Your Reference: 3231-013TR
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 293217
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Please Quote: OWADV/20/2026
File Number: 1484301-1

6 August 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/20/2026
PROPERTY ADDRESS: 786-804 TEVIOT ROAD, SOUTH MACLEAN QLD 4280
PROPERTY DESCRIPTION: LOT 14 RP 142991
APPLICATION DESCRIPTION:
- **OPERATIONAL WORKS 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. CRITICAL CONCERNS

Advertising device code

1.1. Council officers have critical concerns that this application cannot comply with the Purpose of the Advertising device code for the following reasons:

1.1.1. The existing Off-premises sign face area exceeds the maximum allowable prescribed in Table 9.4.1.3.3 being 0m² as Off-premises signs are not contemplated in Rural residential zones. The proposal does not comply with Acceptable outcome (AO)1.2.

1.1.2. The existing Off-premises sign is not compatible or visually integrated with the built form and existing streetscape, nor is it safe for vehicular traffic due to being a distraction to road users. The existing sign does not comply with Performance outcome (PO)1.

1.1.3. The existing Off-premises sign is located within 500 metres of existing off-premises signs at the Mountain Ridge Road and Teviot Road intersection. Additionally, there are more than three signs existing or approved in the same direction of southbound travel within 5km. The proposal does not comply with Acceptable outcome (AO)2.3.

1.1.4. The existing Off-premises sign will cause visual clutter as there is already a number of existing freestanding signs within 1km. The existing sign contributes to visual clutter and does not comply with Performance outcome (PO)2.

1.1.5. The existing Off-premises sign does not comply with Overall outcome 2(a)(i) within the Purpose of the code. The sign will not protect the visual amenity of the surrounding area as it is not compatible with the existing or intended character of

the area and will provide a negative influence on the streetscape by way of visual clutter.

Advice Note: AO2.3 of the Advertising device code is not prescriptive regarding the nature of 'existing' signage and therefore, Council officers have considered the proposal along with the existing signs within the same intersection to be contributing to visual clutter.

1.2. The location of the existing Advertising device cannot comply with the Purpose of the Advertising device code and Council officers are not supportive of an Off-premises sign of any size or in any location on this property. The existing sign faces both southbound and eastbound traffic which results in more than three signs in the same direction of southbound travel. The existing sign facing eastbound traffic directs vehicle movement away from the Priority Development Area estates and therefore less of a need for the sign in this location. As such, the development does not comply with the Strategic framework of the *Logan Planning Scheme 2015* v9.2 and Council officers do not consider there to be any Relevant Matters that warrant support of the proposal. Therefore, this application will be recommended for refusal.

It is recommended that this application is withdrawn and the existing sign to be removed.

Further advice:

The following information request items have been included for completeness of assessment only and should only be addressed if the applicant decides to proceed with the application despite Council officers' lack of support for the proposal. Council officers recommend that this is taken into consideration before incurring further costs.

2. GENERAL

2.1. Provide further details regarding how the existing 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.

2.2. Provide further details how the existing advertising device does not create visual clutter in the same direction of traffic as per PO2 of the Advertising device code, including reference to the proposing signage application at 75-83 Mountain Ridge Road.

2.3. 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.

Traffic Safety

2.4. Provide justification that the existing location of the Off-premises sign complies with PO1 of the Advertising device code by providing a Traffic impact assessment which considers or evaluates, but not limited to, the following:

2.4.1. The existing number of advertising devices in the vicinity of the development;

2.4.2. The proposed number of advertising devices in the vicinity of the development;

2.4.3. The crash history of this road;

2.4.4. The potential of the advertising device to adversely impact on a motorist's ability to discern the advertising device from existing traffic signals;

2.4.5. The potential for the sign to exacerbate driver distraction due to existing road conditions and the speed limit; and

2.4.6. The sight distances of the existing sign.

Site Location

2.5. Provide further justification why this property is the chosen location for the sign.

Further advice:

The site is located in the Regional Landscape and Rural Production Area under ShapingSEQ 2023, therefore urban development intensification is not expected in this area.

Amended Plans

2.6. Provide amended plans removing the example positioning image to avoid confusion as the existing signage is single sided and not a 'V' design.

2.7. Provide amended plans showing the setback clearances from the closest boundaries.

2.8. 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.

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

Yours faithfully

Tonnia Plail
Senior Planning Officer
Planning Assessment & Technical Services