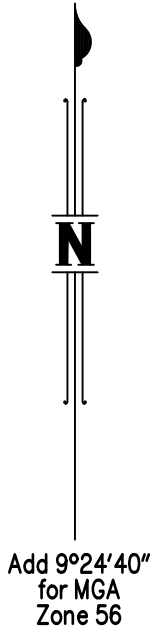


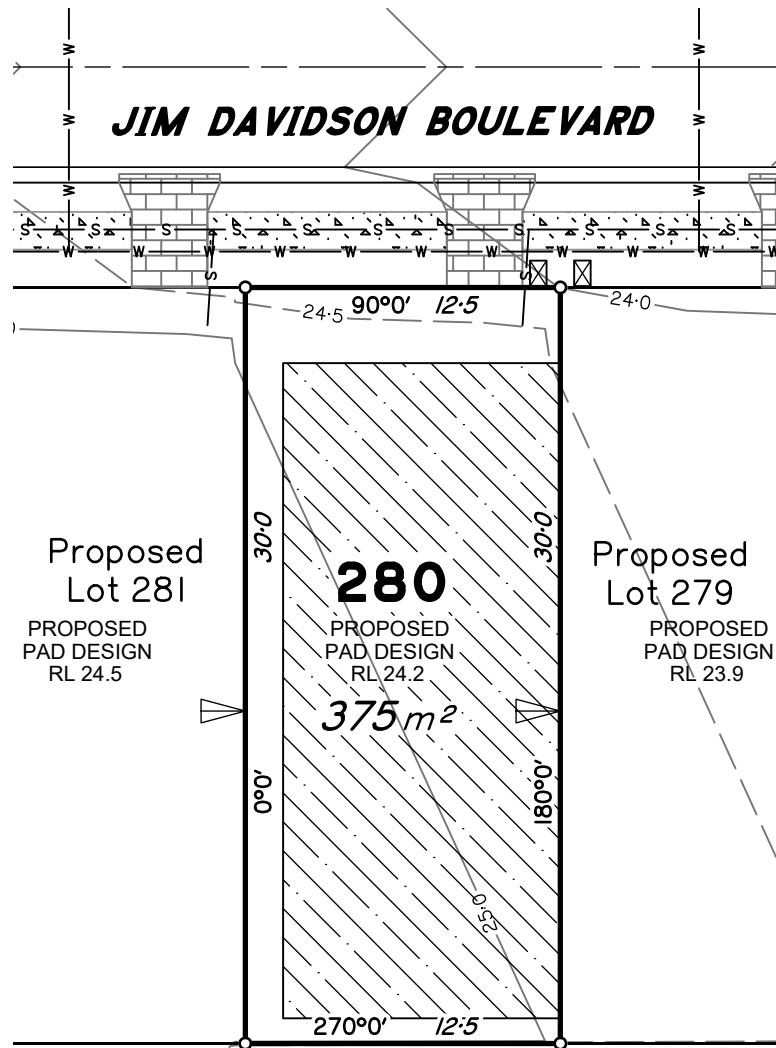
LEGEND

- 23 — DESIGN CONTOURS MAJOR
- - 23 - - DESIGN CONTOURS MINOR
- STORMWATER MANHOLE
- STORMWATER GULLYTRAP
- ⊠ WATER METER
- SEWER MANHOLE
- E—W— WATER ENDCAP
- W — WATER
- S — SEWER
- SW — STORMWATER
- ⊘ WATER SERVICE VALVE
- ⊙ WATER HYDRANT
- ▽ BUILD TO BOUNDARY
- KERB & CHANNEL
- ROAD CENTRELINE
- STREET LIGHT
- UE — ELECTRICITY (U/G)
- NBN — NBN (COMMUNICATIONS)
- FOOTPATH
- DRIVEWAY
- BUILDING ENVELOPE

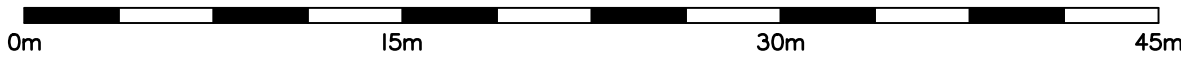


Add 9°24'40"
for MGA
Zone 56

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



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 280 (on SP290611)
Jim Davidson Blvd
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:

Neville Henry VOLKER Date: 01/08/2023
Cadastral Surveyor

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



Sheet
1
of
2

DRAWING NO: BLV013_DP 280

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3A



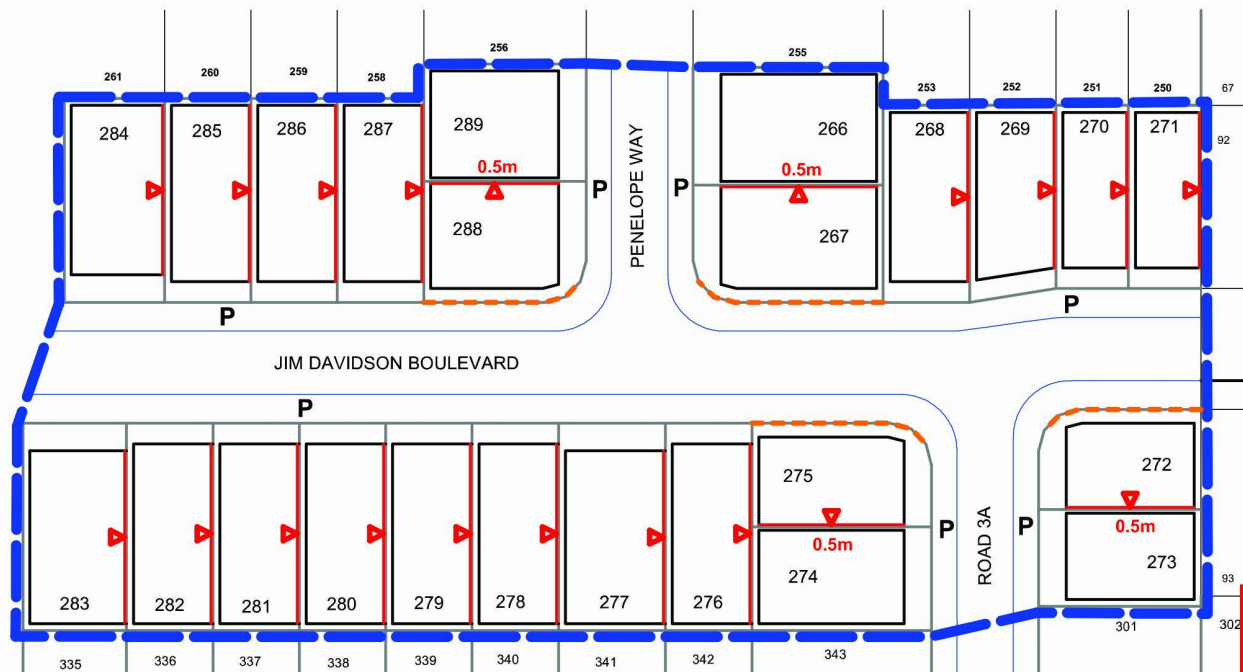
SCALE: 1:750 @ A3

- 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 (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:
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 ² | 0 | 0 |
| 400-500m ² | 7 | 30 |
| 300-400m ² | 15 | 62 |
| L.T. 300m ² | 2 | 8 |
| TOTAL | 24 | 100 |

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_DP280 SHEET 2 OF 2