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YOUR REF MCU1/41/2026 OUR REF 11998 DATE 24 July 2026

Chief Executive Officer
C/- Assessment Manager
Planning Assessment and Technical Services
PO Box 3226
Logan City DC QLD 4114

Via email: development@logan.qld.gov.au

Attn: Planning Officer - Purushotam (Puru) Varsani

Application Reference:	**MCUI/41/2026**
Permit Type:	Development Permit
Application Description:	Material Change of Use Impact -Dual Occupancy
Address of Site:	44 Learmonth Drive, Belivah Qld 4207
Real Property Description:	Lot 395 on SP290614

RE: RESPONSE TO INFORMATION REQUEST

Dear Puru,

We refer to the Information Request dated 7 July 2026, please find attached a full formal response on behalf of *M Harvey* (Client & Applicant) to the items raised by Logan City Council.

Our client has instructed us to respond in full now, and if further issues are raised, we will assess and respond to those.

1. PLANNING

Amended plans

1.1. Provide amended plans of development which include the following:

1.1.1. showing a private open space area of 25m² with no dimensions less than 4 metres for each dwelling in accordance with Davidsons at Belivah Local Development Area Place Code.

Advice Note: The proposed plans of development indicate a private open space area being the Alfresco with an area of 11.08m² with dimensions of 4.06 metres x 2.55 metres. Should the private open space extend beyond the Alfresco area, please clearly identify the total dimensions of the proposed private open space.

Response:

Our client has updated the proposal plans to show private open space areas with no dimensions less than 4m.

Please refer to the updated Site Plan attached dated 1 July 2026.

A screenshot of the revised plan is shown in Figure 1 below.

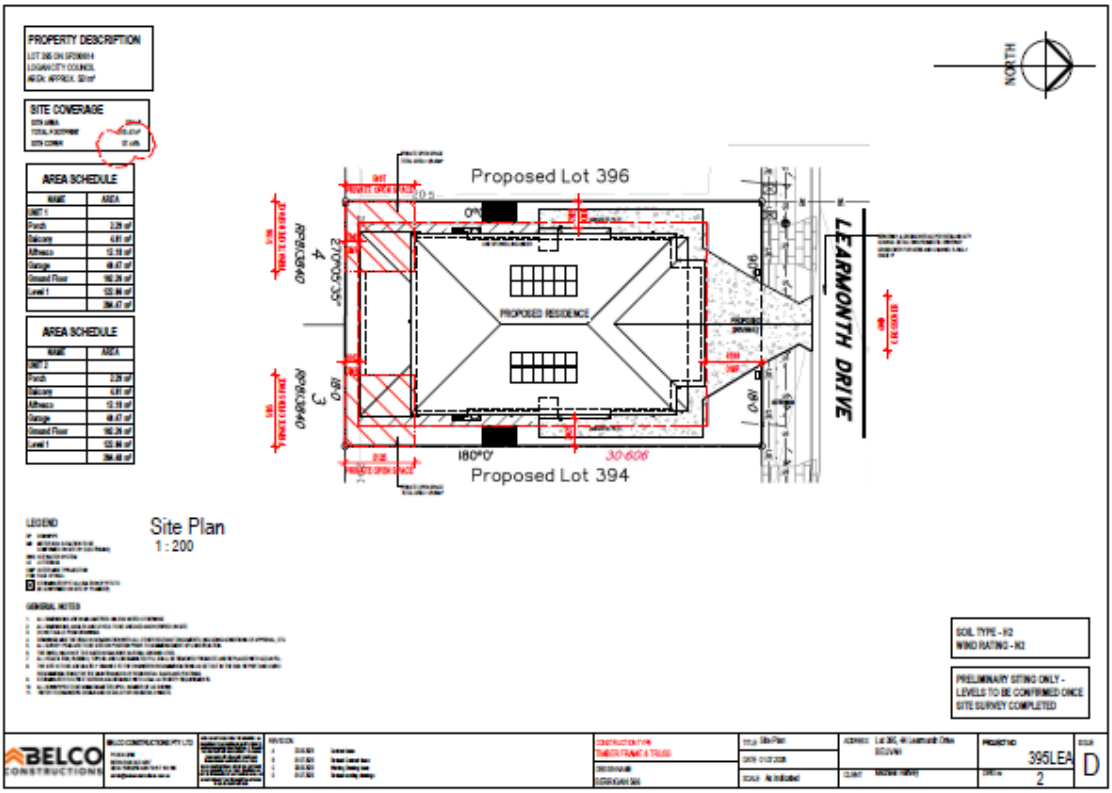


Figure 1 – screenshot of revised proposed Site plan from Belco Constructions.

Crossover

1.2. Demonstrate how the proposal complies with PO11 of the Davidsons at Belivah Local Development Area Place Code, noting the driveway crossover exceeds 4 metres.

Response:

Our client has updated the proposal plans to show a 4m wide crossover.

Please refer to the updated Site Plan attached dated 1 July 2026.

A screenshot of the revised plan is shown in Figure 1 above.

A full listing of the updated and some new plans (that are included with this correspondence) are listed as follows:

Plan Details	***Plan Number/Ref***	***Date***
Appendix A – Amended Proposal Plans (Belco Constructions)		
Coversheet	395LEA Drawing 1 Issue D	1 July 2026
Site Plan	395LEA Drawing 2 Issue D	1 July 2026
Ground Floor Plan	395LEA Drawing 3 Issue D	1 July 2026
Level 1 Floor Plan	395LEA Drawing 4 Issue D	1 July 2026
Elevations Sheet 1	395LEA Drawing 5 Issue D	1 July 2026
Elevations Sheet 2	395LEA Drawing 6 Issue D	1 July 2026
3D’s	395LEA Drawing 7 Issue D	1 July 2026
Electrical – Ground Floor	395LEA Drawing 8 Issue D	1 July 2026
Electrical – Level 1	395LEA Drawing 9 Issue D	1 July 2026
Sections – Sheet 1	395LEA Drawing 10 Issue D	1 July 2026
Roof Plan	395LEA Drawing 11 Issue D	1 July 2026
Sub-Floor Plan	395LEA Drawing 12 Issue D	1 July 2026
Slab/Penetration Plan	395LEA Drawing 13 Issue D	1 July 2026
Wet Area Elevations – Sheet 1	395LEA Drawing 14 Issue D	1 July 2026
Wet Area Elevations – Sheet 2	395LEA Drawing 15 Issue D	1 July 2026
Wet Area Elevations – Sheet 3	395LEA Drawing 16 Issue D	1 July 2026
Livable Housing Details	395LEA Drawing 17 Issue D	1 July 2026
Building Details	395LEA Drawing 18 Issue D	1 July 2026
Landscape Plan	395LEA Drawing 19 Issue D	1 July 2026

Please see attached for consideration the following supporting document: -

Appendix A – amended Proposal Plans prepared by Belco Constructions.

This Response to the Information Request does now complete the 'Information Request' stage under the *Planning Act 2016*.

We trust that our above response to the items raised within the issued Information Request satisfies Councils concerns.

Don't hesitate to contact me on (07) 3012 0000 if there is any matter relating to the above you would like to discuss.

Yours faithfully
NORRIS CLARKE & O'BRIEN PTY LTD



JOHN CREAGAN
Principal Town Planner