DISCLOSURE PLAN

For Lot 378 (on SP290614)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

BD24292

Described as Part of Lot 600 on SP290613
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.

AUTHORISATION:

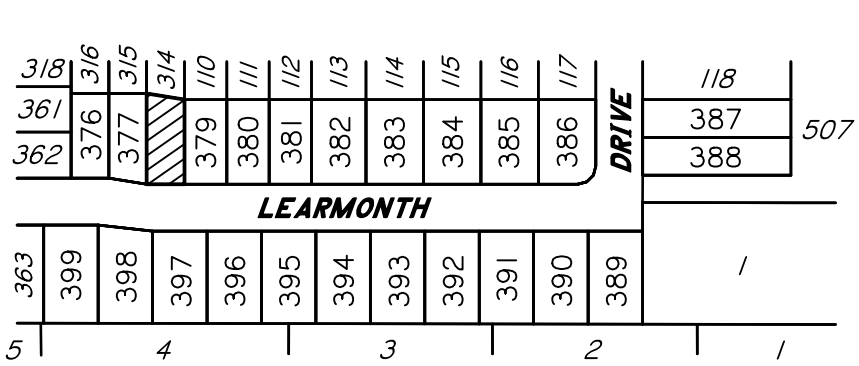
Neville Henry VOLKER
Cadastral Surveyor
Date:

DATE	20/01/25	SURVEYED	–
SCALE	1:300 (A4)	DRAWN	BD24292
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		

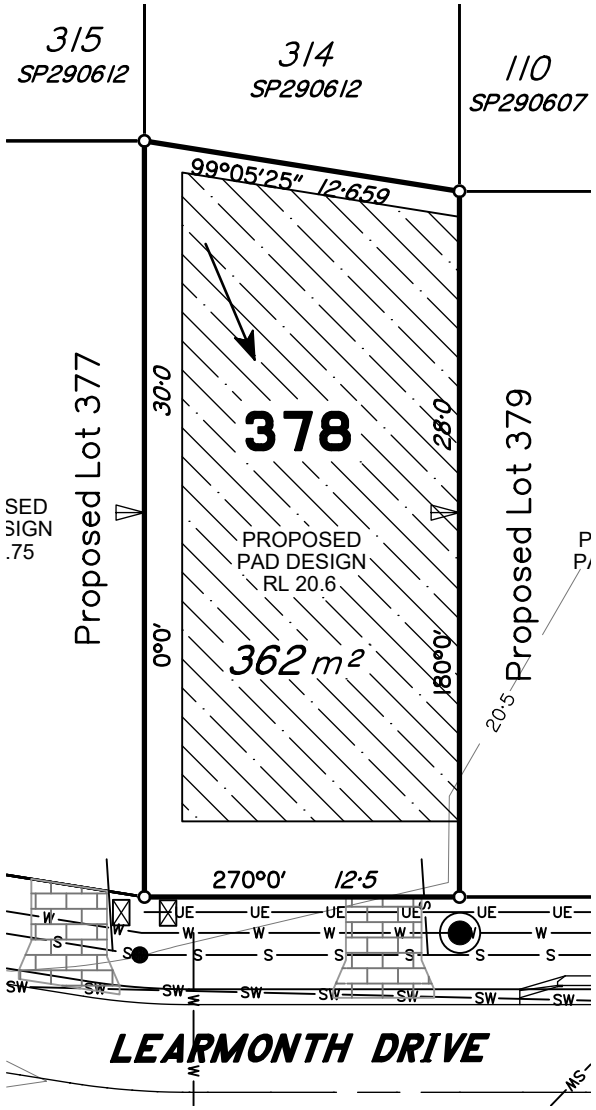
Davidson's At BELIVAH

DRAWING NO: BLV016_DP 378

LOCALITY DIAGRAM



DRAFT



LEGEND

- DESIGN CONTOURS MAJOR
- DESIGN CONTOURS MINOR
- STORMWATER MANHOLE
- STORMWATER GULLYTRAP
- WATER METER
- WATER HYDRANT
- SEWER MANHOLE
- W — WATER
- S — SEWER
- SW — STORMWATER
- WATER SERVICE VALVE
- 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

N

Add 9°24'40" for MGA Zone 56

See also SHEET 2 of this drawing which refers to Bldg Envelope Logan PD Online Com/5/2023 Approved Plans Sheet 10 Bldg Setbacks

Scale 1:300 (at A4)

0m 15m 30m 45m

Sheet 1 of 2

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3D

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

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

SETBACKS (unless notified otherwise)					
STREET SETBACK	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

STAGE 3D STATISTICS		
LOT SIZE	NO.	%
G.T. 500m^2	18	75
400-500m^2	0	0
300-400m^2	6	25
L.T. 300m^2	0	0
TOTAL	24	100

Davidson's At BELIVAH

PREPARED BY:
N H VOLKER & Co. PTY. LTD.
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BEENLEIGH QLD 4207
EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 376-399

PROJECT : DAB - STAGES 3D

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 10 OF 11
REVISION. - V2

DATE: 17/02/2023
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV016_DP378 SHEET 2 OF 2