

SC4827

Town Planning Report

**Development for Combined Application
Reconfiguring a Lot (1 into 2) and
Operational Works
At 3-5 Panorama Outlook, Slacks Creek Qld 4127
(Lot 15 RP112853)**

September 2026

SC DOCUMENT REGISTER

Client	Sidney Investments (Qld) Pty Ltd			
Address	3-5 Panorama Outlook, Slacks Creek Qld 4127 (Lot 15 RP112853)			
Project	Reconfiguring a Lot (1 into 2) plus associated operational works			
Consent Authority	Logan City Council			
Issue	Author	Review	Approved	Date
Draft	JCM	LK	JCM	24 Aug 2026
Final	JCM	LK	JCM	10 Sep 2026

Contents

1.0	EXECUTIVE SUMMARY	5
2.0	INTRODUCTION	6
3.0	SITE AND LOCALITY	6
3.1	THE SITE	6
3.2	SITE HISTORY	8
3.3	PRE-LODGE MENT HISTORY	8
4.0	PROPOSAL.....	8
4.1	ENGINEERING WORKS.....	9
4.2	DEFINED USE, ZONE AND LEVEL OF LEVEL OF ASSESSMENT	10
5.0	STATUTORY PLANNING ASSESSMENT	11
5.1	SOUTH EAST QUEENSLAND REGIONAL PLAN 2023 (SHAPINGSEQ)	12
5.2	STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)	14
6.0	ASSESSMENT AGAINST THE LOGAN CITY COUNCIL PLANNING SCHEME V.9.0	16
6.1	APPLICABLE ASSESSMENT PROVISIONS	16
7.0	CONCLUSION	17

Appendices:

Appendix A - Proposal Plans

- A1 – Dimensioned Plan – Sheet 1 prepared by Somerville Consultants, dated 11/09/26
- A2 – Dimensioned Plan – Sheet 2 prepared by Somerville Consultants, dated 11/09/26
- A3 – Building Envelope Plan prepared by Somerville Consultants, dated 11/09/26
- A4 – Zoning Plan prepared by Somerville Consultants dated 11/09/26
- A5 – Detailed Survey Plan prepared by Somerville Consultants dated 11/09/26
- A6 – Drawing Set for Operational Works Application prepared by HCE Engineers dated 10/09/2026

Appendix B - State Mapping Provisions

- B1 – SARA Mapping – Matters of State Interest

Appendix C - Assessment against Logan City Council Planning Scheme

- C1 – Logan City Property Report
- C2 – Logan Flood Portal Report
- C3 – Reconfiguring a Lot Code
- C4 – Filling & Excavation Code
- C5 – Infrastructure Code
- C6 – Landscape Code
- C7 – Servicing, Access and Parking Code
- C8 – Bushfire Hazard Overlay Code
- C9 – Landslide Steep Slope Overlay Code
- C10 – Flood Hazard Overlay Code

Appendix D – Consultant Reports

- D1 – Civil Engineering Assessment Report prepared by HCE Engineering dated 10/09/2026
- D2 – Landslide Risk and Stability Assessment prepared by Sam Geotechnics dated 7 September 2026
- D3 – Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental dated 30 August 2024

Appendix E – Statutory Documents

- E1 – DA Form 1

Appendix F – Other Documents

- F1 – MCUR/140/2024 Approved Plans of Development

1.0 EXECUTIVE SUMMARY

Address:	3-5 Panorama Outlook, Slacks Creek Qld 4127.
Real Property Description:	Lot 15 RP112853
Site Area:	8,081m ²
Area Classification:	Low Density Residential – Suburban Environmental Management and Conservation - Conservation
Proposal:	Reconfiguring a Lot (1 into 2) Operational Works associated with the subject development
Application:	Reconfiguring a Lot (1 into 2) plus associated operational works for the subject development
Level of Assessment:	Code Assessable
Local Plan:	N/A
Codes:	Reconfiguring a Lot Code Filling and Excavation Code Infrastructure Code Landscape Code Servicing, Access and Parking Code
Applicable Overlays:	OM-03 Bushfire Hazard OM-05 High Flood Island OM-08 Landslide >= 15% slope
Referral Agencies:	N/A

2.0 INTRODUCTION

Somerville Consultants has been commissioned to prepare this report in support of a Development Application for a Combined Application for Reconfiguring a Lot (1 into 2) and Operational Works (associated with the 1 into 2 lot subdivision) over the subject site located at 3-5 Panorama Outlook, Slacks Creek QLD 4127 formally described as Lot 15 RP112853.

This report demonstrates that the proposed development:

- complies with the provisions and intent of the Planning Act 2016 and the Planning Regulation 2017;
- complies with the provisions and intent of the South-East Queensland Regional Plan (*ShapingSEQ*);
- complies with the applicable assessment provisions of the *Logan Planning Scheme 2015 v.9.2*;
- is not considered likely to detrimentally impact on any adjoining or nearby properties; and
- will not compromise the future planning intent of the area; and
- there are sufficient grounds to support the application despite any areas of non-compliance.

Accordingly, the proposed development is considered an ideal and warranted use on the subject site and Council's timely and favourable consideration of the application is sought. This Town Planning Report provides details of the development proposal and how the proposal complies with Council's planning scheme and other relevant provisions.

3.0 SITE AND LOCALITY

3.1 The Site

The subject site has a total site area of 8,081m² and is located on the southern side of Panorama Outlook Parade, of which it has direct access. The subject site is a steep vacant site that slopes to the south-east with a height difference of 37m AHD at the highest point near Panorama Outlook to just 2m AHD at the lowest point that adjoins Slacks Creek.

As shown by Figure 1, the site consists of two zones including the Environmental Management and Conservation zone and the Low-density Residential Zone. The Environmental Management and Conservation zone includes the lower elevated portion of the site that is adjacent to Slacks Creek, and the Low-density Residential Zone incorporates the highest elevated portion of the site.

The site is similar in nature to the surrounding properties to the east and west, which are heavily vegetated properties ranging in size from 2,300m² (0.28 ha) to 67,820m² (6.78ha). The surrounding character of the properties on the opposite side of the street to the north, which are zoned Low-density residential and less vegetated range in size from 623m² to 2,114m². An area of vegetation adjacent to Panorama Outlook has been cleared for future development in accordance with MCUR/140/2024, which was approved on 29 May 2025.

Although the site is located within the Flood Hazard overlay, flooding only affects the bottom portion of the site. However, the site is located within a High Flood Island.

Figure 1 – Subject Site

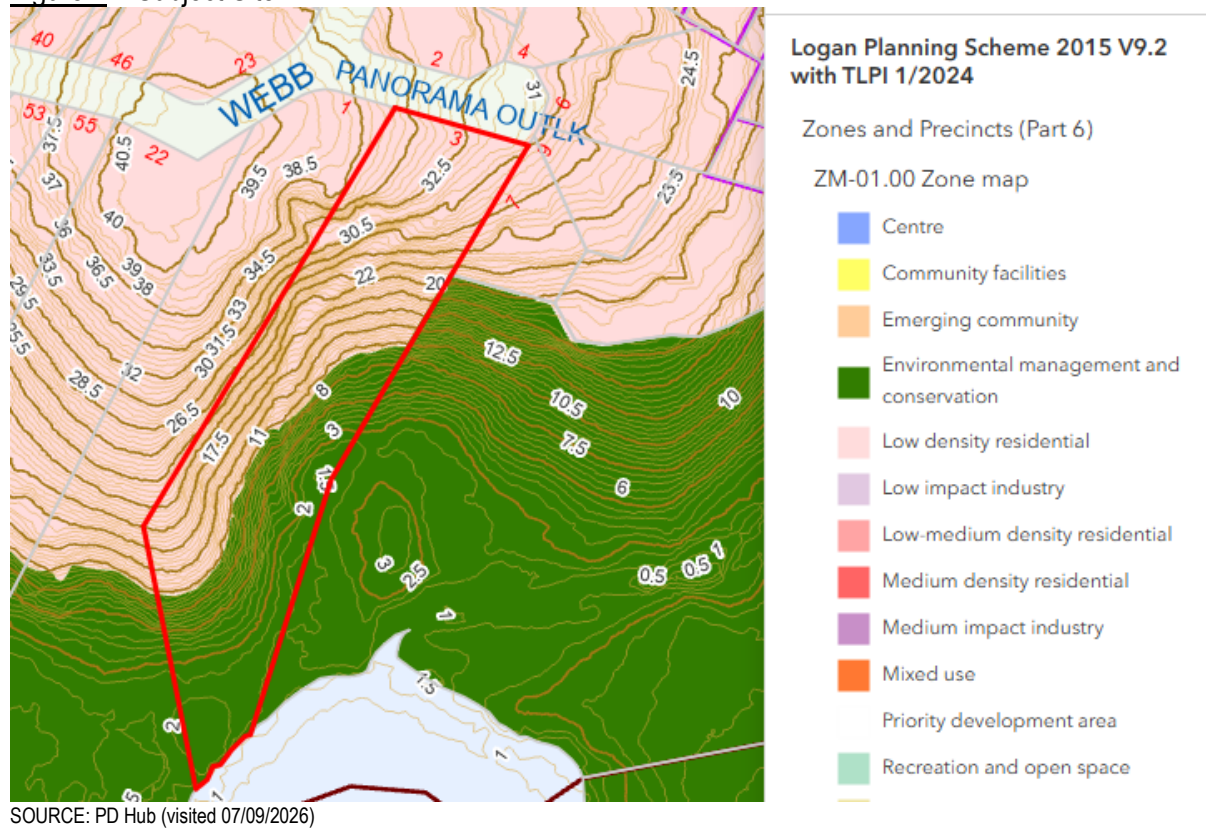


Figure 2 – Aerial view of site



3.2 Site History

Application No.	Description	Status
COM/2/2023	Reconfiguring a Lot (2 Lots into 4 Lots) and Material Change of Use (Building Envelope x4)	Application Withdrawn
MCUR/140/2024	Material Change of Use (Dwelling House and Dual Occupancy (Auxiliary Unit) - Development Envelope x2 - Reduced Road Boundary Clearance; Overlays)	Decision Notice Issued

Application MCUR/140/2024 approved the building footprint for the subject application. The new application is dividing the approved building footprint over the two proposed lots. Refer to **Appendix F** to view the approved Plans of Development. The future development area has been cleared of vegetation in accordance with MCUR/140/2024.

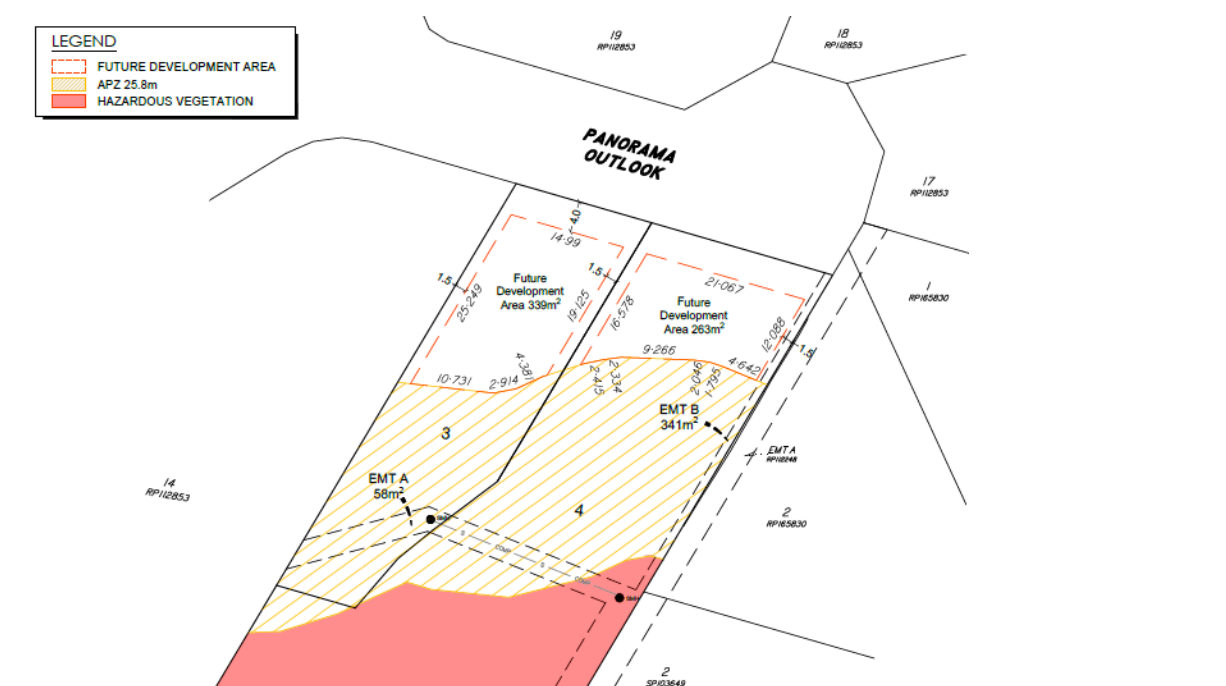
3.3 Pre-lodgement History

A prelodgement meeting was held regarding MCUR/140/2024 on 1 February 2024 (PLM6/2-24) but no prelodgement meeting was conducted for the subject application.

4.0 PROPOSAL

The proposed development is to create 2 new residential allotments (with a future development area located on each lot) combined with an Operational Works application to address the civil works and necessary earthworks associated with establishing the proposed subdivision. The future development areas were approved under application MCUR/140/2024. The proposed subdivision is shown by Figure 3. For more information refer to **Appendix A**.

Figure 3 – Proposed Development



SOURCE: Appendix A

A summary of the proposed lots and the associated building envelopes is included in Table 1.

Table 1 – Size of Proposed Lots and Building Envelopes

Lot	Lot size	Size of Future Development Area
3	957m ²	339m ²
4	7,124m ²	263m ²

4.1 Engineering works

The proposed engineering servicing and site works are described in the Civil Engineering Assessment Report by HCE Engineering in **Appendix D**. A summary of civil engineering advice is as follows:

- Earthworks are proposed to facilitate level building pads with appropriate access and manoeuvring areas. Some of the proposed retaining walls exceed 2m in height. An associated Landslide Risk and Stability Assessment (included in **Appendix D**) certifies that the proposed development is appropriate for the sloping nature of the site.
- Direct access to Lots 3 and 4 is proposed from Panorama Outlook. No new roads are proposed.
- There is sufficient useable kerb frontage to allow functional kerbside refuse collection.
- Lot 3 stormwater is proposed to discharge to the kerb and channel of Panorama Outlook. Two roof water connections have been proposed for the discharge of stormwater from Lot 3. proposed to be collected by the existing downstream gully at the end of Panorama Outlook.
- A new 150mm diameter roof water connection is proposed for Lot 4 where stormwater will then be directed through a level spreader before dispersing as sheet flow within Lot 4 and flowing towards Slacks Creek as depicted by the existing site contouring. All stormwater runoff for the development will ultimately be discharged to Slacks Creek.
- The scale of the development does not trigger a requirement to provide stormwater quality improvement, being that the site is less than 2,500m² and less than 6 residential lots are to be created.
- There is currently an existing 150mm diameter VC sewerage main traversing the site. A proposed maintenance structure is to be built for the extension of the main. This extension is proposed to be located within the existing fire trail to align with a cleared area of a heavily vegetated site. 150mm diameter property connections to service both Lots 3 and 4 are proposed from the new main.
- Due to the expected rocky ground and vegetation, the sewer has been designed at shallow depth that complies with minimum cover but also avoids unnecessary excavation. As such this will result in a combination of bulk heads and trench stops being required to comply with the Gravity Sewerage Code.
- There is currently an existing 100mm diameter AC water main which runs parallel to the northern boundary within the verge of Panorama Outlook. Two proposed metered water services are proposed from this main for Lots 3 and 4.
- There is an existing fire hydrant located in within the verge of Lot 4 which provides firefighting coverage to the building pad areas in accordance with the requirements of Clause 8.8.8 of the Water Supply Code SEQ Edition, therefore no new hydrants are proposed.

4.2 Defined Use, Zone and Level of Level of Assessment

The proposed development is consistent with the defined term of that of a **Reconfiguring a Lot** as contained within the *Planning Act 2016*. This definition is as follows:

Under the Planning Act 2016, **Reconfiguring a Lot**, means-

- a) *Creating lots by subdividing another lot; or*
- b) *Amalgamating 2 or more lots; or*
- c) *Rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or*
- d) *Dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is-*
 - a. *A lease for a term, including renewal options, not exceeding 10 years or;*
 - b. *An agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or*
 - c. *Creating an easement giving access to a lot from a constructed road.*

The subject site is situated in the Low-Density Residential Zone (Small Lot Precinct) of the *Logan Planning Scheme 2015 v9.2*. Under the provisions of the Planning Scheme, this application will be assessed according to the Level of Assessment Table 5.6 Levels of assessment – Reconfiguring a Lot.

Table 3: Level of Assessment Table for Reconfiguring a Lot

Zone	Level of assessment	Assessment criteria
Low Density Residential	Code assessment	
	If— in the Suburban precinct – I. all proposed lots are 400m ² or greater; II. all proposed rear lots are 500m ² or greater	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a Lot code 9.4.7 Servicing, access and parking code

SOURCE: Planning Scheme 2015 Logan City Council (20/08/2025)

This application is for a Reconfiguration of a Lot (1 into 2). All lots are located in the Low Density Residential Zone - Suburban precinct, and because both lots are 500m² or greater, the application is Code Assessable.

The proposed development is consistent with the defined term of **Operational Works** as contained within the *Planning Act 2016*. This definition is as follows:

Under the Planning Act 2016, **Operational work**, means-

operational work means work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises.

As per Table 5.8.1 in the Logan Planning Scheme the level of assessment for operational works is Code Assessable.

5.0 Statutory Planning Assessment

The consideration and determination of this application is required to be undertaken in accordance with the relevant State and regional planning provisions. In this particular case, these provisions are as follows:

- *Planning Act 2016* and the *Planning Regulation 2017*.
- *Southeast Queensland Regional Plan 2017 (Shaping SEQ)*; and
- State Planning Policies.

In accordance with the Development Assessment (DA) prescribed by the Planning Act 2016 (PA), this town planning report has been prepared in support of a **Code Assessable** application seeking a Development Approval for Material Change of Use (Educational Establishment) over the site within Logan City Council.

As the proposed development is Code Assessable, section 45(3) and 60 of PA are relevant, as these sections relate to the decision-making process in relation to Code Assessable applications, which state that:

45 Categories of assessment

- “(1) A code assessment is an assessment that must be carried out only-*
- a) Against the assessment benchmarks in a categorizing instrument for the development; and*
 - b) Having regard to any matters prescribed by regulation for this paragraph.*

60 Deciding development applications

“(1) this section applies to a properly made development application, other than a part of a development application that is a variation request.

(2) to the extent the application involves development that required code assessment, and subject to section 62, the assessment manager, after carrying out the assessment-

- (a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and*
- (b) may decide to approve the application even if the development does not comply with some of the benchmarks; and*

Examples-

1 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks.

2 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks and a referral agency's response.

(c) may impose development conditions on an approval; and

(d) may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only in compliance cannot be achieved by imposing development conditions.

Example of a development condition for paragraph (d)-

A development condition that affects the way the development is carried out or the management of uses or works that are the natural; and ordinary consequence of the development but does not have the effect of changing the type of development applied for.

Further, Division 4, Subdivision 1, section 26 and 27 of the PR is relevant specifically with regard to the relevant assessment benchmarks, which states:

26 Assessment benchmarks generally- Act, s45

- “(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks-*
- (a) the assessment benchmarks stated in-*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) if the local government is an infrastructure provider- the local government’s LGIP.*
 - (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development”.*

27 Matters code assessment must have regard to generally- Act, s45

- “(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to-*
- (a) The matters stated in schedules 9 and 10 for the development; and*
 - (b) If the prescribed assessment manager is the chief executive-*
 - (a) The strategic outcomes for the local government area stated in the planning scheme; and*
 - (b) The purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and*
 - (c) The strategic intent and desired regional outcomes stated in the regional plan for a region; and*
 - (d) The State Planning Policy, parts C and D; and*
 - (e) For premises designated by the Minister- the designation for the premises; and*
 - (c) If the prescribed assessment manager is a person other than the chief executive or the local government- the planning scheme; and*
 - (d) If the prescribed assessment manager is a person other than the chief executive-*
 - (a) The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (b) The State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme.*

This town planning report and the proposed development scheme have been prepared in accordance with the Planning Act 2016.

5.1 South East Queensland Regional Plan 2023 (ShapingSEQ)

The South-East Queensland Regional Plan 2023 (ShapingSEQ) came into force following a review of the South-East Queensland Regional Plan 2017 (ShapingSEQ). The purpose of Shaping SEQ is the Queensland Government’s 23-year strategic plan to guide the future growth of the SEQ region.

The Queensland Government and key stakeholders have long recognised the need for coordinated planning across SEQ to manage growth sustainably and ensure the region’s prosperity and liveability. This is evident through the regional frameworks for growth management developed in the 1990s and the statutory regional plans released in 2005, 2009 and 2017.

ShapingSEQ 2023 is a part of the Queensland Government's response to the National Housing Accord and National Planning Reform Blueprint. The plan has a critical role to play in setting effective and responsive policies that facilitate the delivery of diverse and well-located homes to meet the housing needs of South East Queenslanders today and into the future.

ShapingSEQ 2023 projected population growth requires dwelling supply targets for each LGA as well as diversity, social and affordable housing sub-targets which work together to articulate the growth task ahead for SEQ. The place-based allocation of dwelling targets with subcategories for housing mix in each LGA is a nation-leading approach with the purpose of setting clear expectations around how SEQ will sustainably accommodate the projected population growth to 2046.

Accommodating 2.2 million more people in SEQ by 2046 will require almost 900,000 new homes and almost 1 million new jobs.

Acting now and ensuring we are providing the right types of homes to suit everyone's needs will make certain every Queenslanders has a place to call home.

ShapingSEQ 2023 sets out new housing targets that are distributed regionally and underpinned by an integrated modelling process.

To assist in achieving its' purpose, Shaping SEQ 2023 prescribes a number of themes and goals in its vision. The following themes are woven through all aspects of the plan which underpin the overall purpose of the 50-year vision:

- A sustainable growth pattern
- More homes, faster – supply, diversity and affordability
- More social and affordable homes
- Well-designed communities
- Integrating land use and infrastructure
- New economic opportunities and jobs
- A sufficient pipeline of industrial land
- Incorporating Aboriginal and Torres Strait Islander knowledge, culture traditions and aspirations
- Regional approach to natural hazards
- Better biodiversity outcomes for growth areas

To appropriately manage development within the region, the plan allocates all land in SEQ into three land use categories, which provide the spatial context for the regulatory provisions within the Planning Regulation 2017. The three land use categories are as follows:

- Urban Footprint;
- Regional Landscape and Rural Production Area; and
- Rural Living Area.

The intent of the **Urban Footprint** area is to identify areas where urban development should be accommodated. The Urban Footprint is predominately made up of existing urban areas but includes some greenfield areas with potential for new urban development.

The intent of the **Regional Landscape and Rural Production Area** is to protect natural assets and landscapes from encroachment by urban development, whilst still supporting the development and economic growth of rural communities and industries.

The intent of the **Rural Living Area** is to consolidate rural residential development in suitable locations, providing for housing and lifestyle choice.

As outlined in **Appendix B1**, the subject site is located within the Urban Footprint land use category of Shaping SEQ.

5.2 State Development Assessment Provisions (SDAP)

The State Development Assessment Provisions (SDAP) is a statutory document covering the State interests and is prescribed in the Planning Regulation 2017.

Schedule 10: Planning Regulation 2017

Part 4, Division 3, Section 22 sets out the Referral agency assessment rules. The applicable referral triggers have been identified in accordance with Schedule 10 of the Planning Regulation 2017 and the Development Assessment Mapping which is included as **Appendix B1**.

Schedule 10	Referral Trigger
Part 1 – Airport Land	
The proposed development is not located on airport land.	No referral triggered
Part 2A – Caboolture West Interim Structure Plan	
The site is not located in the Development in the Caboolture West investigation area.	No referral triggered
Part 3 – Clearing Native Vegetation	
Operational Work: The vegetation was cleared under a previous approval. Therefore the proposed development does not involve the clearing of native vegetation on land that is not considered exempt clearing work or accepted development under schedule 7m part 3, section 12. Reconfiguring a lot or Material Change of Use: The lot that the application relates to is not 5ha or larger. As such, the site does not trigger referral for any State regulated vegetation.	No referral triggered
Part 4 – Contaminated Land	
The proposed development is not located on land that is listed on the contaminated land register or the environmental management register.	No referral triggered
Part 5 – Environmentally Relevant Activities	
An environmentally relevant activity does not form part of the proposal.	No referral triggered
Part 6 – Fisheries	
Material Change of Use: A material change of use for aquaculture does not form part of the proposal. Operational Work: The proposal does not involve operational work that is located completely or partly in a declared fish habitat area, does not involve the removal, destruction or damage of a marine plant and does not involve constructing or raising waterway barrier works.	No referral triggered
Part 7 – Hazardous Chemical Facilities	
A hazardous chemical facility does not form part of the proposal.	No referral triggered
Part 8 – Heritage Place	

The proposed development is not located on a local heritage place or a Queensland heritage place.	No referral triggered
Part 9 – Infrastructure-related Referrals	
Designated Premises: The proposed development is not located on premises that are the subject of a designation made by the Minister. Electricity: The proposed development is not located on land subject to an easement for the benefit of a distribution entity or transmission entity and is not located within 100m² of a substation site. Oil and Gas: The proposed development is not located on a lot that is subject to an easement for the benefit of the holder of a pipeline license. State Transport Infrastructure: • The proposed development does not exceed the threshold for development in local government area 2 stated in schedule 20. • The proposed development is not located on a premise within 25m of a State transport corridor or are a future State transport corridor. • The proposed development does not involve a premise located on or within 50m of a State-controlled transport tunnel or a future State-controlled transport tunnel. • The proposed development is not located adjacent to a road that intersects with a State-controlled road and is not located within 100m of the intersection.	No referral triggered
Part 10 – Koala Habitat Area	
Vegetation was cleared in accordance with a previous approval.	Development is not prohibited
Part 11 – Noise Sensitive Place on Noise Attenuation Land	
The proposed development is not located on a premise that is identified as noise attenuation land.	Development is not prohibited
Part 12 – Operational Work for Reconfiguring a Lot	
The proposed development does involve Operational Work for Reconfiguring a Lot but no referral is triggered.	No referral triggered
Part 13 – Ports	
The proposed development is not located on Brisbane core port land.	No referral triggered
Part 14 – Reconfiguring a Lot under Land Title Act	
The proposed development is not for reconfiguration stated in schedule 6, part 4, section 21(2), is not located on Brisbane core port land, is not for reconfiguring a South Bank lot within the corporation area under the South Bank Corporation Act 1989 and is not a lot that is identified as being within a priority development area or that is PDA-associated land for a priority development area.	No referral triggered
Part 15 – SEQ Development Area	
The proposed development is not completely or partly located in an SEQ development area or SEQ major enterprise and industrial area	No referral triggered

Part 16 – SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area	
The proposed development is not completely or partly located in an SEQ regional landscape and rural production area or the SEQ rural living area.	No referral triggered
Part 16A - Southport Spit	
The proposed development is not located in the Spit building height control area.	No referral triggered
Part 16B - SEQ northern inter-urban break	
The proposed development is not in the SEQ northern inter-urban break.	No referral triggered
Part 17 – Tidal Works or Work in a Coastal Management District	
The proposed development is not completely or partially located within the coastal management district.	No referral triggered
Part 18 – Urban Design	
The proposed development does not result in an increase in the gross floor area of the premises by 25,000m ² .	No referral triggered
Part 19 – Water Related Development	
The proposed development is not for Operational works that involves taking or interfering with water, removing quarry material or for the construction of a dam.	No referral triggered
Part 20 – Wetland Protection Area	
The proposed development is not located in a wetland protection area.	No referral triggered
Part 21 – Wind Farms	
A wind farm does not form part of the proposal.	No referral triggered

As can be seen in the above table this application will not trigger referral to SARA.

6.0 ASSESSMENT AGAINST THE LOGAN CITY COUNCIL PLANNING SCHEME V.9.2

6.1 Applicable Assessment Provisions

As the proposed development is **Code Assessable**, it is required to demonstrate compliance (where applicable) with the relevant codes contained within the Planning Scheme. The applicable provisions in this particular instance are considered as follows:

Zone Code

- Reconfiguring a Lot Code (Appendix C3)

Development Codes

- Filling and Excavation Code (Appendix C4)
- Infrastructure Code (Appendix C5)
- Landscape Code (Appendix C6)
- Servicing, Access and Parking Code (Appendix C7)

Overlay Codes

- Bushfire Hazard Overlay (Appendix C8)
- Landslide $\geq 15\%$ slope Overlay (Appendix C9)
- Flood Hazard Overlay (Appendix C10)

For further information in relation to the assessment of this proposed development against the relevant codes, please refer to the relevant Appendix and hence assessment against the Logan Planning Scheme.

7.0 CONCLUSION

This combined development proposal is for Reconfiguring a Lot (1 into 2 lots) and Operational Works (civil works associated with the 1 into 2 lot subdivision) at 3-5 Panorama Outlook, Slacks Creek QLD 4127 formally described as Lot 15 RP112853.

This report demonstrates that the proposed development:

- complies with the provisions and intent of the Planning Act 2016 and the Planning Regulation 2017
- complies with the provisions and intent of *South East Queensland Regional Plan 2023 (ShapingSEQ)*;
- complies with the applicable assessment provisions of the Logan Planning Scheme 2015 v.9.2;
- provides for good quality residential development at an appropriate scale given the existing built form and character of the immediate surrounding area; and
- is not considered likely to detrimentally impact on any adjoining or nearby properties.

Accordingly, it is considered that there are sufficient grounds for Logan City Council approve this application and grant a Development Approval for a Reconfiguring a Lot (1 into 2 lots) and associated Operational Works.