DISCLOSURE PLAN

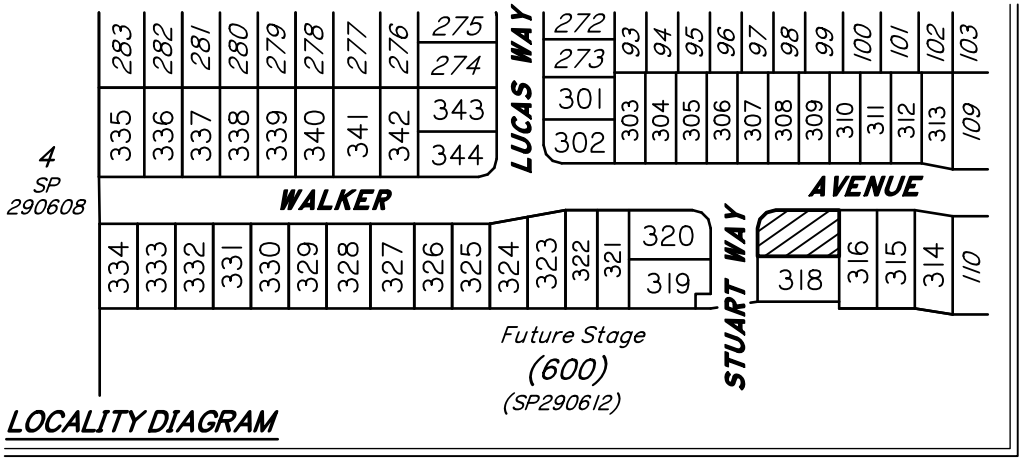
For Lot 317 (on SP290612)
Walker Avenue and Stuart Way
BELIVAH, QLD

Sheet 1 of 2

BD23132

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

LOCALITY DIAGRAM

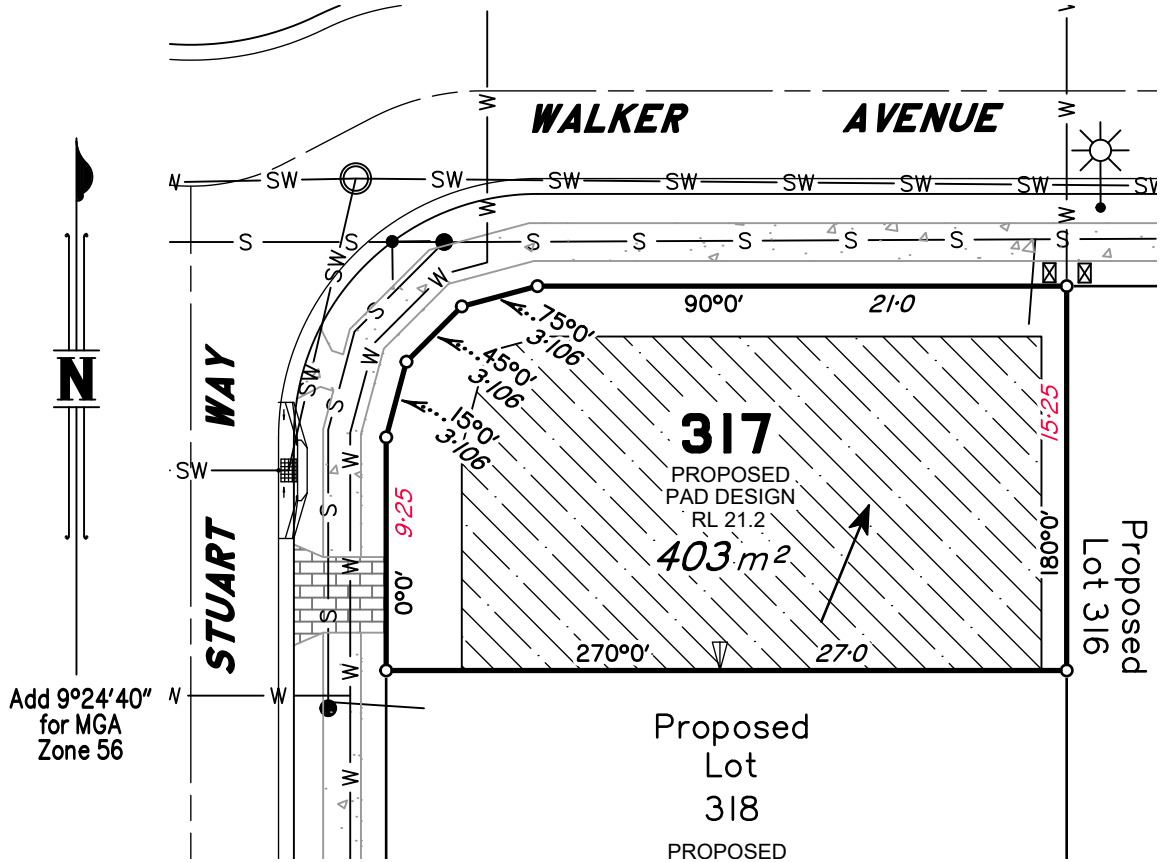


DRAFT

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

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 317

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				
	< 14m	14m - 20m		> 20m	
STREET SETBACK	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

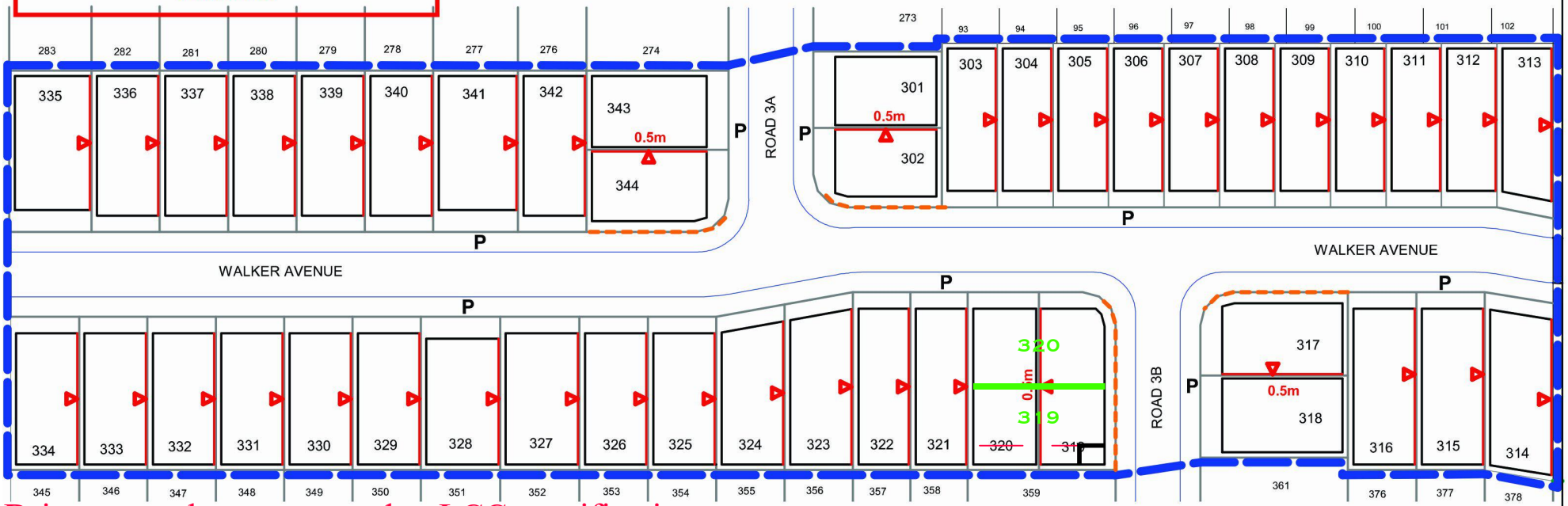
NOTES:
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE

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: N H VOLKER & Co. PTY. LTD. P O Box 411 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_DP317 SHEET 2 OF 2