

PREPARED BY:  
 N H VOLKER & Co. PTY. LTD.  
 P O Box 411  
 BEENLEIGH QLD 4207  
 EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

**PROPOSED SUBDIVISION  
 DAVIDSONS at BELIVAH  
 PROPOSED LOTS 266-289 & 301-399**

PROJECT : DAB - STAGES 3A-3D

LOCATION: JIM DAVIDSON BLVD,  
 BELIVAH

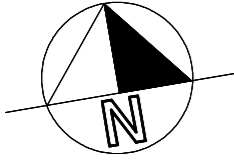
Job No. - DB-3-ABCD

SHEET No. - 1 OF 11  
 REVISION. - V2

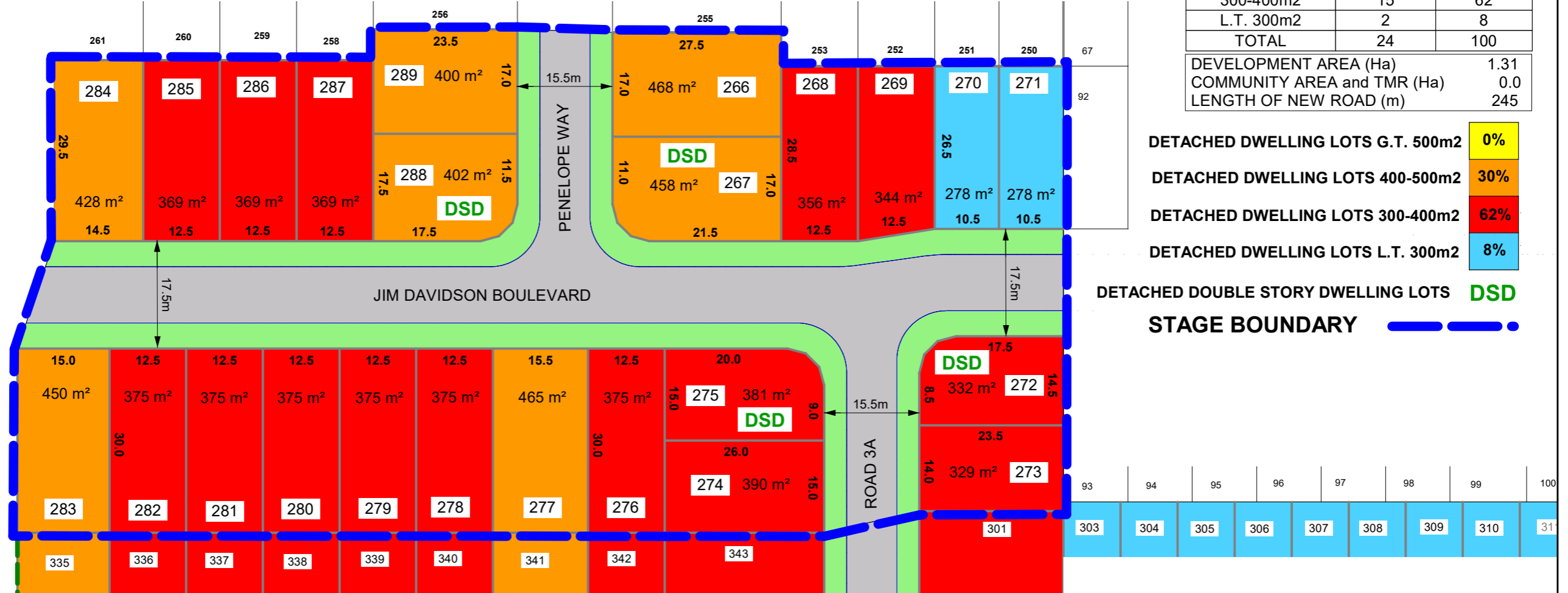
DATE: 17/02/2023  
 DRAWN: AB  
 EMAIL: nvolker@bigpond.net.au  
 PH: 0411 759 765

# PROPOSAL PLAN

# DAVIDSONS AT BELIVAH STAGE 3A



SCALE: 1:750 @ A3



STAGE 3A STATISTICS		
LOT SIZE	NO.	%
G.T. 500m <sup>2</sup>	0	0
400-500m <sup>2</sup>	7	30
300-400m <sup>2</sup>	15	62
L.T. 300m <sup>2</sup>	2	8
<b>TOTAL</b>	<b>24</b>	<b>100</b>

DEVELOPMENT AREA (Ha)	1.31
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	245

- DETACHED DWELLING LOTS G.T. 500m<sup>2</sup> 0%
- DETACHED DWELLING LOTS 400-500m<sup>2</sup> 30%
- DETACHED DWELLING LOTS 300-400m<sup>2</sup> 62%
- DETACHED DWELLING LOTS L.T. 300m<sup>2</sup> 8%
- DETACHED DOUBLE STORY DWELLING LOTS DSD
- STAGE BOUNDARY

**LOGAN CITY COUNCIL**

**APPROVED PLAN OF DEVELOPMENT**

This is the approved plan of development for Development Application

**COM/5/2023**



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## PROPOSED LOTS 266-289

PROJECT : DAB - STAGES 3A  
LOCATION: JIM DAVIDSON BLVD,  
BELIVAH

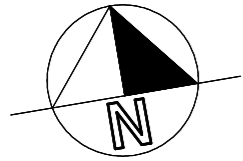
**Job No. - DB-3-ABCD**

SHEET No. - 2 OF 11  
REVISION. - V2

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# PROPOSAL PLAN



SCALE: 1:750 @ A3

# DAVIDSONS AT BELIVAH STAGE 3C

### STAGE 3B STATISTICS

LOT SIZE	NO.	%
G.T. 500m2	13	41
400-500m2	4	13
300-400m2	12	39
L.T. 300m2	2	7
TOTAL	31	100

DEVELOPMENT AREA (Ha)	1.82
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	276

DETACHED DWELLING LOTS G.T. 500m2

41%

DETACHED DWELLING LOTS 400-500m2

13%

DETACHED DWELLING LOTS 300-400m2

39%

DETACHED DWELLING LOTS L.T. 300m2

7%

STAGE BOUNDARY



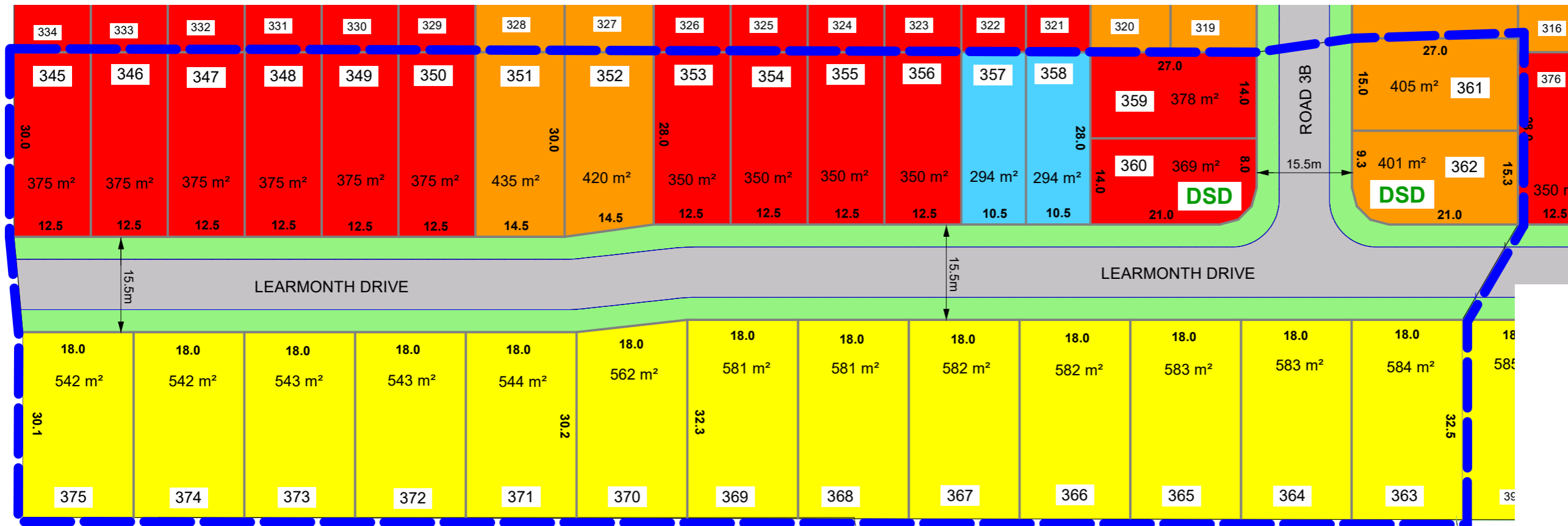
DETACHED DOUBLE STORY DWELLING LOTS **DSD**

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PROPOSED LOTS 345-375

PROJECT : DAB - STAGES 3C

LOCATION: JIM DAVIDSON BLVD,  
BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 4 OF 11  
REVISION. - V2

DATE: 17/02/2023

DRAWN: AB

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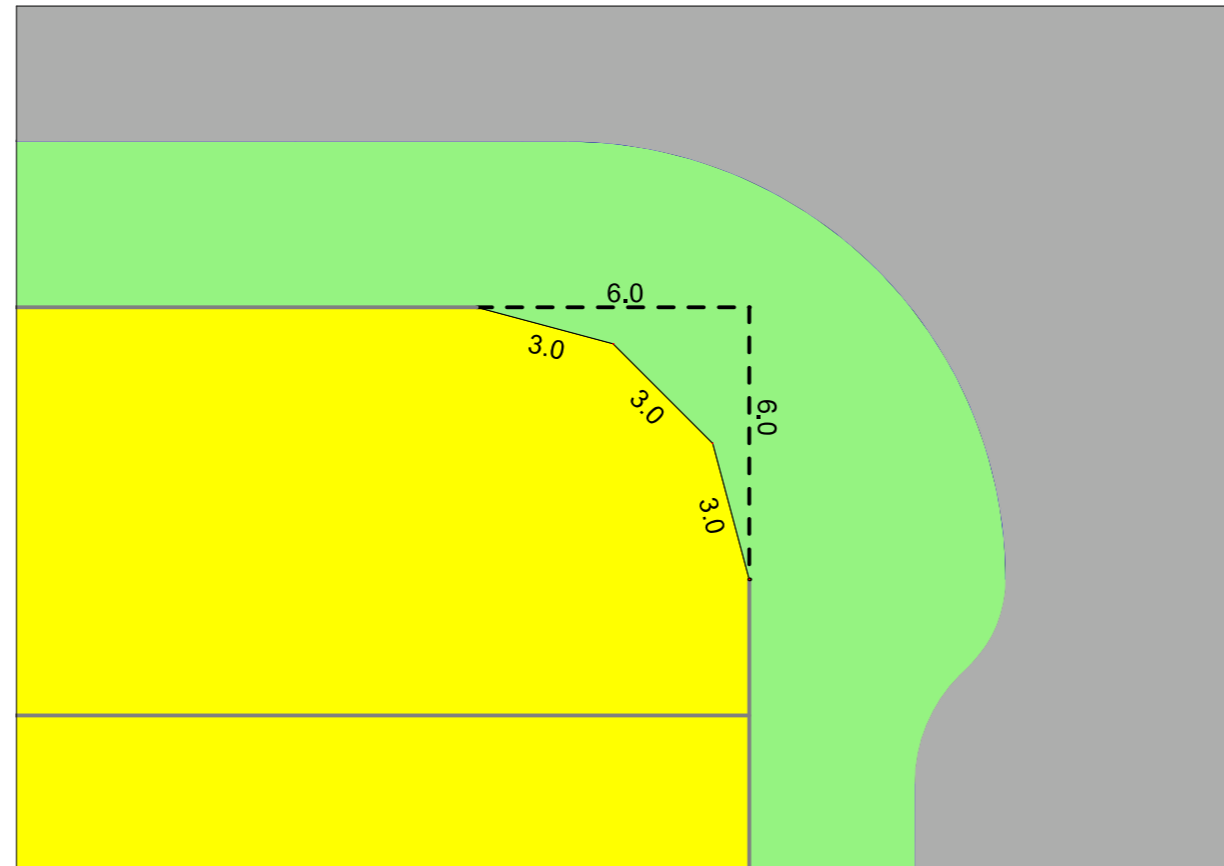
# DAVIDSONS AT BELIVAH

LOGAN CITY COUNCIL

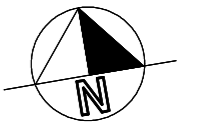
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STANDARD 3 CHORD TRUNCATION



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## TRUNCATION DETAILS

PROJECT: STAGE 3A-D

LOCATION: JIM DAVIDSON  
BOULEVARDE, BELIVAH

Job No. DB-3-ABCD

SHEET No. 6 OF 11  
REVISION V2

DATE: 17/02/2023

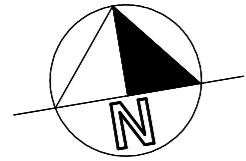
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# BUILDING ENVELOPE PLAN

# DAVIDSONS AT BELIVAH STAGE 3A



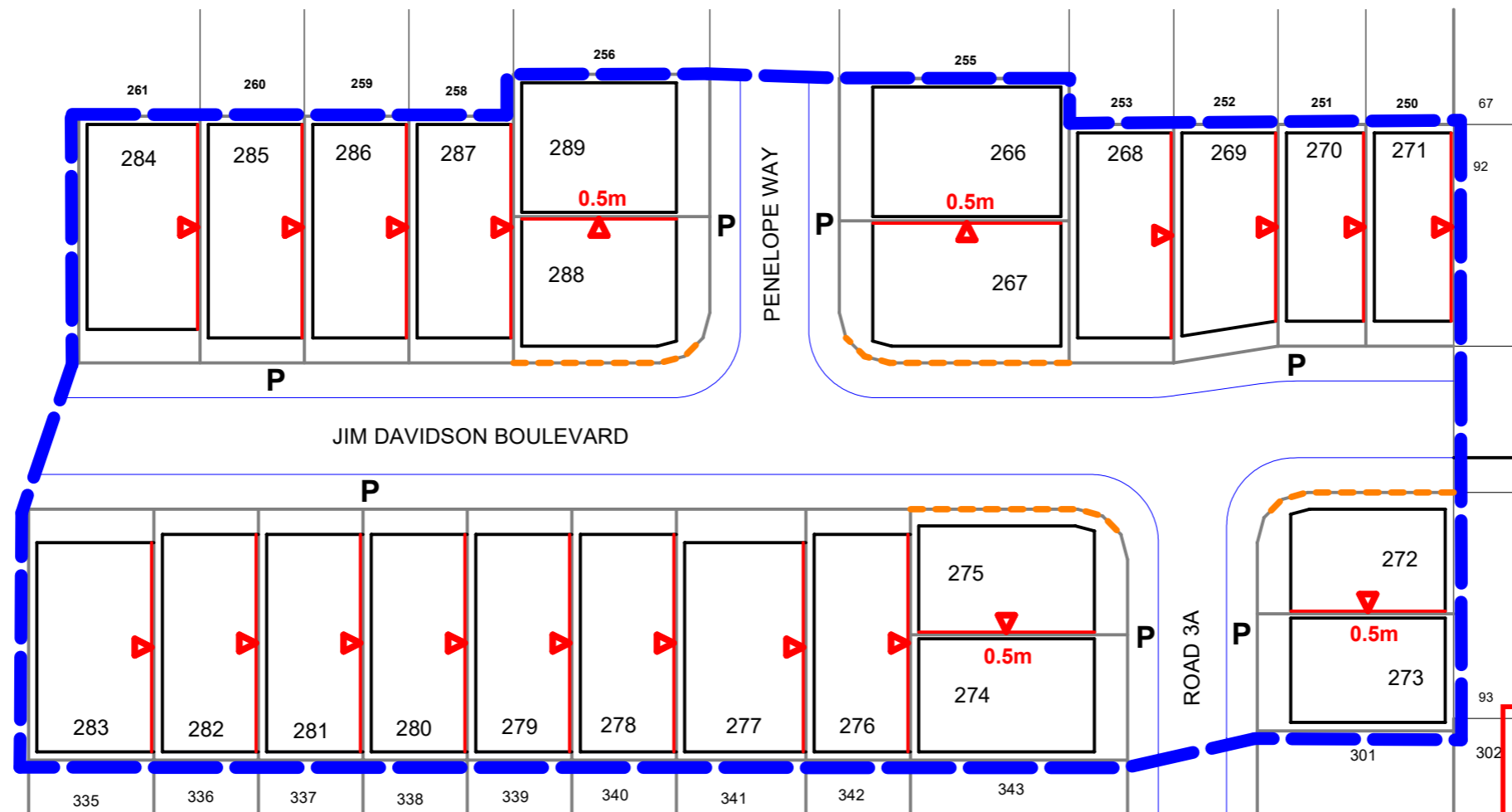
SCALE: 1:750 @ A3

- NOTES:**
1. THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
  2. AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE

- NO VEHICLE ACCESS
- DEVELOPMENT ENVELOPE
- BUILD TO BOUNDARY
- STAGE BOUNDARY
- P** PRIMARY STREET FRONTAGE

STREET SETBACK	SETBACKS <span style="color: red;">(unless notified otherwise)</span>				
	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

NOTES:  
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.  
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.  
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.  
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE



**LOGAN CITY COUNCIL**  
**APPROVED PLAN OF DEVELOPMENT**  
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## PROPOSED LOTS 266-289

PROJECT : DAB - STAGES 3A  
LOCATION: JIM DAVIDSON BLVD,  
BELIVAH

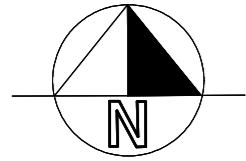
**Job No. - DB-3-ABCD**

SHEET No. - 7 OF 11  
REVISION. - V2

DATE: 17/02/2023  
DRAWN: AB  
EMAIL: nvolker@bigpond.net.au  
PH: 0411 759 765

# BUILDING ENVELOPE PLAN

# DAVIDSONS AT BELIVAH STAGE 3B



SCALE: 1:750 @ A3

- NOTES:**
1. THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
  2. AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE

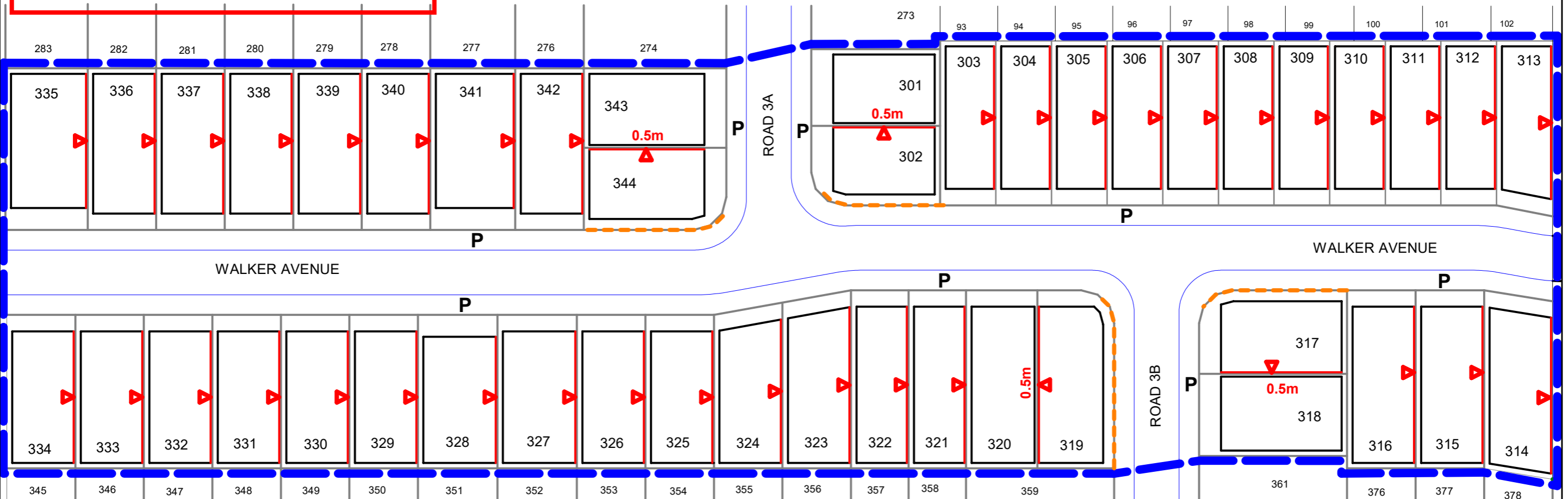
- NO VEHICLE ACCESS
- DEVELOPMENT ENVELOPE
- BUILD TO BOUNDARY
- STAGE BOUNDARY
- P** PRIMARY STREET FRONTAGE

STREET SETBACK	SETBACKS (unless notified otherwise)				
	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

**NOTES:**

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3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE

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## PROPOSED LOTS 301-344

PROJECT : DAB - STAGES 3B

LOCATION: JIM DAVIDSON BLVD,  
BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 8 OF 11  
REVISION. - V2

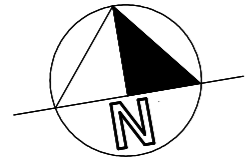
DATE: 17/02/2023

DRAWN: AB

EMAIL: nvolker@bigpond.net.au  
PH: 0411 759 765

# BUILDING ENVELOPE PLAN

# DAVIDSONS AT BELIVAH STAGE 3C



SCALE: 1:750 @ A3

- NOTES:**
1. THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
  2. AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE

- NO VEHICLE ACCESS
- DEVELOPMENT ENVELOPE
- BUILD TO BOUNDARY
- STAGE BOUNDARY
- P** PRIMARY STREET FRONTAGE

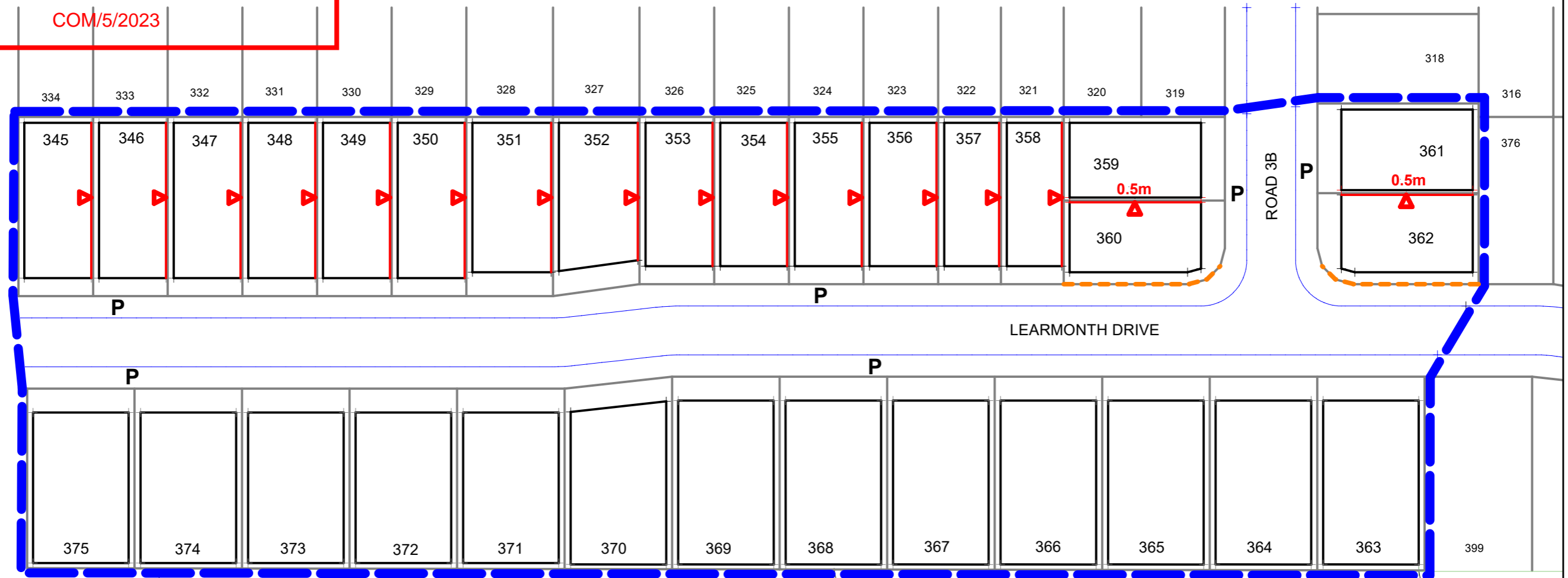
STREET SETBACK	SETBACKS <span style="color: red;">(unless notified otherwise)</span>				
	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

NOTES:  
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.  
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## PROPOSED LOTS 345-375

PROJECT : DAB - STAGES 3C  
LOCATION: JIM DAVIDSON BLVD,  
BELIVAH

**Job No. - DB-3-ABCD**

SHEET No. - 9 OF 11  
REVISION. - V2

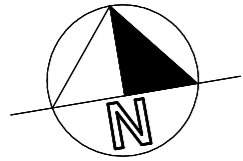
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PH: 0411 759 765

# BUILDING ENVELOPE PLAN

# DAVIDSONS AT BELIVAH STAGE 3D

SETBACKS <span style="color: red;">(unless notified otherwise)</span>					
STREET SETBACK	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

NOTES:  
 1. SETBACKS ARE MEASURED TO THE BUILDING WALL.  
 2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.  
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SCALE: 1:750 @ A3

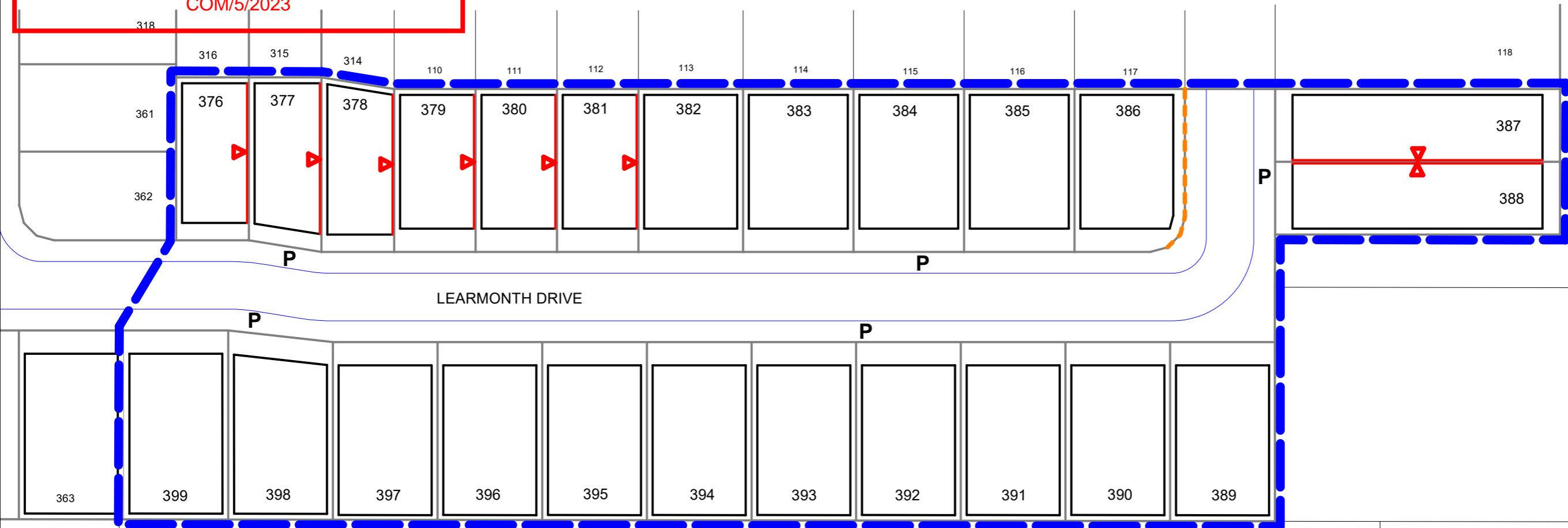
- NOTES:**
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
  - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE

- NO VEHICLE ACCESS
- DEVELOPMENT ENVELOPE
- BUILD TO BOUNDARY
- STAGE BOUNDARY
- P** PRIMARY STREET FRONTAGE

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**PROPOSED LOTS 376-399**

PROJECT : DAB - STAGES 3D  
 LOCATION: JIM DAVIDSON BLVD,  
 BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 10 OF 11  
 REVISION. - V2

DATE: 17/02/2023  
 DRAWN: AB  
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# DAVIDSONS AT BELIVAH

## STAGE 3A, 3B, 3C & 3D

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APPROVED PLAN OF DEVELOPMENT

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### DEVELOPMENT CRITERIA

#### 1.0 BUILDING HEIGHT

1.1 Development has a maximum building height of 2 storeys

#### 2.0 SITE COVER

2.1 Development does not exceed the site cover in Table 1 on this sheet.

#### 3.0 SET BACKS

3.1 Development complies with the setbacks in Table 2A on each Stage Building Envelope Sheet and Figure 1 on this sheet.

#### ~~4.0 BUILD TO BOUNDARY WALLS~~

~~4.1 Development ensures that built to boundary walls should not exceed the lesser of 25m or the length indicated in Table 2 and Figure 2 on this sheet.~~

#### 5.0 DWELLING ENTRY

5.1 Development results in the entry to the dwelling house being covered, lit and visible from the street.

5.2 Development results in the dwelling house having windows to habitable rooms or balconies on the façades facing the street

#### 6.0 CAR PARKING

6.1 Development provides a minimum number of on-site car parking spaces comprising:

- (a) Each dwelling (3 or more bedrooms) must be provided with two car parks one of which must be under cover (e.g. carport or garage).
- (b) One or two bedroom dwellings must be provided with one undercover car park; and
- (c) 0.25 visitor spaces per dwelling for multiple dwellings (other than multiple dwellings comprising only three or four dwellings).

6.2 Dimensions are as per Australian Building Standards

6.3 Car parking spaces may be in tandem, provided one space is behind the road setback required

#### 7.0 PRIVATE OPEN SPACE

7.1 Lots greater than 300m<sup>2</sup> Development provides private open space which is:

- a minimum of 25 m<sup>2</sup> and
- a minimum dimension of 4.0 m

7.2 Lots less than or equal to 300sqm<sup>2</sup> Development provides private open space which is:

- a minimum of 6% of the area of the lot
- a minimum dimension of 3.0m

7.3 Private open space should have a maximum gradient not exceeding 1:10 and

7.4 May be provided by way of balconies where the living areas are on the first floor with a minimum area of 6 m<sup>2</sup> and minimum dimension of 1.5m.

#### 8.0 PRIVACY

8.1 Windows to habitable rooms of a dwelling house are separated a minimum of 2m at ground level or 9m above ground level to habitable rooms of another dwelling.

8.2 Where windows to habitable rooms of a dwelling are within 2m at ground level or 9m above ground level to habitable rooms of another dwelling, development incorporates windows that:

- Are offset from another window of a habitable room in an adjacent dwelling to minimise direct overlooking; or
- Have sill heights of 1.5m above floor level; or
- Are covered by fixed obscure glazing in any part of the window below 1.5m above floor level
- Have fixed external screens
- In the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.

8.3 Development that results in a direct view from balconies, terraces decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, ensures that the view is screened from floor level to a height of 1.5m above floor level.

8.4 Where screening is used, it:

- is a solid translucent window or screen; or
- perforated or slated panels; or
- a fixed louvre, translucent window or screen which has a maximum 25% opening; and
- is permanently fixed, durable and designed to complement the development.

#### 9.0 FENCING

9.1 Development ensures that the height of a new fence on a street frontage is a maximum of:

- (i) 1.2m, where fence construction is solid or less than 50% transparent; or
- (ii) 1.5m, where fence construction is at least 50% transparent; or
- (iii) 1.5m and solid where it surrounds the dwelling's private open space area
- (iv) 1.8m and solid, where the site is on an arterial road; or
- (v) no fencing is provided or
- (vi) fences or walls with less than 25% transparency do not exceed 10 metres in length without some articulation or detailing to provide visual interest

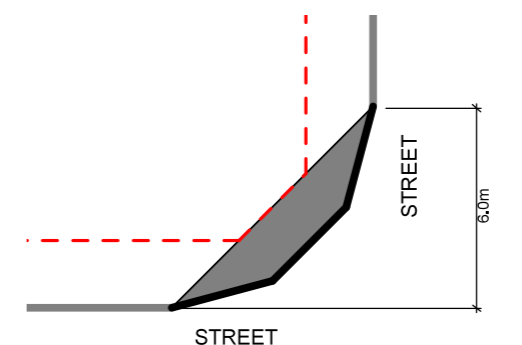
#### 10.0 REFUSE STORAGE

10.1 One refuse bin store area with a minimum size of 1.7m X .9m and screened from the street is to be provided per lot.

TABLE 1 SITE COVER

SITE COVER (BY LOT SIZE)		
< 200m <sup>2</sup>	200 - < 300m <sup>2</sup>	300m <sup>2</sup> +
80%	70%	60%

FIGURE 1 SETBACK ON CORNERS



Setback line as per Table 2 & 3, no buildings allowed within shaded area