

11 February 2026

Council Ref: OWADV/9/2025

**Logan City Council**  
 PO Box 3226  
 LOGAN CITY DC QLD 4114

Attention: Davor Stankovic

Dear Davor,

**RE: RESPONSE TO SUBMITTER MATTERS FOR THE PROPOSED ADVERTISING DEVICE – OFF-PREMISES SIGN (OWADV/9/2025) ON LAND AT 2-12 HOMESTEAD DRIVE, FLAGSTONE BEING LOT 1 RP 848031**

On behalf of the Applicant, Celestino Developments Pty Ltd we write to Council following the completion of the public notification period and the receipt of one submission of the for the above-mentioned development. The matters raised in the submission have been summarised in the table below in addition to the town planning response to each matter.

SUBMITTER MATTER	APPLICANT'S RESPONSE
<b>ROAD SAFETY</b>	
<p>The submitter is concerned that the proposed advertising device and existing intersections arrangement between Glynton Road, Homestead Road and Teviot Road and the resulting turning movements will result in driver distractions.</p> <p>The submitter has questioned whether a traffic safety audit has been undertaken.</p>	<p>A site visit was undertaken by PSA Consulting on 12 December 2025 to conduct a road safety assessment at the key intersection. No safety issues were identified during the assessment of the existing Glynton Road, Homestead Drive and Teviot Road intersection arrangement. The assessment also identified that the crash rate at the existing intersection is negligible, indicating that the intersection operates in a safe manner.</p> <p>It is also noted that this intersection is proposed to be upgraded in the future, at which point the turning decision-making point (the start of the turning lane) on the Teviot Road (eastern) approach to the intersection will increase from 188m to 360m. This will increase drivers' decision-making time prior to reaching the intersection and improve the level of safety.</p> <p>The assessment concludes that the advertising device can be installed at the proposed location without introducing safety concerns. As such, PO1 of the Advertising Devices Code is considered to be complied with.</p> <p>Please see the attached Road Safety Assessment for further information on this matter.</p>
<b>LOCATION OF ADVERTISING DEVICE</b>	
<p>The submitter is concerned that the location of the advertising device does not comply with Council's requirements as it is located within 50m of an intersection.</p>	<p>The proposed advertising device is located within 50m of an intersection, however, AO1.4 of the Advertising device code states that an advertising device that is illuminated or contains an electronic display is not to be located within 50m of an intersection.</p> <p>The proposed advertising device is not illuminated and does not contain an electronic display, as such, AO1.4(b)</p>



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	is not relevant to the assessment of this application and the device can be located within 50m of intersection.
<b>PROXIMITY TO OTHER ADVERTISING DEVICES</b>	
The submitter has identified 'billboards' that are identified within close proximity (less than 500m) of the subject sign.	<p>The proposed advertising device is not within 500m of any existing advertising devices (billboards). We note the following advertising devices (billboards) within the wider area are located as per the following:</p> <ul style="list-style-type: none"><li>• The advertising devices at the intersection of Teviot Road and Cusack Lane are approximately 950m from the subject site.</li><li>• The advertising devices at the intersection of Teviot Road and Sandpiper Drive is approximately 680m from the subject site.</li><li>• The advertising device at the intersection of Homestead Drive and Teviot Road is to be removed upon realignment of this intersection.</li><li>• The advertising device at the intersection of Cusack Lane and Margaret Street is within 2.15km's of the subject site but not in same direction of travel.</li><li>• The advertising device at the intersection of Cusack Lane and Sunline Way is within 2.9km's of the subject site but not in same direction of travel.</li><li>• The proposed advertising device will be the only advertising device at intersection of Teviot Road and Homestead Drive as the existing billboard in this location must be removed as part of the intersection upgrade.</li><li>• Several of the signs identified by the submitter constitute temporary construction signage or directional markers within the road reserve which are not advertising devices.</li></ul> <p>There are also not more than three off premises signs in the same direction of travel in any five kilometres. Accordingly, the proposed Advertising Device complies with AO2.3 of the Advertising device code and will not result in visual clutter in this locality.</p>
<b>ROAD ADVISORY SIGNS</b>	
The submitter identified numerous road advisory signs in the immediate proximity of the subject site.	There are no criteria within the Advertising device code to assess the impact of road advisory signs.
<b>ELECTRONIC ADVERTISING DEVICES</b>	
The submitter is concerned that a commercial advertising device at the intersection of Teviot Road and Cusack Lane is dangerous as Council has no control on	The proposed device is static and does not include any form of illumination.




SUBMITTER MATTER	APPLICANT'S RESPONSE
the wording or size of the text or the illumination level of the sign and should revoke all permits or licences related to these signs.	The advertising device the submitter refers to is located approximately 950m from the proposed advertising device in question and will not contribute to driver distraction in proximity to the proposed advertising device.
IMPACT OF ADVERTISING DEVICES	
The submitter is concerned driver distraction is contributing to population decline of native species.	<p>The assessment of driver distraction and the impact on native species is not an assessable matter under the Advertising device code.</p> <p>A site visit was undertaken by PSA Consulting on 12 December 2025 to conduct a road safety assessment at the key intersection. No safety issues were identified during the assessment of the existing Glynton Road, Homestead Drive and Teviot Road intersection arrangement. The proposed sign has a face area and overall height under the Transport and Main Roads Roadside Advertising Manual.</p> <p>The assessment concludes that the proposed advertising device generally complies with Logan City Council criteria and can be installed at the proposed location without introducing safety concerns.</p> <p>Please see the attached Road Safety Assessment for further information on this matter.</p>
LOCAL AMENITY	
The submitter is concerned that the amenity of Flagstone is already being eroded by commercial signage with signage pollution reaching extreme levels.	<p>The proposed advertising device will be the only advertising device at intersection of Teviot Road and Homestead Drive as the existing billboard in this location must be removed as part of the intersection upgrade.</p> <p>It is considered that the proposal would result in a signage outcome which is consistent with the character intent as promoted by the Rural Residential zone.</p>

We trust that this information presents an accurate response to the issues raised by Council. If you have any questions, please do not hesitate to contact the undersigned on (07) 3220 0288.

Yours sincerely,

Paul Hanly  
Principal Planner  
**PSA Consulting (Australia) Pty Ltd**

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	11 February 2026	FINAL	Paul Hanly	 David Ireland