



ATTACHMENT 1

LCC Information Request dated 25 June 2026



Your Reference: 3231-013
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 284981
Document Number: 19537399
Please Quote: OWADV/15/2026
File Number: 1479676-1



25 June 2026

Pacific International Development Corporation P/L
C/- Urban Planning Services Pty Ltd
PO Box 2091
SURFERS PARADISE QLD 4217

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: OWADV/15/2026
PROPERTY ADDRESS: 310-314 BUSHMAN DRIVE, FLAGSTONE QLD 4280
PROPERTY DESCRIPTION: LOT 53 RP 857848
APPLICATION DESCRIPTION:
• **OPERATIONAL WORKS ADVERTISING DEVICE - OFF- PREMISES SIGN (X2)**

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

- 1.1. Provide a contextual analysis of existing or approved off-premises signs in the surrounding area to assist Council officers with assessment against AO2.3 of the Advertising device code.
- 1.2. Provide further details regarding how the proposed advertising device will visually integrate with the built form and streetscape character of the Rural residential zone as per PO1 of the Advertising device code.
- 1.3. Provide further details how the proposed advertising device will not create visual clutter in the same direction of traffic as per PO2 of the Advertising device code, including reference to the approved signage application at 330-346 Bushman Drive.

***Advice Note:** Council officers recommend shifting the sign further north-east on Teviot Road to increase the distance from the approved sign at 330-346 Bushman Drive, unless sufficient further justification is provided and accepted by Council officers for the proposed location. Furthermore, Council officers recommend limiting the sign to one face only for traffic heading south westbound towards the estate which will lessen the conflict with other signage heading north eastbound on Teviot Road.*

Sign design

- 1.4. Provide an amended design that reduces the visual impact of the sign on the streetscape by providing landscaping or other screening measures to the stands/footings of the sign.
- 1.5. Provide amended plans showing the setbacks proposed to ensure compliance with Table 9.4.1.3.2 in the Advertising device code.

Site Location

- 1.6. Provide further justification why this property is the proposed location for the sign.

Further advice:

There are additional properties along Teviot Road which are further from the approved signage at 330-346 Bushman Drive which could be investigated as alternate proposal locations, unless sufficient further justification is provided and accepted by Council officers. The site is also located in the Regional Landscape and Rural Production Area under ShapingSEQ 2023, therefore urban development intensification is not expected in this area.

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.

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.

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 Reagan Brady on 07 3412 4402 or via email on development@logan.qld.gov.au.

Yours faithfully

Tonnia Plail
A/Principal Planning Officer
Planning Assessment & Technical Services