



# BUILDING ENVELOPE PLAN

# DAVIDSONS AT BELIVAH STAGE 3C



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

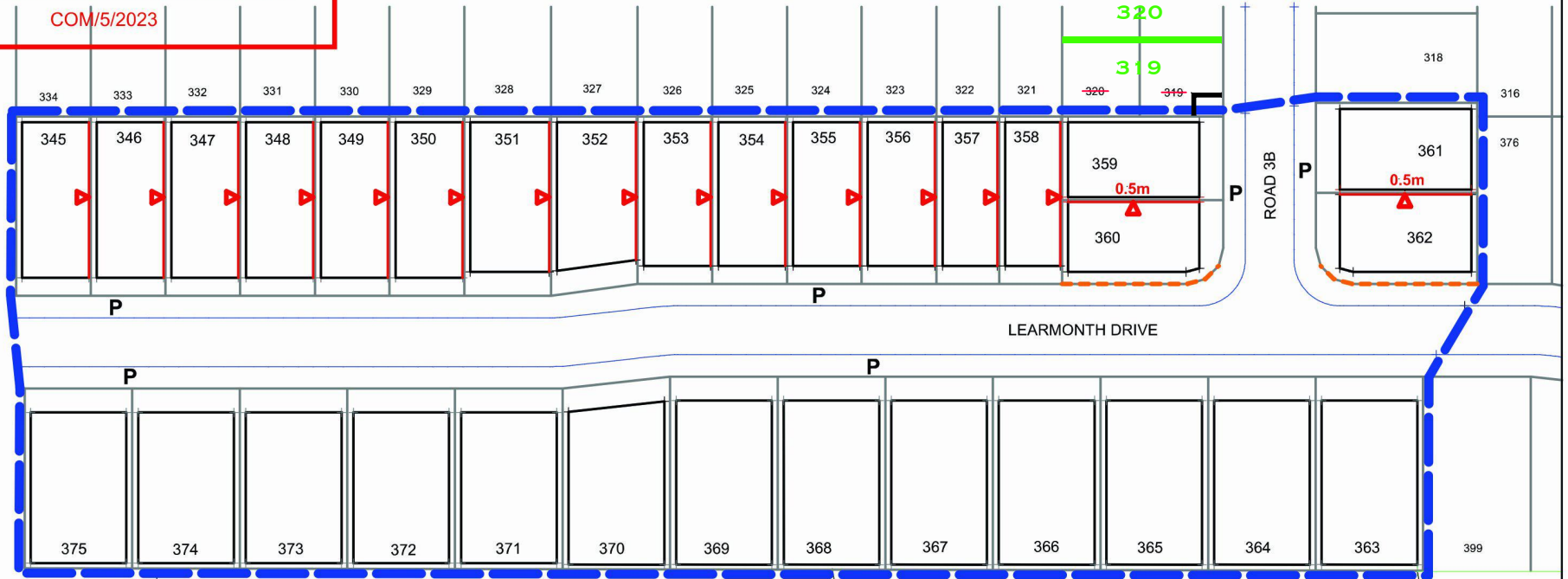
STAGE 3C STATISTICS		
LOT SIZE	NO.	%
G.T. 500m <sup>2</sup>	13	41
400-500m <sup>2</sup>	4	13
300-400m <sup>2</sup>	12	39
L.T. 300m <sup>2</sup>	2	7
<b>TOTAL</b>	<b>31</b>	<b>100</b>

- 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: 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 345-375</b>	PROJECT : DAB - STAGES 3C  LOCATION: JIM DAVIDSON BLVD, BELIVAH	Job No. - DB-3-ABCD  SHEET No. - 9 OF 11 REVISION. - V2	DATE: 17/02/2023 DRAWN: AB EMAIL: nvolker@bigpond.net.au PH: 0411 759 765
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