



Enquiry Phone: Customer Service 07 3412 5269
Property Key: 292975
Document Number: 19392394
Please Quote: OWADV/7/2026
File Number: 1470945-1

28 April 2026

Frasers New Beith Pty Ltd
C/- URBIS LTD
Level 32
300 George St
BRISBANE QLD 4000

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: OWADV/7/2026
PROPERTY ADDRESS: 75-83 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN QLD 4280
PROPERTY DESCRIPTION: LOT 71 RP 139362
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 CONCERN

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 proposed Off-premises sign is located within 500 metres of existing off-premises signs at the Mountain Ridge Road and Teviot Road intersection. The proposal does not comply with Acceptable outcome (AO)2.3.

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

1.1.3. The proposed 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 proposed 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 proposed 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.

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. Confirm the proposed sign is not located within 500m of the proposed sign at 153-161 Mountain Ridge Road, South Maclean (Council ref: OWADV/9/2026).
- 2.2. 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; and
- 2.3. 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 proposing signage application at 153-161 Mountain Ridge Road.

Advice Note: *Council officers recommend shifting the advertising device further north of the site to ensure the directions of traffic are addressed or the sign is limited to one face only for traffic heading south-bound to avoid conflict with other signage heading east-bound.*

Traffic Safety

- 2.4. Provide justification that the proposed 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 proposal;
 - 2.4.2. The crash history of this road;
 - 2.4.3. The potential of the advertising device to adversely impact on a motorist's ability to discern the advertising device from existing traffic signals;
 - 2.4.4. The potential for the sign to exacerbate driver distraction due to existing road conditions and the speed limit; and
 - 2.4.5. The sight distances of the proposed sign.

Sign design

- 2.5. 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.
- 2.6. Provide amended plans reducing the height of the sign to a maximum of 5 metres as per Table 9.4.1.3.2 in AO1.1 and AO2.1 of the Advertising device code.

Site Location

- 2.7. Provide further justification why this property is the proposed 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.

3. WATER DEVELOPMENT SERVICES

- 3.1. Amend design drawing CB-091225a by Sunset signs to include property boundaries details and confirm that the proposed sign is to be located inside the private property.

Further Advice:

Any proposed signage structure within the road reserve will not be supported as it may interfere with future water and wastewater infrastructure.

4. 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.

5. 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.

6. 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