

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

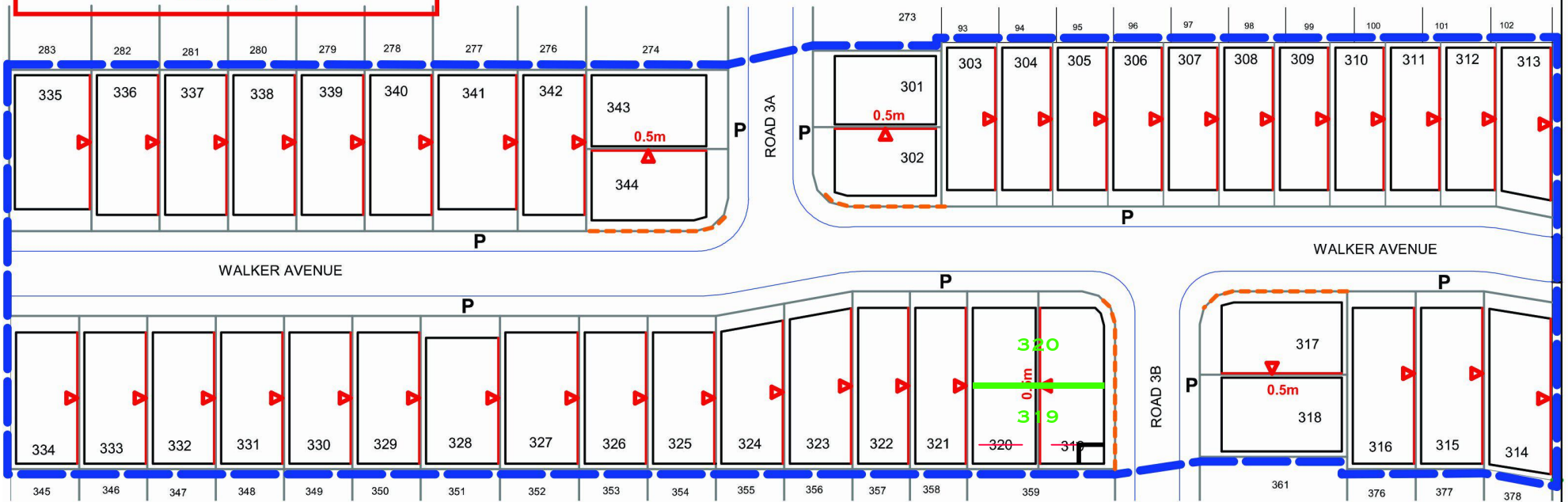
STAGE 3B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	0	0
400-500m ²	11	25
300-400m ²	33	75
L.T. 300m ²	0	0
TOTAL	44	100

- NO VEHICLE ACCESS
- DEVELOPMENT ENVELOPE
- BUILD TO BOUNDARY
- STAGE BOUNDARY
- P** PRIMARY STREET FRONTAGE

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

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:
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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

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