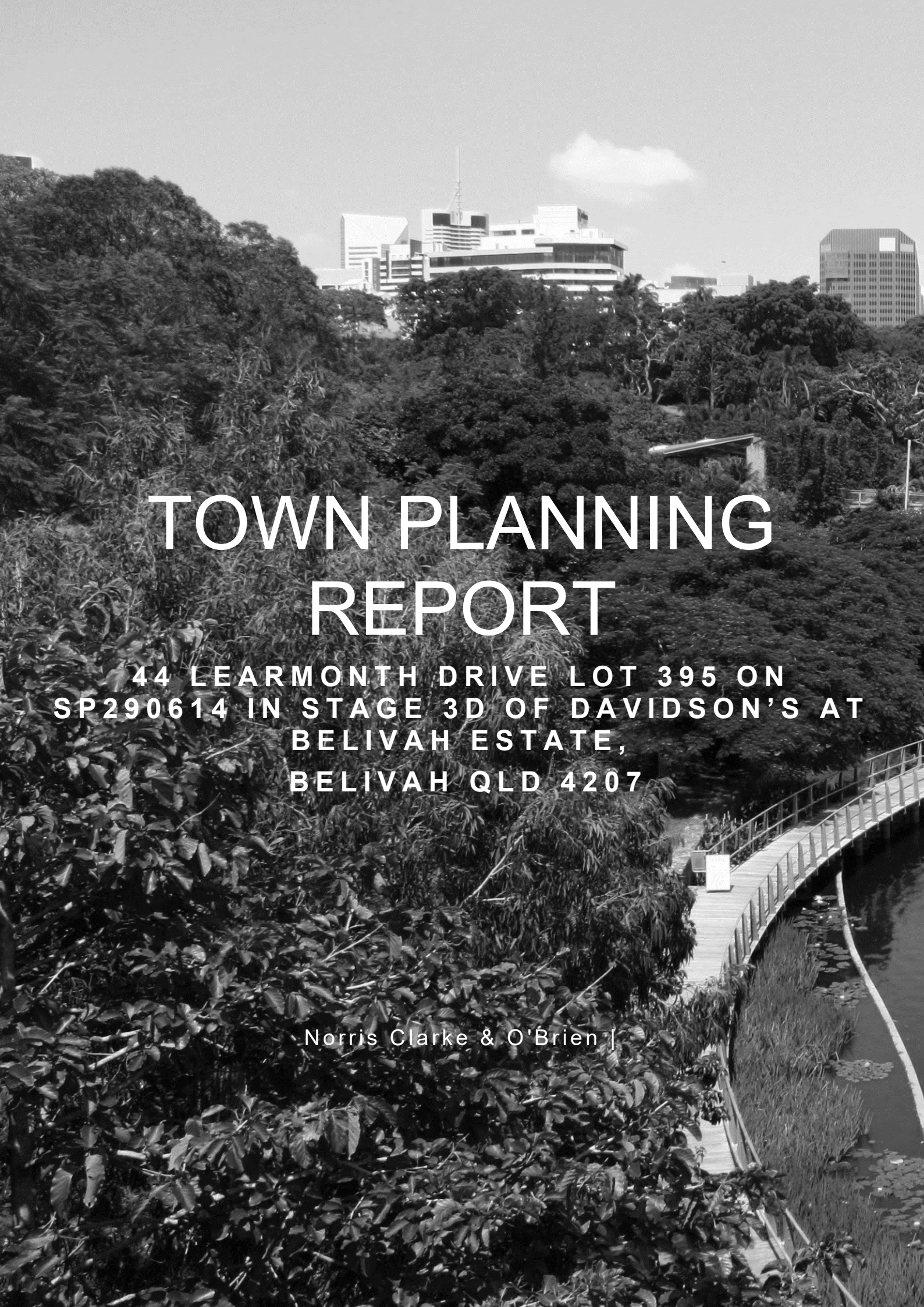


TOWN PLANNING REPORT

44 LEARMONTH DRIVE LOT 395 ON SP290614 IN STAGE 3D OF DAVIDSON'S AT BELIVAH ESTATE, BELIVAH QLD 4207

Norris Clarke & O'Brien |



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Norris Clarke & O'Brien

Norris, Clarke and O'Brien (NCOB) are a Brisbane based private planning and surveying practice that delivers consulting services to a wide variety of private clients and government departments.

NCOB cater to all client's experience: from the professional to the not so experienced. In addition to urban and rural residential land development consultancy skills, NCOB has extensive experience in assisting clients with commercial, industrial, and tourism uses and land development, resulting in quality outcomes.

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Appendices

Appendix A – Proposal plans prepared by Belco Constructions Pty Ltd

Title	Plan No.	Date
Coversheet	Drawing number 1, Issue B	1 July 2025
Site Plan	Drawing number 2, Issue B	1 July 2025
Ground Floor Plan	Drawing number 3, Issue B	1 July 2025
Level 1 Floor Plan	Drawing number 4, Issue B	1 July 2025
Elevations – Sheet 1	Drawing number 5, Issue B	1 July 2025
Elevations – Sheet 2	Drawing number 6, Issue B	1 July 2025
3D's	Drawing number 7, Issue B	1 July 2025

Appendix B – Owners Consent

- Signed Owners Consent

Appendix C – Code Compliance

- Emerging Community Zone Code;
- Davidson's at Belivah Local Development Area Place Code (addressed in the planning report);
- Dual Occupancy and Dwelling House Code;
- Filling and Excavation Code;
- Infrastructure Code;
- Landscape Code; and
- Servicing, Access, and Parking Code.

Appendix D – Supporting Documentation

- QLD State DA Mapping search; and
- Approved Plans of Development for COM/5/2023/B.



1.0 Development Summary Table

Table 1 - Summary Table

Address of Site:	44 Learmonth Drive **(**Registered Lot 395 on SP290614) in Stage 3D of the Davidson's at Belivah development.
Division:	4 – Councillor Nathan St. Ledger
Real Property Description:	Lot 395 on SP290614
Area of Site:	551m^2
Regional Plan Land Use Category:	Urban Footprint
Zone:	Emerging Community Zone Code
Local Plan:	Davidson's at Belivah Local Development Area Place Code
Name of Owner:	Michael Harvey

Type of Application:

Aspects of Development	Type of Approval Requested	
	PA	DP
MCU	☐	☒
ROL	☐	☐
BW	☐	☐
OW	☐	☐

VA 61 ☐ yes ☒ no

Pre-lodgement / Consultation:

Council: DA Other *(eg. QUU)*	Y / N ☐ ☒ ☐ ☒	Date	Contact Name
Referral Agencies	☐ ☒		
Community:	☐ ☒		
Local Councillor:	☐ ☒		
Other:	☐ ☒		

Brief Description/ Purpose of Proposal: This application seeks a ***Development Approval*** for a Material Change of Use (Dual Occupancy)

Referral Agencies: n/a

Agency	C / A	Referral Agency response received?
	☐ ☐	☐ yes ☐ no

Level of Assessment: ☐ code ☒ impact

Public Notification: ☐ no ☒ yes **If Yes:** ☒ 15 ☐ 30 business days

Superseded Planning Scheme Application: ☒ no ☐ yes

Assessment Manager / Council Officer Previously Involved: n/a

Applicant: [redacted] c/- Norris Clarke & O'Brien Pty Ltd
Contact: John Creagan
Email: john@ncob.com.au
Address: PO Box 3448, Newmarket QLD 4051
Phone: (07) 3012 0000
Fax: n/a



Development
Introduction

2.0 Development Introduction

This application seeks approval for:

Development Approval: Material Change of Use (Dual Occupancy).

The Subject Site is located at 44 Learmonth Drive (registered Lot 395 on SP290614), Belivah QLD 4207, formerly described as Lot 600 Stuart Way, Lot 600 on SP290612, Belivah QLD 4207.
(Please refer to Figure 1 below).

The Lot is located in Stage 3D of the Davidson's at Belivah Estate and has achieved completion.

A variation is lodged over the subject site under Council reference MCUI/1/2014.

In accordance with the development conditions of MCUI/1/2014, condition 4.2.1 stipulates that the type of assessment for a material change of use is to be in accordance with Table 3.4 of the Davidson's at Belivah Local Development Area Place Code for the purpose of determining the level of assessment and assessment criteria.

However, the requirements of the *Logan Planning Scheme 2015 (v9.2 with effective date of 1 July 2025)* apply where not conflicting or otherwise prescribed by the Davidson's at Belivah Local Development Area Place Code.

The intention of the development is to obtain approval for a Dual Occupancy on the approved registered Lot.

In this Town Planning Report, 44 Learmonth Drive (Lot 395 on SP290614) in Stage 3D of Davidsons at Belivah will be known as the 'Subject Site'.

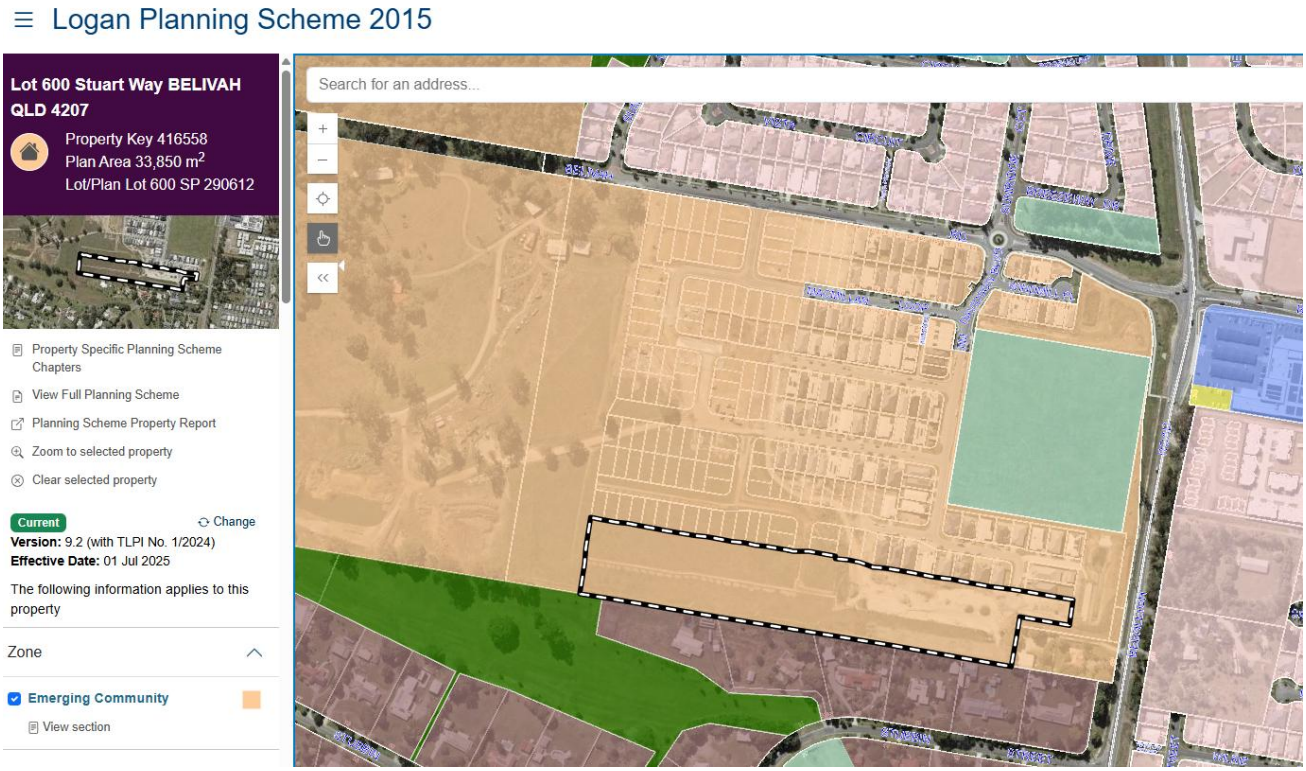


Figure 1 - Aerial View of Subject Site with Zoning (Source Logan City Council - Development Enquiry Tool)

The Subject Site's development outcome is to create a Dual Occupancy on registered Lot 395 on SP290614 in Stage 3D of Davidson's at Belivah Estate.

The approved new Lot 395, has been created as a vacant urban Lot, with all urban services and a constructed sealed road frontage to Learmonth Drive.

This report is set out to provide site detail and description of the proposal measured against all relevant Codes and is accompanied by a proposal plan.



Development Proposal

The proposed development looks to complement the existing dwelling houses in the surrounding area and provide more variety in the Stage. The proposal is being applied for by the landowner.

3.0 Proposal Detail

The proposal is consistent with the requirements of the Davidson's at Belivah Local Development Area Place Code and the *Logan Planning Scheme 2015 (v9.2)* despite triggering impact assessment.

The proposal is to create a Dual Occupancy over at 44 Learmonth Drive, Belivah (Lot 395 on SP290614) in Stage 3D.

The proposal complies with the setback and site coverage requirements.

The proposal will have access to all urban services, and construction of Stage 3D has been completed.

The proposal is compliant with both the Davidson's at Belivah Local Development Area Place Code and the *Logan Planning Scheme 2015* assessment benchmarks and, as such, should be subject to a favourable decision.

DUAL OCCUPANCY

USE DEFINITION

Dual occupancy -

a. means a residential use of premises for 2 households involving

i. 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and

ii. any domestic outbuilding associated with the dwellings; but

b. does not include a residential use of premises that involves a secondary dwelling.

Examples include:

Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the *Body Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply

Does not include the following examples:

Dwelling house, multiple dwelling

3.1 Design Guideline / Team

The proposed development went through a detailed design brief before the Development Application's lodgement over the Subject Site.

The Client and builder considered a few options and took onboard Council feedback on other past Duplex developments in the Estate, to provide the final design, that is now submitted for approval.

A photo of the subject site follows: -



Aerial photo of the subject Estate with Lot 600 on SP290612 - Stage 3D highlighted.

Figure 2 – Aerial Photo from QLD State DA Mapping.

3.2 Development Characteristics

The Applicant is looking to obtain approval for a Dual Occupancy on their approved vacant urban Lot within Logan City.

No Demolition required

To facilitate the Dual Occupancy, no demolition is required as a vacant cleared urban Lot has been constructed.

Minimum Lot Size

The proposed development looks to achieve a Dual Occupancy over the Subject Site. In accordance with the Davidson's at Belivah Local Development Area Place Code (the Place Code). Under Table 3.4 - Level of Assessment Table, a material change of use for a Dual occupancy is classified as code assessable where on an allotment less than 400m² and where an Approved Plan of Development exists.

The subject site, being approved and sealed Lot 395 on SP290614 is 551m² in area as per the approved plan of development under COM/5/2023/B.

Therefore, the proposal is classified as impact assessable and is subject to assessment against the Place Code.

The following benchmarks are noted as being applicable: - Place Code – Part C - COM/5/2023/B – Approved plan of development - Logan Planning Scheme 2015 v9.2.

The total site area is 551m^2 with access to Learmonth Drive.

Surrounding Development Patterns

Due to its location, the proposed development is subject to surrounding development which is primarily residential. Therefore, the lot size and use are in keeping with the intent of the zone and current prevailing development.

3.3 Specialist Reports

Due to the Subject Site being approved Lot 395 on SP290614 that construction has finished on, all applicable overlays, have been addressed in previous approvals. The requirement for Specialist Consultant Reports has not been identified as applicable in this instance.


Consultation
Pre- Application

4.0 Consultation / Pre - Application

Due to the nature of the application being a proposed Dual Occupancy on at 44 Learmonth Drive, Belivah, (which has registered on 19 March 2026), under the Davidson's at Belivah Local Development Area Plan Code, in achieving compliance with the *Logan Planning Scheme 2015* and the Emerging Community Zone, a Prelodgement Meeting was determined to not be applicable for this proposed development.

The proposal plan does not have any easements and includes the correct number of car parking spaces.

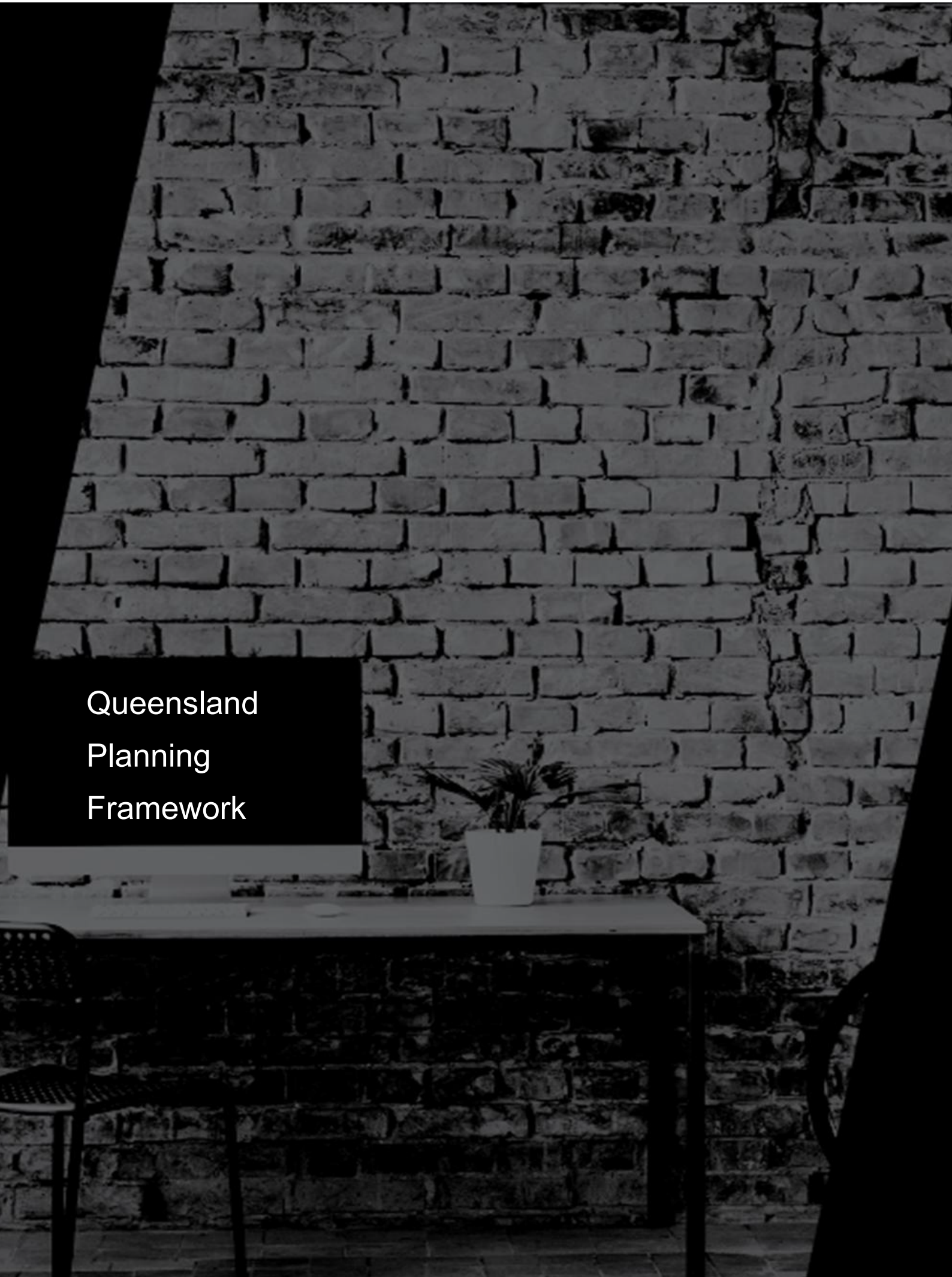


Site Information And Analysis

5.0 Site Information and Analysis

Table 2 – Site Information

Physical Description	
Topography	Due to the subject site's topography, the approved Lot falls towards Learmonth Drive. The Lot falls to Learmonth Drive and the future building can be connected to the kerb and channel and stormwater in the road system. The approved and sealed Lot 395 on SP290614 falls to the north to the kerb and channel and stormwater system in Learmonth Street.
Site Area	Approved Lot 395 on SP290614 is 551m^2
Road Frontage	Lot 395 on SP290614 has legal road frontage to Learmonth Drive.
Significant Vegetation	The Subject Site is not mapped as being subject to Significant Vegetation. The approved Lot is in a new residential Estate.
Existing Infrastructure & Development	The subject site is currently approved to be serviced with standard urban infrastructure. The works are complete and on-maintenance.
Land Use Context and Surrounding Land Uses	
Neighbouring Uses & Context	The immediate surrounding area predominantly consists of vacant lots and is for Residential Dwellings, as the latest stage release, in a Residential Estate.



Queensland Planning Framework

6.0 Queensland Planning Framework

6.1 State Assessment Framework

Planning Act 2016

The statutory framework for decision-making regarding land use and development in Queensland is contained within the *Planning Act 2016* and its subordinate legislation. The relevant planning scheme to which this application is being assessed is the *Logan Planning Scheme 2015*, and this application is made under s51 of the *Planning Act 2016*.

This application is subject to **Assessable Development – Impact Assessment** procedures.

Schedule 2 of the Planning Act 2016 identifies a Material Change of Use to be identified as the following: -
Material Change of Use, of premises, means –

any of the following that a regulation made under section 284(2)(a) does not prescribe to be minor change of use—

(a) the start of a new use of the premises;
(b) the re-establishment on the premises of a use that has been abandoned;
(c) a material increase in the intensity or scale of the use of the premises.

As such, the proposed development of a Dual Occupancy is subject to the Impact Assessment process.

State Planning Policy

The State government established the State Planning Policy (SPP), which provides clarity to local governments when making and amending local planning instruments and assessing development applications and assists developers in preparing development applications.

Part E of the State Planning Policy outlines the assessment benchmarks for each State interest. The assessment benchmark requirements apply to the assessment of development applications to the extent that the new SPP has not been identified in a Planning Scheme as being appropriately integrated.

In regards to the State Planning Policy, which was adopted in July 2017, we have reviewed the proposed development against all applicable SPP State Interests and can confirm that the proposed development remains compliant.

Table 3 - State Planning Policy - Part E-Assessment Benchmarks

State Interest	Assessment of Benchmarks Response
Planning for Liveable Communities and Housing	
Housing Supply and Diversity	*Complies with SPP – Housing Supply and Diversity* The proposed development is a Dual Occupancy development with access from Learmonth Drive.
Liveable Communities	*Complies with SPP – Liveable Communities* The proposed development helps facilitate liveable communities through the addition of 1 Dual Occupancy that will add to dwelling density and opportunity for different dwelling types.

Planning for Economic Growth	
Agriculture	*Not Applicable with SPP – Agriculture* The proposed development does not involve agricultural use. As such, this State Planning Policy is not applicable.
Development and Construction	*Complies with SPP – Development and Construction* The proposed development will complement the surrounding residential development. The proposed development remains consistent with the expectation of the locality and continues to provide uses in accordance with planning scheme requirements.
Mining and Extractive Resources	*Not Applicable with SPP – Mining and Extractive Resources* The proposed development does not involve any mining or extractive resources. As such, this State Planning Policy is not applicable.
Tourism	*Not Applicable with SPP - Tourism* The proposed development does not involve any tourism uses. As such, this State Planning Policy is not applicable.
Planning for the Environment and Heritage	
Biodiversity	*Complies with SPP - Biodiversity* The Subject Site is not subject to the Biodiversity Areas Overlay.
Coastal Environment	*Complies with SPP – Coastal Environment* The Subject Site is not located within the Coastal Environmental Overlay.
Cultural Heritage	*Not Applicable with SPP – Cultural Heritage* The Subject Site is not located within a site of known significance to cultural heritage. As such, this State Planning Policy is not applicable.
Water Quality	*Not Applicable with SPP – Water Quality* The proposed development is not of a scale that warrants the additional stormwater quality or quantity treatments.
Planning for Safety and Resilience to Hazards	
Emissions and Hazardous Activities	*Not Applicable to SPP – Emissions and Hazardous Activities* The existing development is not located close to development that emits emissions and emits hazardous activities. As such, this State Planning Policy is not applicable.
Natural Hazards, Risk and Resilience	*Complies with SPP – Natural Hazards, Risk and Resilience* The Subject Site is identified as not being subject to natural hazards or risk.
Planning for Infrastructure	
Energy and Water Supply	*Complies with SPP – Energy and Water Supply*

	The proposed development maintains the approved infrastructure connections.
Infrastructure Integration	*Complies with SPP – Infrastructure Integration* The proposed development will achieve a high level of infrastructure integration and effectively utilise existing infrastructure on and adjacent to the Subject Site.
Transport Infrastructure	*Complies with SPP – Transport* The proposed development will not compromise the existing transport infrastructure and will effectively utilise the existing transport infrastructure. The proposed development will not compromise any future planned upgrades to infrastructure facilities.
Strategic Airports and Aviation Facilities	*Not Applicable with SPP – Strategic Airports and Aviation Facilities* The proposed development will not negatively impact any Strategic Airports within the locality. As such, this State Planning Policy is not applicable.
Strategic Ports	*Not Applicable with SPP – Strategic Ports* The proposed development will not impact any port facilities. As such, this State Planning Policy is not applicable.

State Assessment Referral Agency and State Development Assessment Provision Code Assessment

The State Development Assessment Provisions (SDAP) sets out the matters of interest to the state for development assessment. The Chief Executive administering the *Planning Act 2016*, being the Director-General of the department, is responsible for assessing or deciding development applications.

There are no SARA SDAP State Codes relevant to this development application.

Table 4 – State Development Assessment Provisions

State Development Assessment Provisions (SDAP)				
Matter of Interest	**Map Triggers**	**Relevant provision of the Regulation**	**Relevant Module & Codes**	**Comment**
Regional Plan	SEQ Urban Footprint	Does not trigger referral under the Planning Regulations 2017	N/A	-
Water Resource	Water resource planning area boundaries	Does not trigger referral under the Planning Regulations 2017	N/A	-

Planning Regulation 2017

The proposed development does not trigger assessment against the *Planning Regulation 2017*.

6.2 Regional Assessment Framework

South East Queensland Regional Plan 2023 – ShapingSEQ 2023

The Subject Site is located within the Urban Footprint of the SEQ Regional Plan area. The urban footprint of the SEQ Regional Plan *'incorporates the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space'*.

This development helps to advance the purpose of the Urban Footprint through the *Logan Planning Scheme 2015*, which acts as the primary instrument to help establish desired uses on the site.

Priority Development Area

The site is not located within a Priority Development Area.

6.3 Local Assessment Framework

The proposal requires assessment against the provisions of the *Logan Planning Scheme 2015* and any relevant planning scheme policies.

A detailed assessment of the planning scheme provisions has been carried out in the following sections of this report, demonstrating compliance with the zone provisions and associated codes. Besides, code compliance statements have been completed to support this development application and are attached in **Appendix C** of this report.

Level of Assessment

The proposal seeks to make a Material change of use to establish a Dual Occupancy over the subject site being Lot 395 on SP290614 (44 Learmonth Drive, BELIVAH QLD 4207) as per the allotment formed as part of COM/5/2023/B.

As the subject site has been sealed and registered, the past address of the subject site was Lot 600 Stuart Way, BELIVAH QLD 4207 (Lot 600 on SP290612).

A variation is lodged over the subject site under Council reference MCUI/1/2014.

In accordance with the development conditions of MCUI/1/2014, condition 4.2.1 stipulates that the type of assessment for a material change of use is to be in accordance with Table 3.4 of the Davidson's at Belivah Local Development Area Place Code for the purpose of determining the level of assessment and assessment criteria.

However, the requirements of the *Logan Planning Scheme 2015 (v9.2)* apply where not conflicting or otherwise prescribed by the Davidson's at Belivah Local Development Area Place Code.

The proposal is referred to the Davidson's at Belivah Local Development Area Place Code (the Place Code). Under Table 3.4 - Level of Assessment Table, a Material Change of Use for a Dual Occupancy is classified as code assessable where on an allotment less than 400m² and where an Approved Plan of Development exists.

The subject site, being 44 Learmonth Drive, BELIVAH QLD 4207 (Lot 395 on SP290614), has an area of 551m² as per the approved plan of development under COM/5/2023/B.

Therefore, the proposal is classified as impact assessable and is subject to assessment against the Place Code.

The following benchmarks are noted as being applicable: - Place Code – Part C - COM/5/2023/B – Approved plan of development - *Logan Planning Scheme 2015 v9.2* Davidson's at Belivah Local Development Area Place Code

The purpose of the Davidson's at Belivah Local Development Area Place Code is to regulate development for a reconfiguration of lot and a material change of use for residential construction including the development of the range and mix of housing densities and types mentioned in the Overall Outcomes.

Table 5 – Level of Assessment – Material Change of Use

	LEVEL OF ASSESSMENT	***APPLICABLE CODES***
Davidson's at Belivah Local Development Area Place Code	**Impact**	Davidson's at Belivah Local Development Area Place Code
Emerging Community Zone	**Impact Assessment**	Emerging Community Zone Code Filling and excavation Code Infrastructure Code Landscape Code Servicing, access and parking Code Dual Occupancy and Dwelling House Code
Potential and actual acid sulphate soils	Not Applicable	Not Applicable
Residential Overlay	Not Applicable	Not Applicable

Therefore, the proposed Material Change of Use is ***Assessable Development*** and subject to **Impact *Assessment*** procedures.

Logan Planning Scheme 2015

The *Logan Planning Scheme 2015* identifies the appropriate benchmarks for assessment of Development Applications within the city limits of Logan City Council. The *Logan Planning Scheme 2015* was amended for alignment with the *Planning Act 2016* pursuant to the Minister's rules under section 293 of the *Planning Act 2016* on 23 June 2017.

Part 1, Section 1.5 Hierarchy of Assessment Benchmarks identifies that where there is inconsistencies between provisions in the planning scheme, the following rules apply: -

a. *the strategic framework prevails over all other components, to the extent of the inconsistency for impact assessment;*

b. *relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components, to the extent of the inconsistency;*

c. *overlays prevail over all other components (other than the matters mentioned in (a) and (b), to the extent of the inconsistency;*

d. local plan codes prevail over zone codes, use codes and other development codes, to the extent of the inconsistency;

e. zone codes prevail over use codes and other development codes, to the extent of the inconsistency;

f. provisions of Part 10 may override any of the above.

As identified above, the proposed development is subject to the Emerging Community Zone, Davidson's at Belivah Local Development Area Place Code and Strategic Framework. Where there is any inconsistency between the three provisions, the Zone Code will prevail over the use code. Finally, the Strategic Framework will prevail over the Neighbourhood Plan, Zone and Use Code.

1. Strategic Framework;
2. Local Plan Provisions
3. Zone Code

Strategic framework

The Subject Site is included within the Emerging Community Zone, within a Local Development Area for Residential Development.

The proposal is in an area identified as in the urban footprint, adds to the range of housing sizes, types and tenures in the area.

The actual Lot has been constructed and registered, and has access to a sealed road frontage and all urban services.

Logan Planning Scheme 2015 – Emerging Community Zone - Davidson's at Belivah Local Development Area Place Code

The Subject Site is included within the Emerging Community Zone. Please refer to Figure 3 – Approved Plan for Stage 3D – Davidson's at Belivah, which is completed and registered.

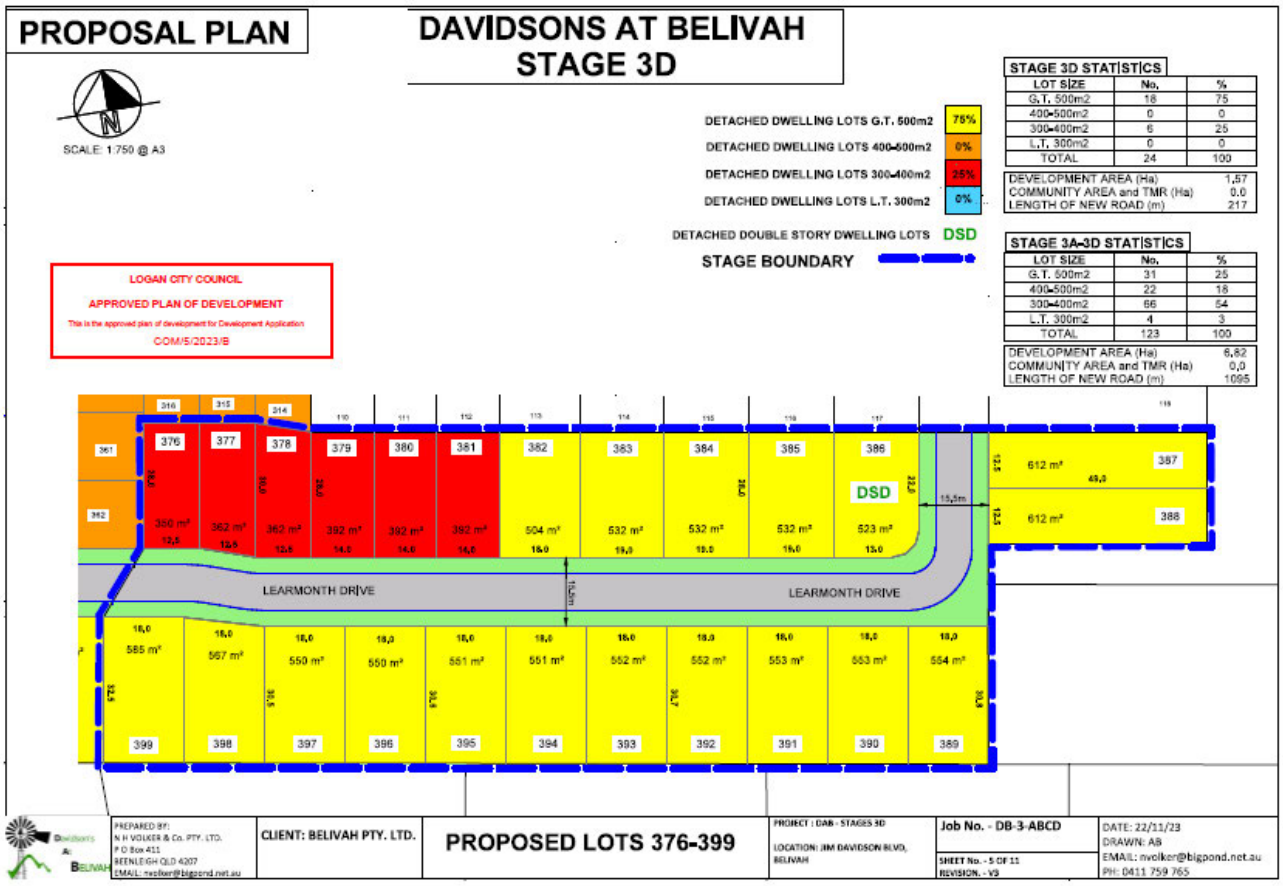


Figure 3 – Approved plan for Stage 3D – Davidson's at Belivah showing approved Lot 395. Source: online Logan ePlan.

The applicable 'General Criteria' from the Davidson's at Belivah Local Development Area Place Code are as follows: -

Table 6 – Davidson's at Belivah Local Development Area Place Code

Part C – General Criteria for Residential Construction on all lots. Site Cover Acceptable Outcome (AO)9 stipulates that development does not exceed the site cover in Table 2.1 or that development complies with the provisions of an approved Plan of Development.	**Response – Compliant** The subject site has an approved plan of development from Council approved COM/5/2023/B which prescribes a maximum site cover of 340m² or 60% of the site area, whichever is the greater, for lots 300m² and over. Therefore, the prescribed maximum site cover is 60% or approximately 340m². The proposal plans in **Appendix A**, denotes that Lot 395 on SP290614, will provide a site cover of 58%. As such, the proposal is considered to comply with the requirements of AO9.
Setbacks Acceptable Outcome (AO)10 and (AO)10.1 state that development must comply with the setbacks in Table 3.1 or that development complies with the provisions of an approved plan of development.	**Response – Compliant** An approved plan of development from COM/5/2023/B prescribes boundary clearance requirements for the subject sites. For lots with a 14m – 20m road frontage, the following provisions apply:

	• Minimum primary road boundary clearance of: - 4m to ground and upper floor. ▪ Road boundary clearance may be reduced by 1.5m where for a verandah, porch, covered first floor balcony or entry portico • Minimum road boundary clearance to garage door of 5m; • Side and rear boundary clearance of: -1m to ground floor, -1.5m to upper floor. Please note that the above boundary clearance provisions are measured to the building wall as per COM/5/2023/B. The proposal plans in **Appendix A** comply as follows: 4.01m setback to OMP from Learmonth Drive, Minimum 2.025m setback to the OMP from the side boundaries, and 1.041m setback to the OMP for the rear boundary for Duplex B and 1.062m setback to the OMP for the rear boundary for Duplex A. No building in any easements.
Car Parking Acceptable Outcome (AO)11 states that each dwelling (3 or more bedrooms) must be provided with 2 car parks, one (1) of which must be undercover (e.g. carport or garage). The submitted correspondence indicates that the Dual occupancies on both subject sites will be comprised of two (2) x three (3) bedroom dwellings.	**Response – Compliant** The subject site will need to provide two (2) car parking spaces per dwelling, with at least one being covered. The submitted proposal plans in **Appendix A** indicate this.
Private Open Space Section 7.0 of the Development Criteria stipulates the required private open space prescribed for each lot size. Section 7.1 states that development on Lots greater than 300m² provides private open space which is a minimum of 25m², and that provides a minimum dimension of 4 metres. Furthermore, section 7.3 states that private open space should have a maximum gradient not exceeding 1:10. Please note that the Development Criteria (sheet 7) denotes further requirements pertaining to privacy screening, fencing, and refuse storage.	**Response – Compliant** Private open space can be provided with a minimum area of 25m^2 and a minimum dimension of 4m on the subject site.

The proposed development is wholly compliant with the overall outcomes as identified by the Davidson's at Belivah Local Development Area Place Code.

Overlays

The site has been identified as containing the following overlays:

- Potential and actual acid sulphate soils Overlay (the subject site is greater than 5m AHD); and
- Residential Overlay.

Prescribed Secondary Codes

The site has been identified as being subject to the Prescribed Secondary Codes:

- Filling and Excavation Code;
- Infrastructure Design Code;
- Landscape Work Code; and
- Servicing, Access and Parking Code

Due to the nature of the development being a Dual Occupancy on a recently constructed Lot within a Residential Estate, the following primary secondary codes that have been addressed are the Filling and Excavation Code; Infrastructure Design Code; Landscape Work Code; and the Servicing, Access and Parking Code in **Appendix C – Code Compliance**.

6.4 Code Compliance

The proposed development has been assessed against the relevant and applicable Codes of the *Logan Planning Scheme 2015* as follows:

Davidson's at Belivah Local Development Area Place Code

The Subject Site is located within the Davidson's at Belivah Local Development Area Place Code. As such, the proposed development achieves the overall outcomes with the of the identified code.

Please refer to the proposal plans in **Appendix A**.

Filling and Excavation Code

The Subject Site is required to be assessed against the Filling and Excavation Code. The proposed development achieves the overall outcomes which are identified in the code.

Infrastructure Design Code

The Subject Site is required to be assessed against the Infrastructure Design Code. The proposed development achieves the overall outcomes which are identified in the code.

Landscape Code

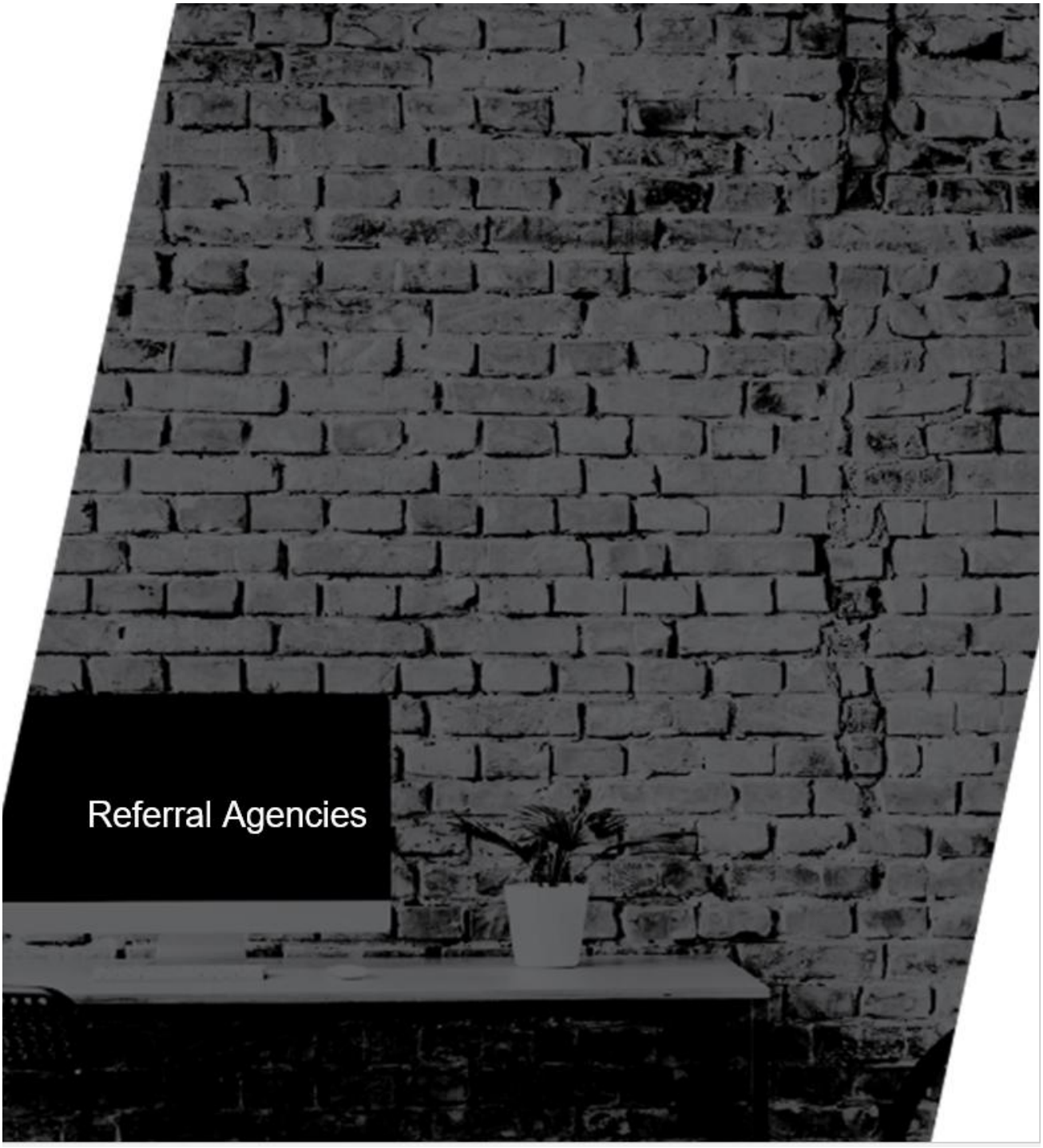
The Subject Site is required to be assessed against the Landscape Code. The proposed development achieves the overall outcomes which are identified in the code.

Servicing, Access and Parking Code

The Subject Site is required to be assessed against the Servicing, Access and Parking Code. The proposed development achieves the overall outcomes which are identified in the code.

Dual Occupancy and Dwelling House Code

The Subject Site is also required to be assessed against the Dual Occupancy and Dwelling House Code. The proposed development achieves the overall outcomes which are identified in the code.



7.0 Referral Agencies

Due to the nature and location of the proposed development, it does not require additional referrals.



Key Planning Issues

8.0 Key Planning Issues

Due to the nature of the proposed development being a Dual Occupancy within a recently constructed residential Estate, with approved external access and new infrastructure connections, there are no key identified planning issues.

The use is Impact Assessable based on the Lot size on the approved plan of development over the Stage and under the criteria in the Davidson's at Belivah Local Development Area Place Code.


Development
Application
Conclusion

9.0 Development Application Conclusion

This application seeks approval for:

- **Development Approval:** Dual Occupancy.

No major planning issues or significant areas of non-compliance have emerged from this proposal as the application is considered to be minor and subsequently does not significantly impact neighbouring uses and remains consistent with the Zone and the Davidson's at Belivah Local Development Area Place Code.

As this report has demonstrated, the proposal is compliant with all the relevant *Logan Planning Scheme 2015* provisions and is consistent with development in the immediate surrounding area and the general locality.