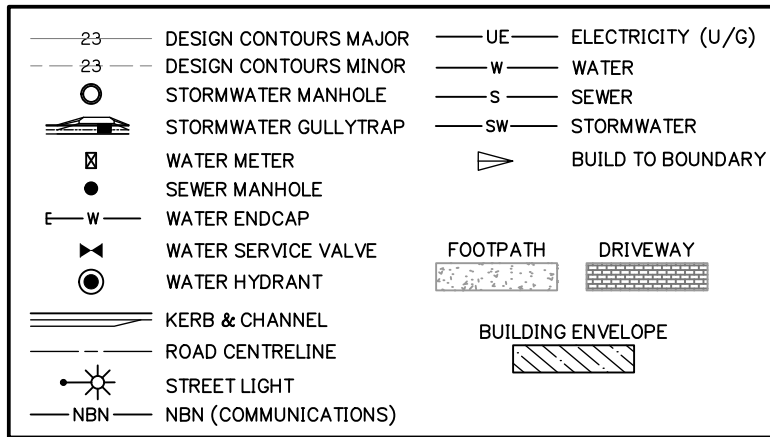
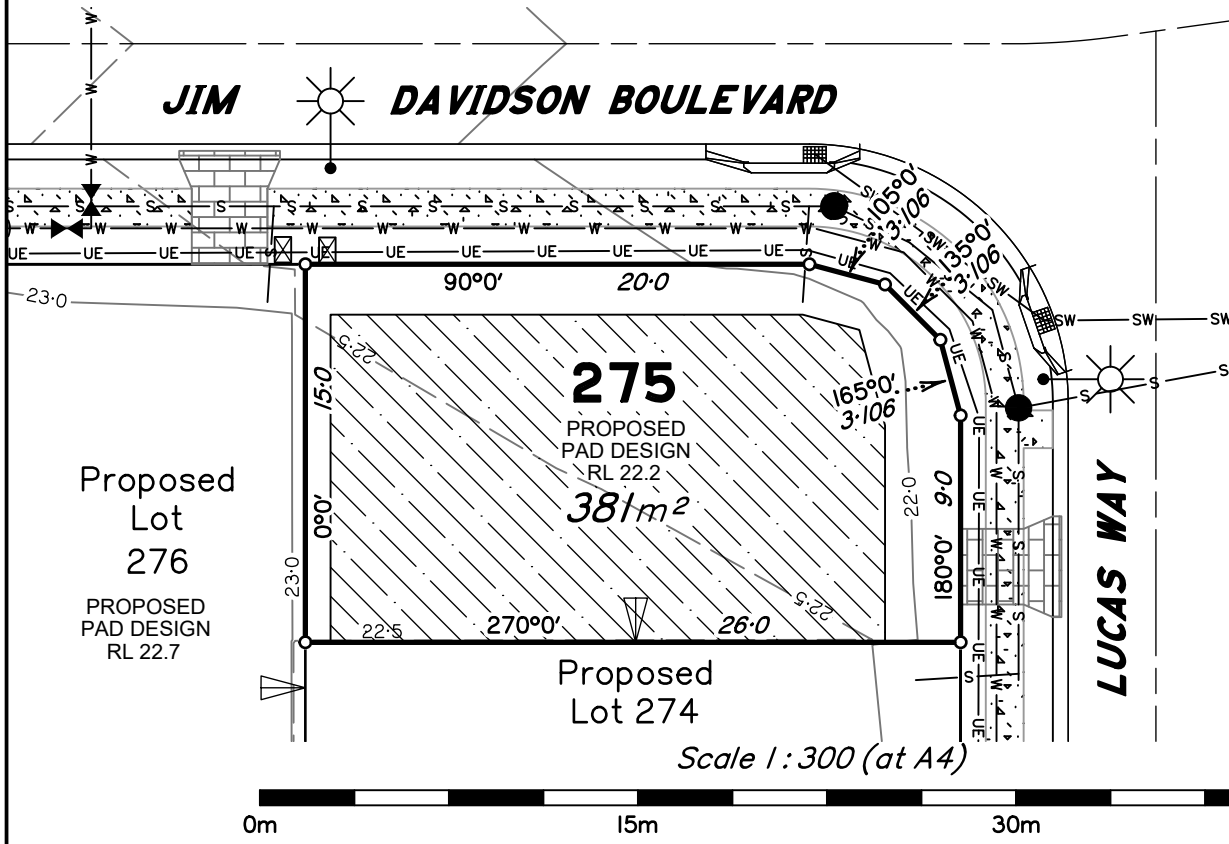


**LEGEND**



Add 9°24'40" for MGA Zone 56



See also SHEET 2 of this drawing which refers to Bldg Envelope Logan PD Online Com/5/2023 Approved Plans Sheet 7 Bldg Setbacks

**DISCLOSURE PLAN**

For Lot **275** (on SP290611)  
**Jim Davidson Blvd & Lucas Way**  
**BELIVAH, QLD**

Sheet 1 of 2

BD23127

Described as Part of Lot 3 on SP290608  
 Local Authority: LOGAN C.C.  
 Map Ref: 9542-31411

**IMPORTANT NOTES:**

These notes are an integral part of the plan. This plan has been prepared for Davidsons At Belivah for the purposes of a **Disclosure Plan under the Land Sales Act 1984**. It is not to be used for any other purpose and is subject to the following limitations. The lot dimensions and areas shown hereon are subject to final survey and also subject to Council and other authorities. Notwithstanding the limits of filling shown, the actual limits shall be determined on site by the engineer during construction. Compaction of any fill material placed on this site shall be completed under inspection and testing services in accordance with AS3798-2007. Location of sewer, stormwater, water, electric and communications are shown from engineering drawings and may differ from the as constructed location. These drawings are copyright and are not to be used or reproduced without the written permission of NH Volker and Co Pty Ltd.

**AUTHORISATION:**

*NH Volker* 01/08/2023  
 Neville Henry VOLKER Date:  
 Cadastral Surveyor

<b>DATE</b> 22/06/2023	<b>SURVEYED</b> -
<b>SCALE</b> 1 : 300 (A4)	<b>DRAWN</b> BD23127
<b>LEVEL DATUM</b> A.H.D	<b>CHECKED</b> NHV
<b>CONTOUR INTERVAL</b> 0.5m	



Sheet 1 of 2

**DRAWING NO: BLV013\_DP 275**

# BUILDING ENVELOPE PLAN

# DAVIDSONS AT BELIVAH STAGE 3A



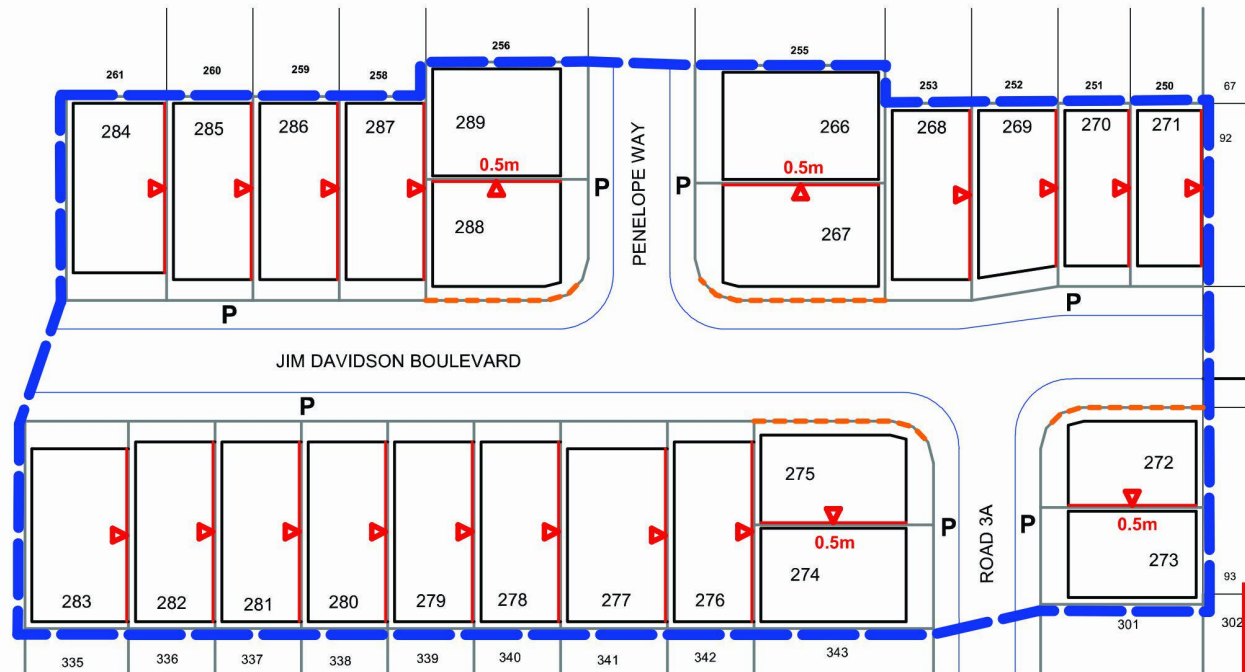
SCALE: 1:750 @ A3

- 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

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



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>

**LOGAN CITY COUNCIL**  
**APPROVED PLAN OF DEVELOPMENT**  
This is the approved plan of development for Development Application  
COM/5/2023

Driveway to be constructed to LCC specifications



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 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

**DRAWING NO: BLV013\_DP275 SHEET 2 OF 2**