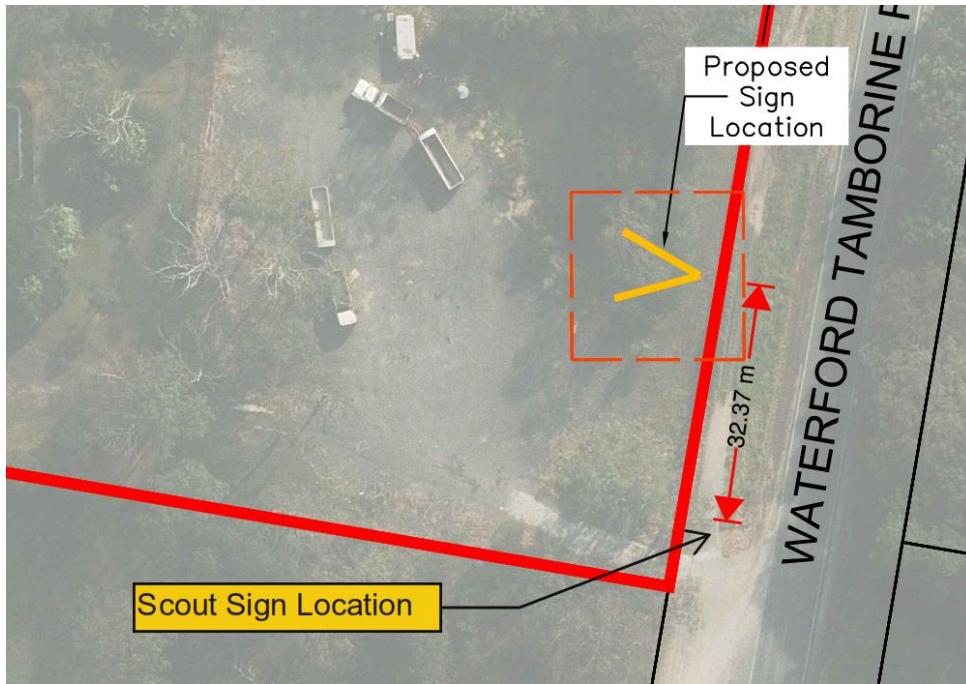


Figure 6 Existing Community sign Separation

Source: DTS

It is understood that Council will undertake a third party referral to DTMR.

4 Town Planning Framework

4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the Planning Regulation 2017 and the Development Assessment Rules.

4.2 Categories of Development and Benchmarks

The staged development proposed by this application for Operational Works which is made Impact Assessable under the Logan Planning Scheme 2015, in accordance with section 45 (2) of the Planning Act 2016. In this regard, section 45(5) (a) of the Act has been considered as part of this report.

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorizing instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.”

The relevant assessment benchmarks are described in section 30 of the Planning Regulation 2017, and state:

“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

The category of development and the relevant assessment benchmarks are identified in section 1.1 of this report. Furthermore, the application is made impact assessable and the relevant benchmarks are addressed in section 3 and 6 of this report.

The proposal is not made assessable under Section 10 of the Planning Regulation 2017.

4.3 Public Notification

As identified in section 1.1 of this report, the application is Impact Assessable and does require formal public notification of a minimum 15 business days in accordance with section 53 of the Planning Act 2016.

4.4 Referral Agencies

The Referral Agencies triggered by this proposal and their jurisdictions have been established with reference to section 55(2) of the Planning Act 2016 and Schedules 9 and 10 of the Planning Regulation (PR) 2017. No referral triggers are applicable.

4.4.1 State Development Assessment Provisions

The proposed development does not trigger referral to the Department of Infrastructure, Local Government and Planning and consequently does not require assessment against the State Development Assessment Provisions.

4.5 South East Queensland Regional Plan

The SEQ Regional Plan defines a spatial framework for the region and allocates land into one of five regional land use categories. Under the SEQ Regional Plan the site is contained within the 'Regional Landscape and Rural Production Area'. As the proposal is for an advertising device in a rural and rural residential area, it is clearly appropriate for the development of "regional landscape and rural production area".

4.6 State Planning Policy

The State Planning Policy has been reviewed relative to the subject site, in particular the development assessment requirements within Part E. The applicant considers that the SPP is not applicable due to the location of the site and the nature of the works being proposed. Furthermore, the subject site is situated within the Logan City Council administrative area, and the application is made assessable under the Logan City Council *Planning Scheme 2015*. Part 2, section 2.1 of the planning scheme identifies that the SPP was integrated into the planning scheme and no further conflict has been identified.

4.7 Local Government Infrastructure Plan

The proposal is not subject to a Local Government Infrastructure Plan.

4.8 Temporary State Planning Policy

The proposal is not subject to a Temporary State Planning Policy.

5 Logan Planning Scheme

5.1 Strategic Plan

5.1.1 Strategic Planning Framework Themes – Regional landscape and rural production area

Table 4 Logan City Council Planning Scheme Relevant Specific Outcomes

Strategic Outcome	Proposal Compliance
<p>1. The Regional landscape and rural production area has non-urban character defined by:</p> <ul style="list-style-type: none"> a. rural, rural residential, tourism, environmental and outdoor recreation uses; b. the predominance of natural landscape over buildings and structures; c. limited, dispersed buildings and structures that are integrated with the natural landscape. 	<p>Complies</p> <p>The proposed development for an advertising device which allows for opportunities for direct advertising for local businesses operating in the region to passing motorists. The proposed development will not have any impact on the existing rural residential values on the site, given the sign is to be provided along the Waterford Tamborine Road frontage and is of an appropriate design for the zone.</p>
<p>2. The Regional landscape and rural production area accesses community infrastructure and services from the urban footprint.</p>	<p>Not Applicable</p> <p>The proposed development is for an advertising device to be located along the Waterford Tamborine Road frontage and does not require access to community infrastructure and services.</p>
<p>3. Rural communities are to access urban services such as retail, commercial and community uses from the rural towns in the urban footprint such as Jimboomba and Logan Village and these services are not to be provided in the Regional landscape and rural production area.</p>	<p>Not Applicable</p> <p>The proposed development is for an advertising device and not for a rural community use.</p>
<p>4. The Regional landscape and rural production area has a minimum lot size of 100 hectares.</p>	<p>Complies</p> <p>The proposed development is for an advertising device and does not involve a reconfiguration of a lot.</p>

5.2 Zoning

5.2.1 Rural Residential Zone, Park Living Precinct

Table 5 Rural Residential Zone, Park Living Precinct – Purpose

Purpose	Response
<p>1. The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.</p>	<p>Complies</p> <p>The proposed development is for an advertising device only. The proposed development does not impact the rural residential character of the surrounding area.</p>
<p>2. The local government purpose of the Rural residential zone code is to:</p> <ul style="list-style-type: none"> a. predominantly provide for Dwelling houses on larger lots; b. provide for development in a semi-rural, landscaped or bushland setting; c. protect rural residential amenity. 	<p>Complies</p> <p>The proposed development for an advertising device is in keeping with the intent of the site and does not impact the existing values on the site. The proposed development does not impact the surrounding rural residential zone and provides advertising opportunities to be viewed when travelling along Waterford Tamborine Road.</p>

<p>3. The purpose of the Rural residential zone code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> a. the design of the built form: i. responds to site characteristics, including the shape, frontage, size, orientation and slope; ii. produces a built form that is compatible with the semi-rural, landscaped or bushland setting; iii. provides that the semi-rural, landscaped or bushland setting predominates over the built form; iv. incorporates appropriate boundary clearances to protect and provide privacy for residents; v. ensures it is easily and safely accessed; <ul style="list-style-type: none"> b. development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area; c. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided; 	<p>Complies</p> <p>The proposed advertising device has been designed in accordance with the surrounding built form and is of a size and bulk that is considered to be compatible with uses on site and given it is to be viewed from a state controlled road. The development result in a built form which presents minimal dominance on Waterford Tamborine Road through the non-illuminated design.</p> <p>The proposed advertising device is of a bulk and scale that is not foreseen to negatively impact upon any assets with the sign to be located in a cleared area and will not deter the surrounding vegetated area as associated ecological value.</p> <p>The sign has been designed in accordance with the zone requirements. The proposed development does impact on existing vegetation on the site and will be along the Waterford Tamborine Road boundary, away from existing vegetation and wildlife.</p>
<ul style="list-style-type: none"> f. in the Park living precinct: <ul style="list-style-type: none"> i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office; ii. development has a landscaped or bushland setting; 	<p>Complies</p> <p>The proposal is for an advertising device and does not compromise the existing rural residential use over the site.</p>

5.3 Development Codes

The proposal triggers assessment against the following development codes contained within the Logan City Council Planning Scheme:

- **Advertising Device Code** - addressed by DTS

Table 6 Logan City Council Planning Scheme – Advertising Device Code Part A

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Visual amenity and safety of movement network	
<p>PO1</p> <p>An advertising device is designed and located:</p> <ul style="list-style-type: none"> a. to be compatible and visually integrate with the built form and streetscape; b. to be safe for pedestrians, cyclists and vehicular traffic; c. to not cause a distraction to road users or light nuisance to residents. 	<p>AO1.1</p> <p>An advertising device is designed and located to comply with Table 9.4.1.3.2 - Standards for signs.</p> <hr/> <p>AO1.2</p> <p>An off-premises sign complies with Table 9.4.1.3.3 - Maximum face area of off-premises advertising devices in all zones or precincts.</p> <hr/> <p>AO1.3</p> <p>An on-premises freestanding sign complies with Table 9.4.1.3.4 - Maximum face area for an on-premises freestanding sign.</p>

Performance outcomes	Acceptable outcomes
	<p>AO1.4 An advertising device:</p> <ul style="list-style-type: none"> a. is not animated and does not rotate or flash; b. that is illuminated or contains an electronic display: <ul style="list-style-type: none"> i. does not contain scrolling, moving images or moving text; ii. does not obscure traffic signals, directional, regulatory or advisory road signage; iii. is not located to create an obstruction to a road user's clear line of vision to other road users; iv. is not located within 50 metres of: <ul style="list-style-type: none"> A. a school zone; B. an intersection; C. an unsignalised pedestrian crossing; D. a roundabout; v. displays a message for a minimum display dwell time of 30 seconds; vi. ensures message changes are instantaneous (within 0.5 seconds); vii. has luminous levels consistent with Table 9.4.1.3.5 - Luminance levels.
<p>Complies / Not Applicable</p> <p>AO1.1 – Performance Outcome – Under Table 9.4.1.3.2 – Standards for signs, a freestanding standing sign in the Rural residential zone is required to have a maximum height of 5m. The proposed development provides for a maximum overall height of 6m, which allows for clearance to the underside of the sign face.</p> <p>AO1.2 – Performance Outcome - The proposal is for an off-premises sign of 18m². However, the proposed sign complies with PO1, refer section 3 above.</p> <p>AO1.3 – Not Applicable – proposal is for an off-premises sign.</p> <p>AO1.4 – Complies – The proposed development does not include elements that move, revolve, flash or give the impression of movement and will not be lit by external lights in accordance with Council's requirements.</p> <p>Considering the location of the subject site, the scale of the proposed advertisement device will not dominate the streetscape or cause any sudden distractions to motorists or cyclists.</p>	
<p>PO2 An advertising device does not create visual clutter.</p>	<p>AO2.1 An advertising device is designed and located to comply with Table 9.4.1.3.2 - Standards for signs.</p> <p>AO2.2 No more than two free standing advertising devices are erected per 100 metre road frontage of a premises:</p> <ul style="list-style-type: none"> a. where in: <ul style="list-style-type: none"> i. the Centre zone, other than in the Neighbourhood centre precinct; ii. the Low impact industry zone; iii. the Medium impact industry zone; iv. the Mixed use zone; v. the Specialised centre zone; b. with a separation distance of at least 60 metres from another freestanding sign on the same road frontage, or 200 metres if either sign has an electronic component.

Performance outcomes	Acceptable outcomes
	<p>AO2.3 An off-premises sign is not located within 500 metres of another existing or approved off-premises sign, with a maximum of three off-premises signs in the same direction of travel in any five kilometres in:</p> <ul style="list-style-type: none"> a. the Community facilities zone; b. the Emerging community zone; c. the Environmental management and conservation zone; d. the Recreation and open space zone; e. land in a residential zone category; f. the Rural zone; g. the Rural residential zone. <p>AO2.4 An advertising device does not include bunting.</p>
<p>Complies / Not Applicable</p> <p>AO2.1 – Performance Outcome – Under Table 9.4.1.3.2 – Standards for signs, a freestanding standing sign in the Rural residential zone is required to have a maximum height of 5m. The proposed development provides for a maximum height of 6m, allowing clearance to the underside of the sign.</p> <p>AO2.2 – Not Applicable – The proposed development is not identified in one of the applicable zones.</p> <p>AO2.3 – Complies - The proposed development is for one free standing advertising device (off-premises). No other advertising devices are located within 500m of the proposed device.</p> <p>AO2.4 – Complies - The proposed development does not include bunting.</p>	
<p>For assessable development only</p>	
<p>Off-premises sign</p>	
<p>PO3 The view of a building entrance or an existing advertising device from a road is not obscured by a new off-premises sign.</p>	<p>AO3.1 No acceptable outcome provided.</p>
<p>Complies</p> <p>The proposed development does not obstruct any view to the existing residential building access.</p>	

6 Conclusion

This assessment report has identified and analysed the relevant planning issues of this proposed development, which requires a Development Permit for Operational Works for placing an Advertising Device on premises.

The conclusions, which can be drawn from this assessment report, are as follows:

- The proposal complies with the Logan City Planning Scheme requirements for an Impact Assessable application;
- The development application has been made in accordance with the requirements for development under the *Planning Act 2016*;
- The proposal demonstrates that the development meets the purpose and overall outcomes of the Rural Residential zone;
- The proposal complies with the performance criterion and / or acceptable solutions of the Advertising Devices code;
- The proposed advertising device will not create any impacts to adjoining premises;
- The proposed development is orientated to a state-controlled road and the size and scale is suitable for the format of the proposed advertising device;
- The proposed sign does not impact upon the safety or efficiency of the state-controlled road network;

This Assessment Report supports the development application and is recommended to Council, as the Assessment Manager, for approval subject to reasonable and relevant conditions.



Appendix A
Site Plan

Appendix B
Typical Elevation

Appendix C
DTMR Advice

Appendix D
Council Prelodgement Meeting Minutes



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Certifications:

