

Your Reference: 1770  
Enquiry Phone: Customer Service (07) 3412 5269  
Property Key: 284184  
Document Number: 18436095  
Please Quote: OWADV/9/2025  
File Number: 1426871-1



16 April 2025

CELESTINO  
C/- PSA CONSULTING  
L 20/127 Creek St  
BRISBANE QLD 4000

Dear Sir/Madam

### INFORMATION REQUEST

**APPLICATION NO:** OWADV/9/2025  
**PROPERTY ADDRESS:** 2-12 HOMESTEAD DRIVE, FLAGSTONE QLD 4280  
**PROPERTY DESCRIPTION:** LOT 1 RP 848031  
**APPLICATION DESCRIPTION:**  
• **OW ADVERTISING DEVICE - OFF-PREMISES SIGN**

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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. PLANNING

##### Sign Relocation

- 1.1. Provide an amended site plan that relocates the proposed sign to the location of the existing sign.

*Advice Note: Acceptable Outcome AO1.2 of the Advertising device code does not contemplate an off premises advertising device in the Rural residential zone. The 6m x 3m Advertising device results in a face area of 18m<sup>2</sup> which is of critical concern to Council officers. Council officers consider that the bulk and siting of the sign in its proposed location will not be compatible and visually integrate with the built form and streetscape as required by the corresponding Performance Outcome PO1.b. of the code.*

*Furthermore, Council officers do not consider that the siting of the proposed sign in this location would not protect the visual amenity of the surrounding area, therefore the development does not achieve the purpose of the Advertising device code as per overall outcome 9.4.1.2.(a)(a)(i).*

*It is noted that there does not appear to be any constraints limiting the siting of the proposed sign to replace the existing sign. As such, the current siting of the proposed sign is not supported by Council officers.*

- 1.2. Provide an amended site plan identifying the existing structures and vegetation on site.

*Advice note: The amended plans should include the following:*

- *The existing Dwelling House and domestic outbuildings, including measurements showing the distance from the proposed advertising device.*
- *Existing vegetation in respect to the advertising device.*

- *Proposed vegetation to be planted to assist in visually integrating the sign with the existing rural residential location.*

### **Sign Height**

- 1.3. Provide amended plans reducing the height of the sign to 5 metres to comply with AO1.1 Table 9.4.1.3.2 of the Advertising device code.

*Advice note: The proposed sign is 5.4 metres in height. Council officers do not consider the proposed height to be compatible or visually integrated with the site's streetscape under AO1.1 / PO1 of the Advertising device code. Therefore, amended plans are required reducing the height to a maximum of 5 metres.*

*Furthermore, Council officers consider that the design and siting of the proposed sign in this location would not protect the visual amenity of the surrounding area, therefore the development does not achieve the purpose of the Advertising device code as per overall outcome 9.4.1.2.(a)(a)(i).*

*For these reasons, the proposed design is not supported in its current form. Please provide amended plans reducing the height to demonstrate compliance with AO1 of the Advertising Device Code.*

### **Sign Image**

- 1.4. Provide plans that clearly illustrate the intended sign to be advertised, including its design and content, that will be placed on the sign structure.

*Advice note: To assist Council officers in completing assessment against the Advertising Device code, a plan demonstrating the intended advertising signage is required.*

### **Expected Timing**

- 1.5. Provide the proposed amount of time that the sign is anticipated to be on the site.

## **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.

For further information about this application please contact the Assessment Manager Davor Stankovic on (07) 3412 4508 or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully,

Dale Schroeder  
Principal Planning Officer  
**Planning Assessment and Technical Services**