DISCLOSURE PLAN

For Lot 301 (on SP290612)
Lucas Way
BELIVAH, QLD

Sheet 1 of 2

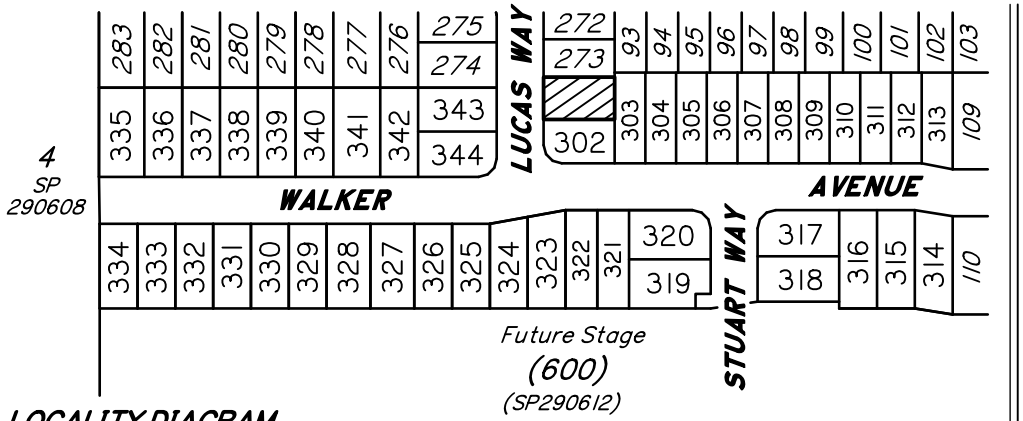
BD23132

Described as Part of Lot 600 on SP290611
Local Authority: LOGAN C.C.
Map Ref: 9542-31411

DRAFT

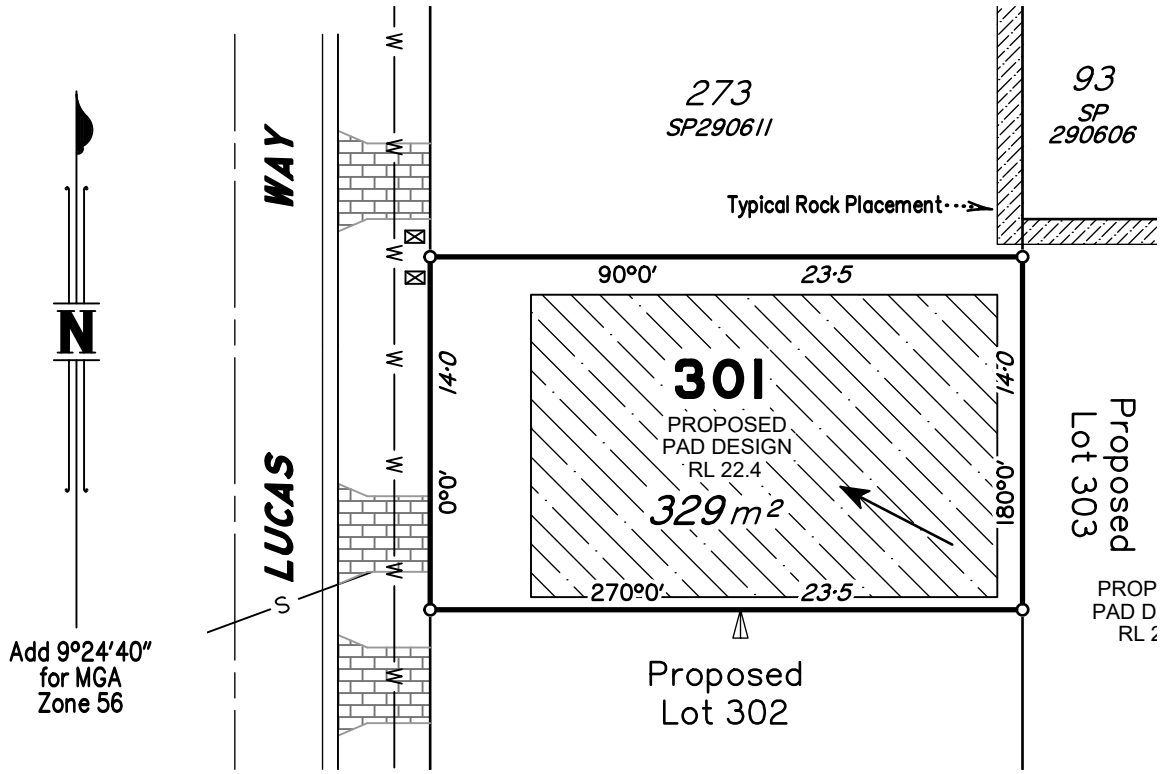
See also SHEET 2 of this drawing which refers to Bldg Envelope Logan PD Online Com/5/2023 Approved Plans Sheet 8 Bldg Setbacks

LOCALITY DIAGRAM



LEGEND

- DESIGN CONTOURS MAJOR
- DESIGN CONTOURS MINOR
- STORMWATER MANHOLE
- STORMWATER GULLYTRAP
- WATER METER
- SEWER MANHOLE
- WATER
- SEWER
- STORMWATER
- BUILD TO BOUNDARY
- KERB & CHANNEL
- ROAD CENTRELINE
- STREET LIGHT
- ELECTRICITY (U/G)
- NBN (COMMUNICATIONS)
- FOOTPATH
- DRIVEWAY
- BUILDING ENVELOPE
- INDICATES DIRECTION OF TYPICAL FALL OF 0·2m
- SUBSTATION



Scale 1:300 (at A4)

0m 15m 30m 45m

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
Cadastral Surveyor
Date:

DATE 29/11/2023	SURVEYED –
SCALE 1:300 (A4)	DRAWN BD23132
LEVEL DATUM A.H.D	CHECKED NHV
CONTOUR INTERVAL ...	

Davidson's At BELIVAH

DRAWING NO: BLV014_DP 301

Sheet 1 of 2

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3B

SCALE: 1:750 @ A3

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

STAGE 3B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m^2	0	0
400-500m^2	11	25
300-400m^2	33	75
L.T. 300m^2	0	0
TOTAL	44	100

NO VEHICLE ACCESS

DEVELOPMENT ENVELOPE

BUILD TO BOUNDARY

STAGE BOUNDARY

P PRIMARY STREET FRONTAGE

SETBACKS (unless notified otherwise)	LOT WIDTH				
STREET SETBACK	< 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

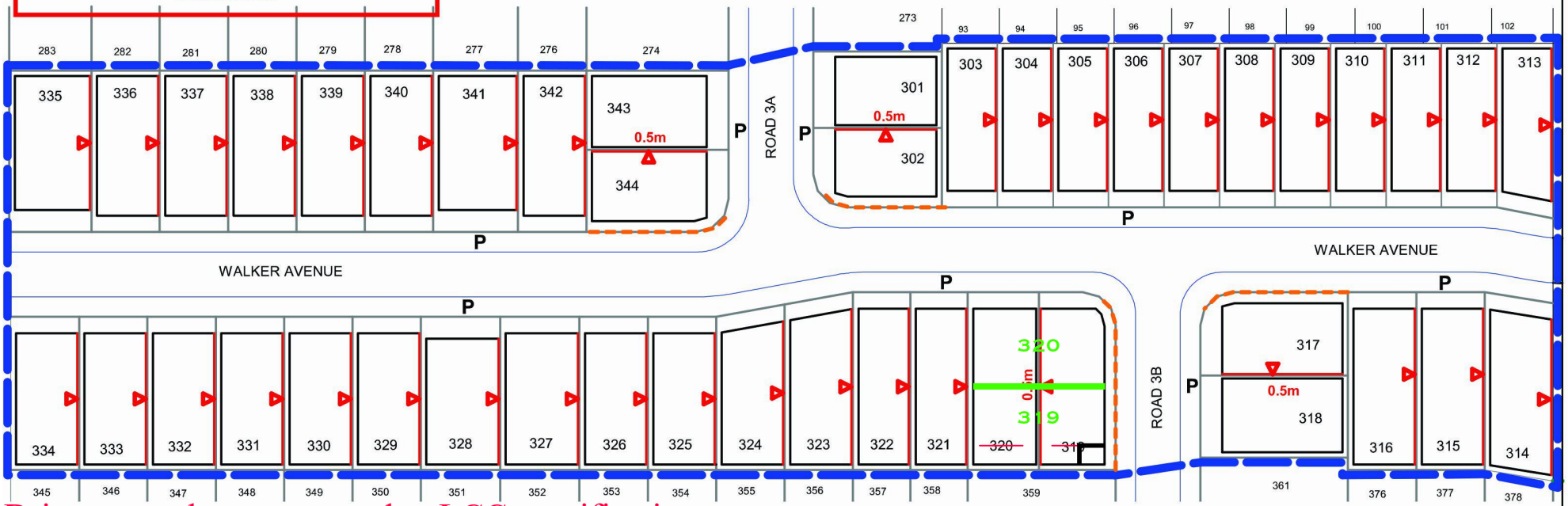
NOTES:
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023



Driveway to be constructed to LCC specifications

Davidson's At BELIVAH

PREPARED BY:
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BEENLEIGH QLD 4207
EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

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

DRAWING NO: BLV014_DP301 SHEET 2 OF 2