

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

**DISCLOSURE PLAN**  
For Lot 302 (on SP290612)  
Lucas Way and Walker Avenue  
BELIVAH, QLD

Sheet  
1  
of  
2

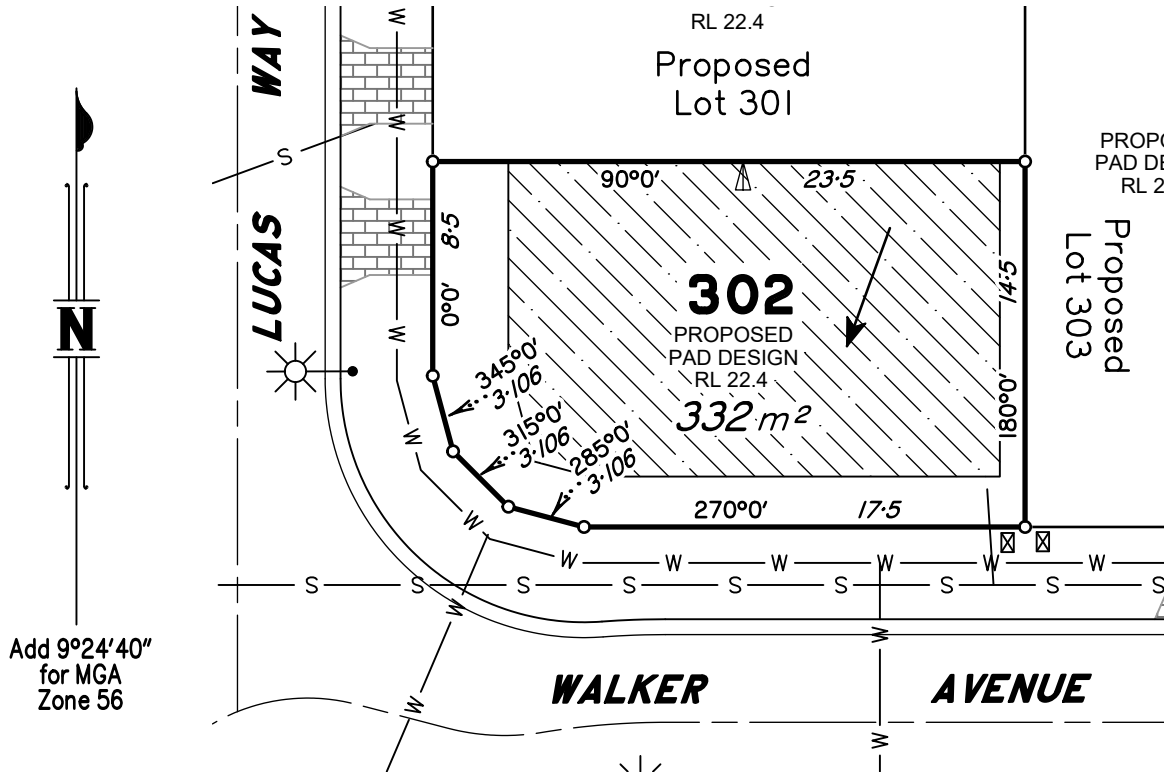
Described as Part of Lot 600 on SP290611  
Local Authority: LOGAN C.C.  
Map Ref: 9542-31411

**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.

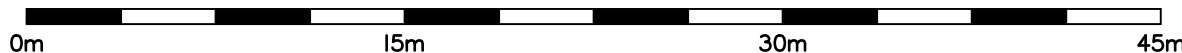
**LOCALITY DIAGRAM**

**LEGEND**

- 23 — DESIGN CONTOURS MAJOR
- - - 23 - - - DESIGN CONTOURS MINOR
- STORMWATER MANHOLE
- ⌘ STORMWATER GULLYTRAP
- ⊠ WATER METER
- SEWER MANHOLE
- W — WATER
- S — SEWER
- SW — STORMWATER
- ▽ BUILD TO BOUNDARY
- ▬▬▬ KERB & CHANNEL
- — — ROAD CENTRELINE
- ☀ STREET LIGHT
- UE — ELECTRICITY (U/G)
- NBN — NBN (COMMUNICATIONS)
- FOOTPATH
- DRIVEWAY
- BUILDING ENVELOPE
- ➔ INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
- ⊞ SUBSTATION



Scale 1:300 (at A4)



Sheet 1 of 2

**AUTHORISATION:**

Neville Henry VOLKER  
Cadastral Surveyor

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

CONTOUR INTERVAL ...



DRAWING NO: BLV014\_DP 302

BD23132

# 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

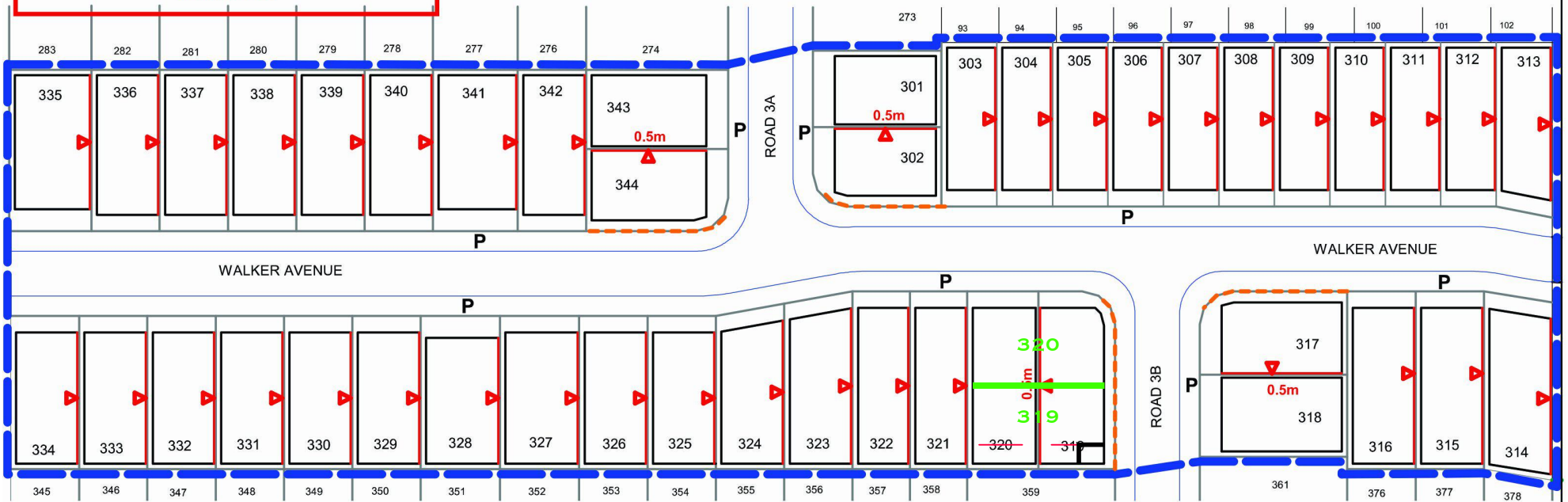
STAGE 3B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m <sup>2</sup>	0	0
400-500m <sup>2</sup>	11	25
300-400m <sup>2</sup>	33	75
L.T. 300m <sup>2</sup>	0	0
TOTAL	44	100

- 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>				
	GROUND & UPPER	LOT WIDTH			
		< 14m	14m - 20m	> 20m	
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 VERANDA/ ENTRY TO PATIO.  
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5M FOR A VERANDA/ 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

	PREPARED BY: N H VOLKER & Co. PTY. LTD. P O Box 411 BEENLEIGH QLD 4207 EMAIL: nvolker@bigpond.net.au	CLIENT: BELIVAH PTY. LTD.	<b>PROPOSED LOTS 301-344</b>	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
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