

DRAFT

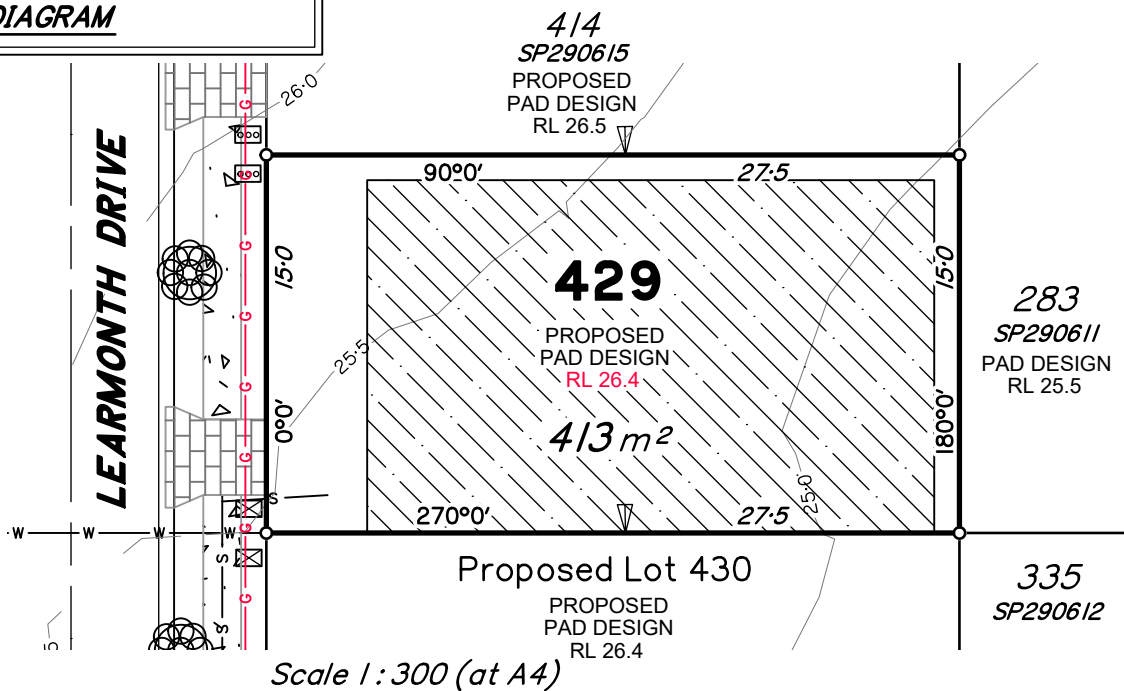
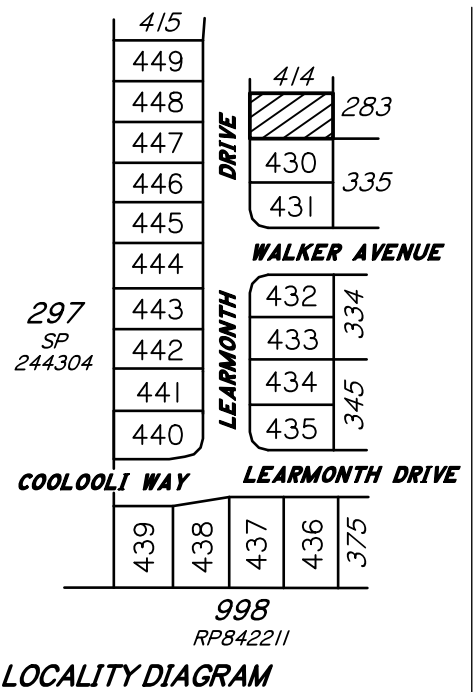
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
☒	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊥	STREET SIGN
— W —	WATER ENDCAP	⊞	ELEC, NBN & GAS CONNECTIONS
⊞	WATER SERVICE VALVE	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊙	WATER HYDRANT		FOOTPATH
— — —	KERB & CHANNEL		DRIVEWAY
— — —	ROAD CENTRELINE		BUILDING ENVELOPE
☀	STREET LIGHT		TREES
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



DISCLOSURE PLAN
For Lot 429 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

BD25176

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m



Sheet 1 of 2

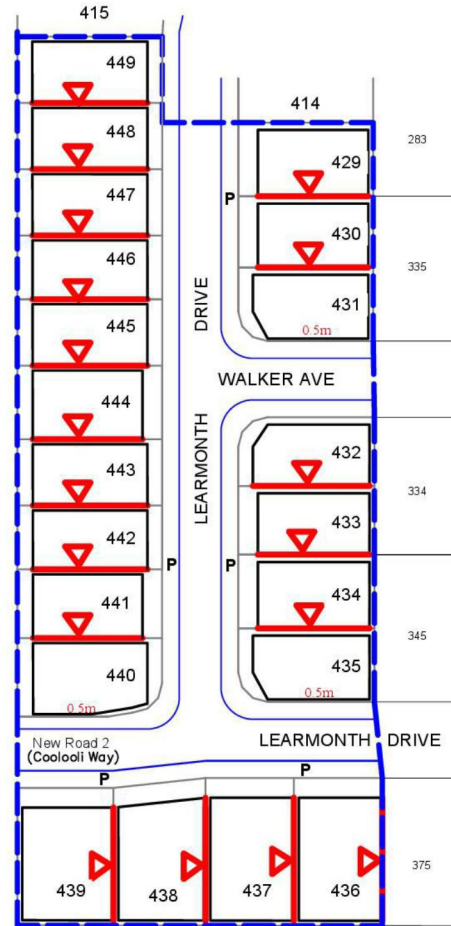
DRAWING NO: BLV018_DP 429

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP429 SHEET 2 OF 2

DRAFT

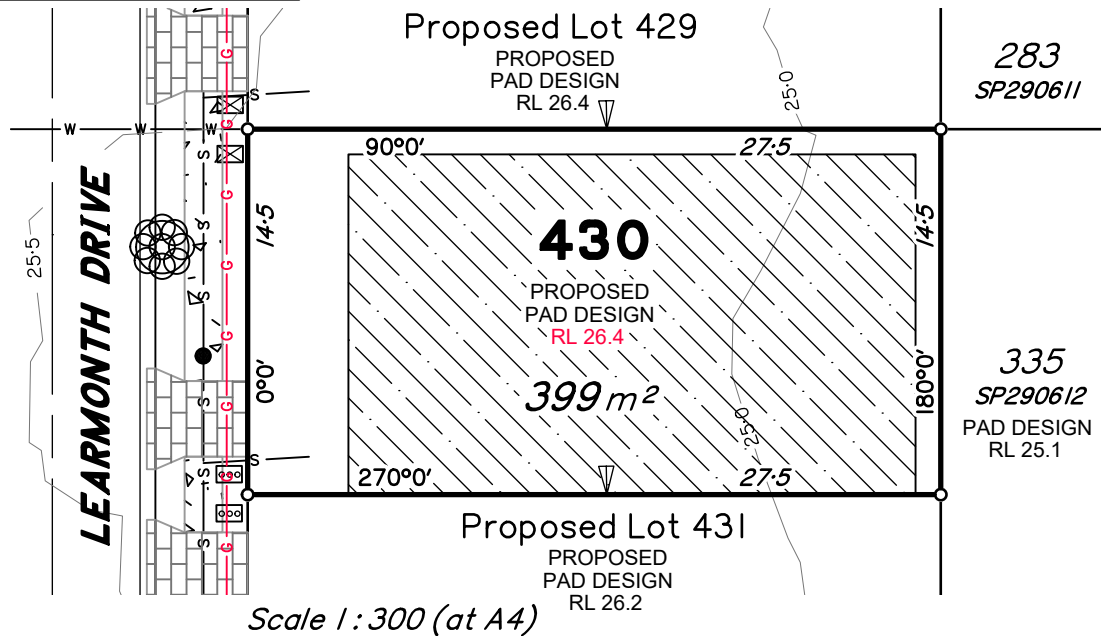
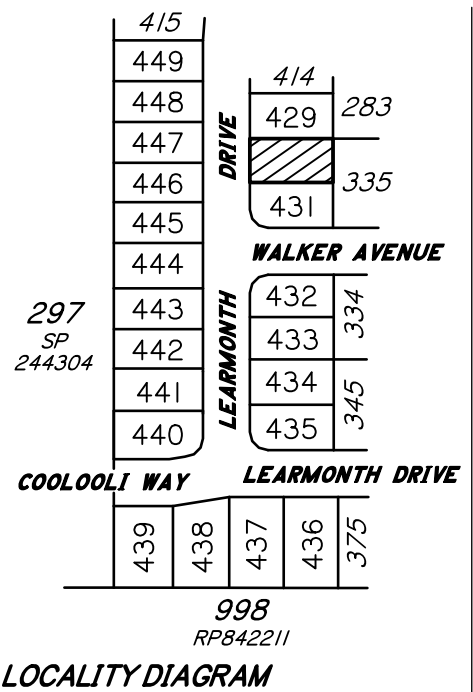
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
— W —	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0-2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
==	KERB & CHANNEL		BUILDING ENVELOPE
---	ROAD CENTRELINE	☀	STREET LIGHT
—●—	NBN (COMMUNICATIONS)	⊗	TREES
—UE—	ELECTRICITY (U/G)		

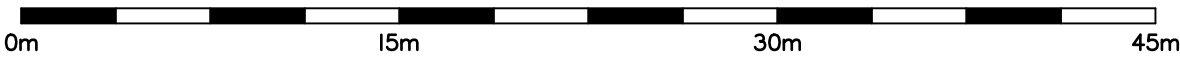
See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 430 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 430

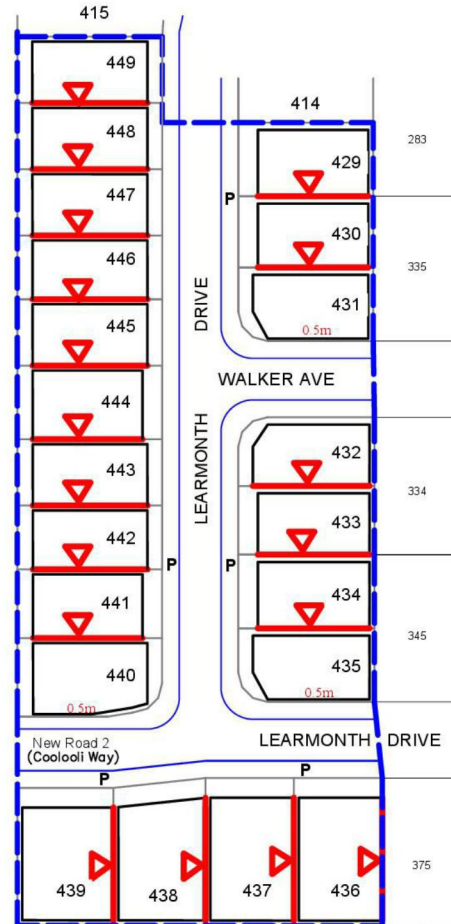
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP430 SHEET 2 OF 2

DISCLOSURE PLAN

For Lot 431 (on SP290616)
Learmonth Drive,
Walker Avenue
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date: _____
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



DRAWING NO: BLV018_DP 431

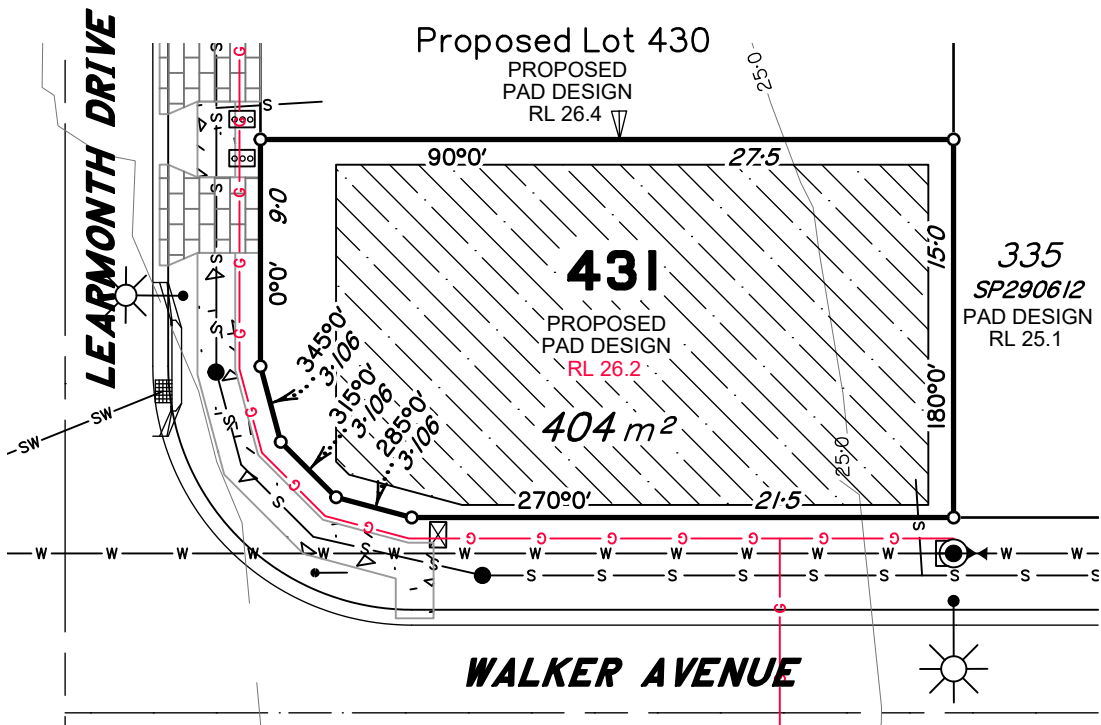
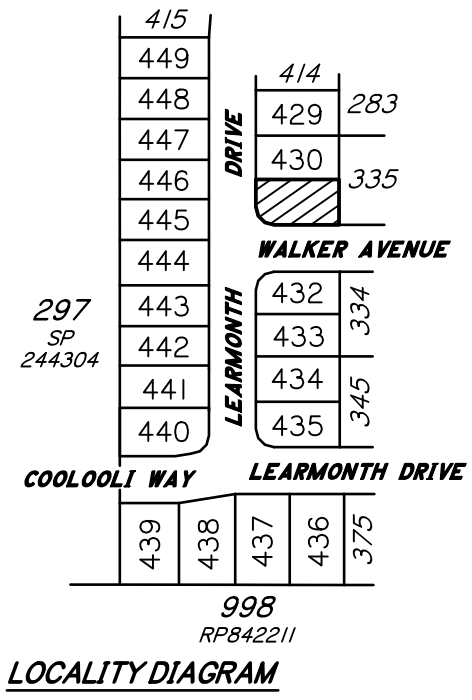
LEGEND

- 23 — DESIGN CONTOURS MAJOR
- STORMWATER MANHOLE
- S — WATER
- SW — SEWER
- G — STORMWATER
- — GAS
- ☒ WATER METER
- SEWER MANHOLE
- W — WATER ENDCAP
- ☒ WATER SERVICE VALVE
- ⊙ WATER HYDRANT
- KERB & CHANNEL
- ROAD CENTRELINE
- ☀ STREET LIGHT
- NBN — NBN (COMMUNICATIONS)
- UE — ELECTRICITY (U/G)
- W — WATER
- S — SEWER
- SW — STORMWATER
- G — GAS
- ☒ STREET SIGN
- ☒ ELEC, NBN & GAS CONNECTIONS
- ➔ INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
- FOOTPATH DRIVEWAY BUILDING ENVELOPE
- ☀ TREES

DRAFT

See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA

Scale 1:300 (at A4)

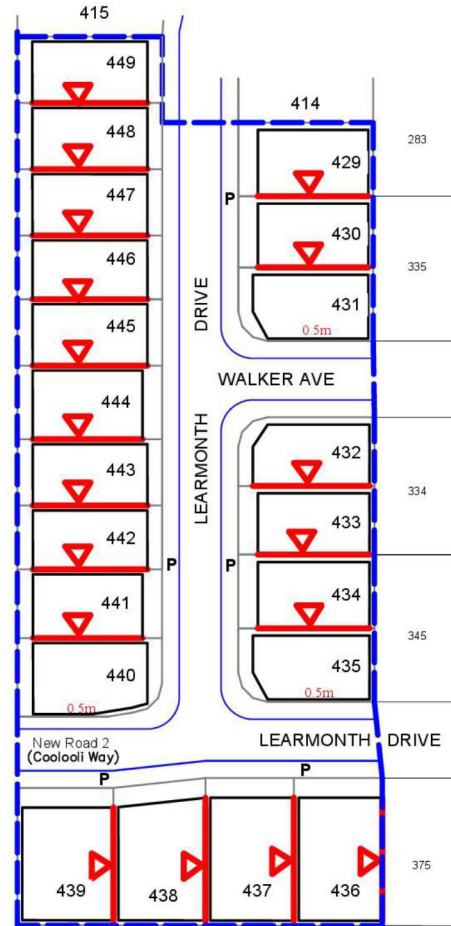


BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP431 SHEET 2 OF 2

DISCLOSURE PLAN

For Lot 432 (on SP290616)
Learmonth Drive,
Walker Avenue
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date: _____
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m



DRAWING NO: BLV018_DP 432

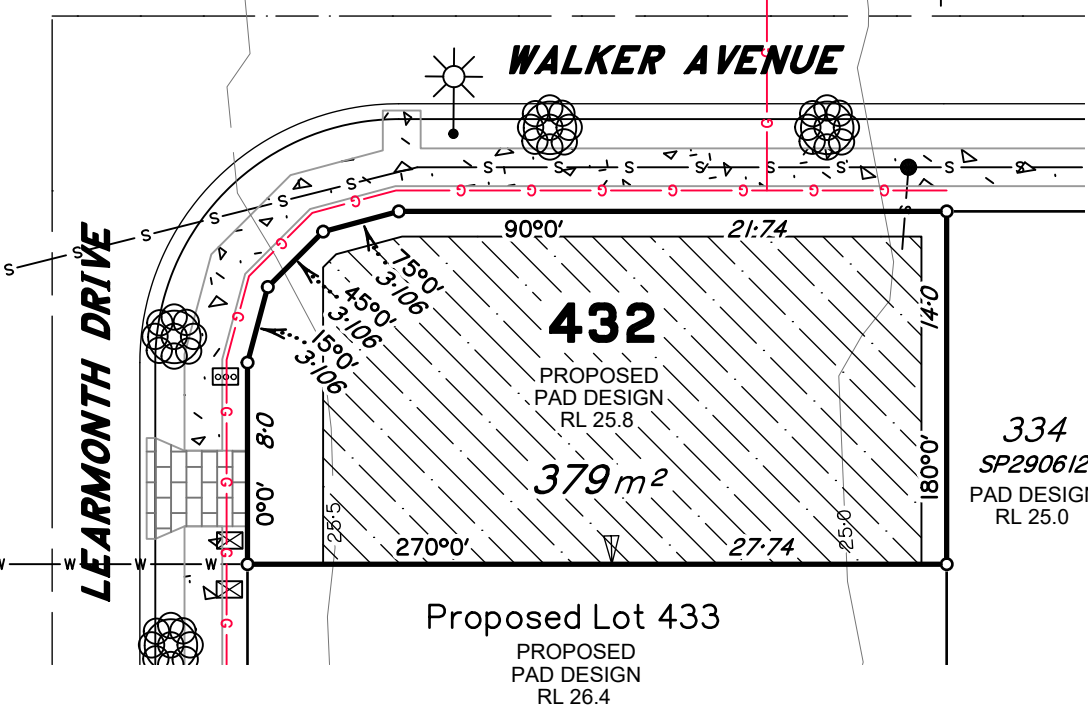
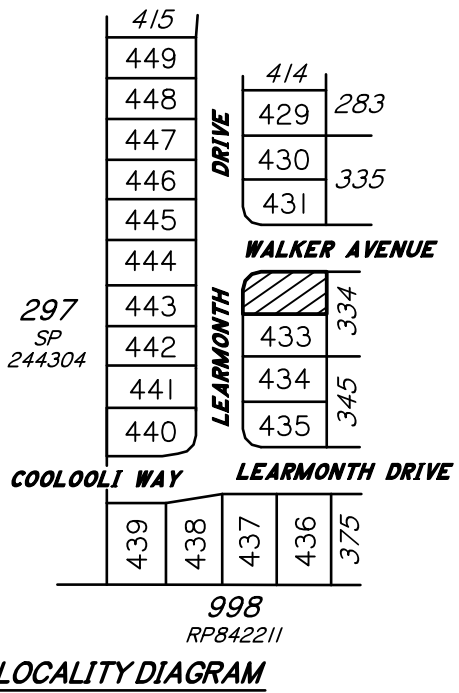
LEGEND

- 23 — DESIGN CONTOURS MAJOR
- — STORMWATER MANHOLE
- ☐ — STORMWATER GULLYTRAP
- ⊠ — WATER METER
- — SEWER MANHOLE
- E — W — WATER ENDCAP
- ⊕ — WATER SERVICE VALVE
- ⊙ — WATER HYDRANT
- — KERB & CHANNEL
- — ROAD CENTRELINE
- ☀ — STREET LIGHT
- NBN — NBN (COMMUNICATIONS)
- UE — ELECTRICITY (U/G)
- W — WATER
- S — SEWER
- SW — STORMWATER
- G — GAS
- ⊠ — STREET SIGN
- ⊠ — ELEC, NBN & GAS CONNECTIONS
- — INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
- ▨ — FOOTPATH
- ▨ — DRIVEWAY
- ▨ — BUILDING ENVELOPE
- ⊙ — TREES

DRAFT

See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA

Scale 1:300 (at A4)



DRAFT

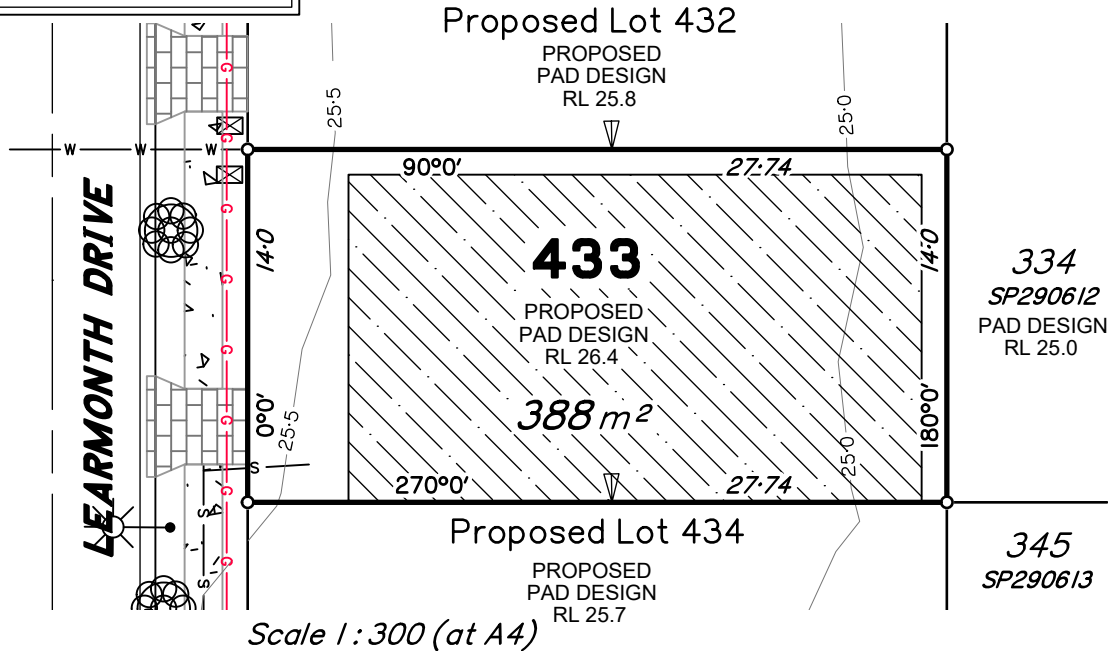
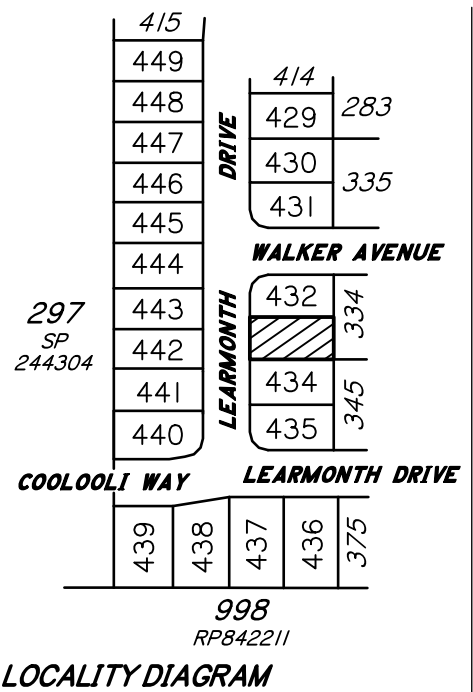
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
— W —	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
— — —	KERB & CHANNEL		BUILDING ENVELOPE
— — —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



DISCLOSURE PLAN
For Lot **433** (on SP290616)
Learmonth Drive
BELIVAH, QLD

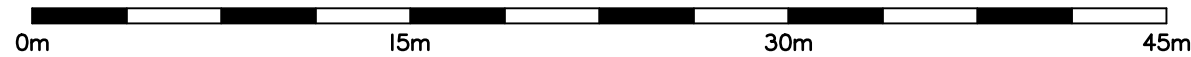
Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 03/06/26	SURVEYED -
SCALE 1:300 (A4)	DRAWN BD25176
LEVEL DATUM A.H.D	CHECKED NHV
CONTOUR INTERVAL	0.5m



Sheet 1 of 2

DRAWING NO: BLV018_DP 433

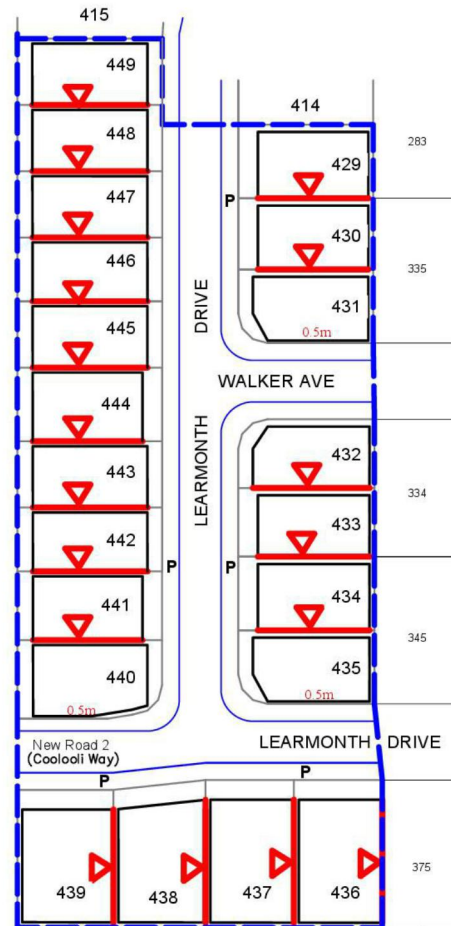
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP433 SHEET 2 OF 2

DISCLOSURE PLAN
For Lot 434 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date: _____
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



DRAWING NO: BLV018_DP 434

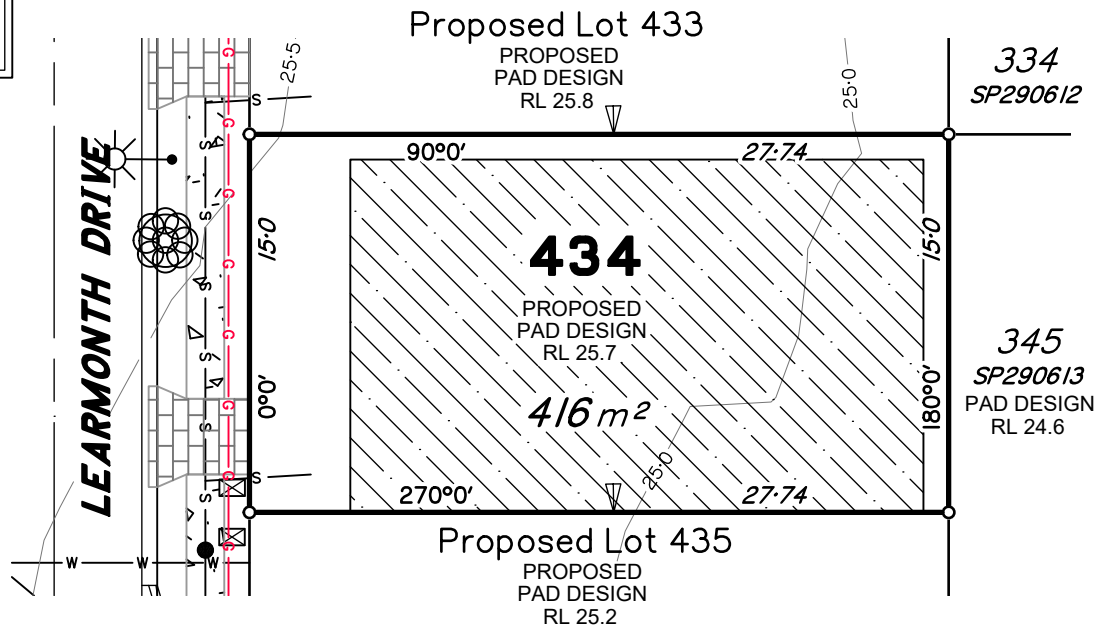
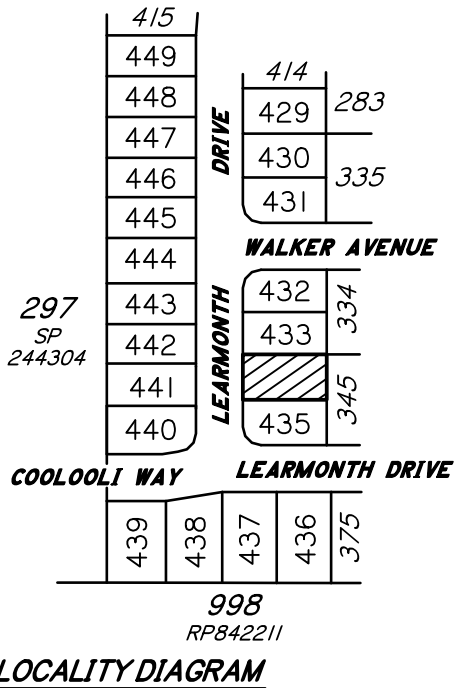
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊥	STREET SIGN
E — W —	WATER ENDCAP	⊞	ELEC, NBN & GAS CONNECTIONS
⊗	WATER SERVICE VALVE	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊙	WATER HYDRANT		FOOTPATH
	KERB & CHANNEL		DRIVEWAY
— — —	ROAD CENTRELINE		BUILDING ENVELOPE
	STREET LIGHT		TREES
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

DRAFT

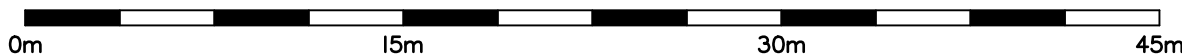
See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56

Scale 1:300 (at A4)



DISCLOSURE PLAN
For Lot 435 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date: _____
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



DRAWING NO: BLV018_DP 435

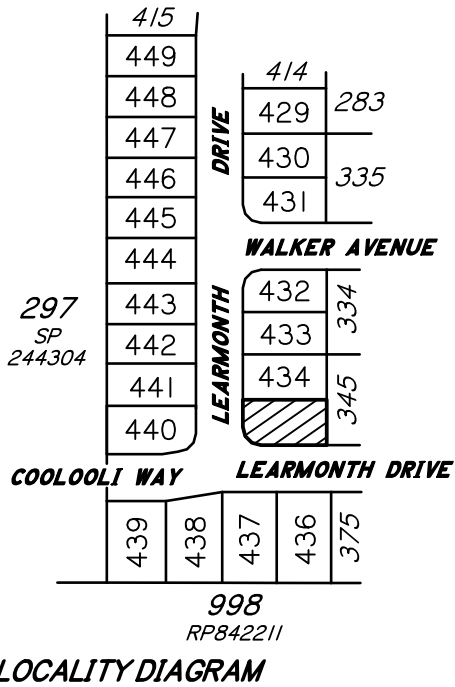
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊥	STREET SIGN
E — W	WATER ENDCAP	⊞	ELEC, NBN & GAS CONNECTIONS
⊞	WATER SERVICE VALVE	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊙	WATER HYDRANT		FOOTPATH
— — —	KERB & CHANNEL		DRIVEWAY
— — —	ROAD CENTRELINE		BUILDING ENVELOPE
	STREET LIGHT		TREES
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

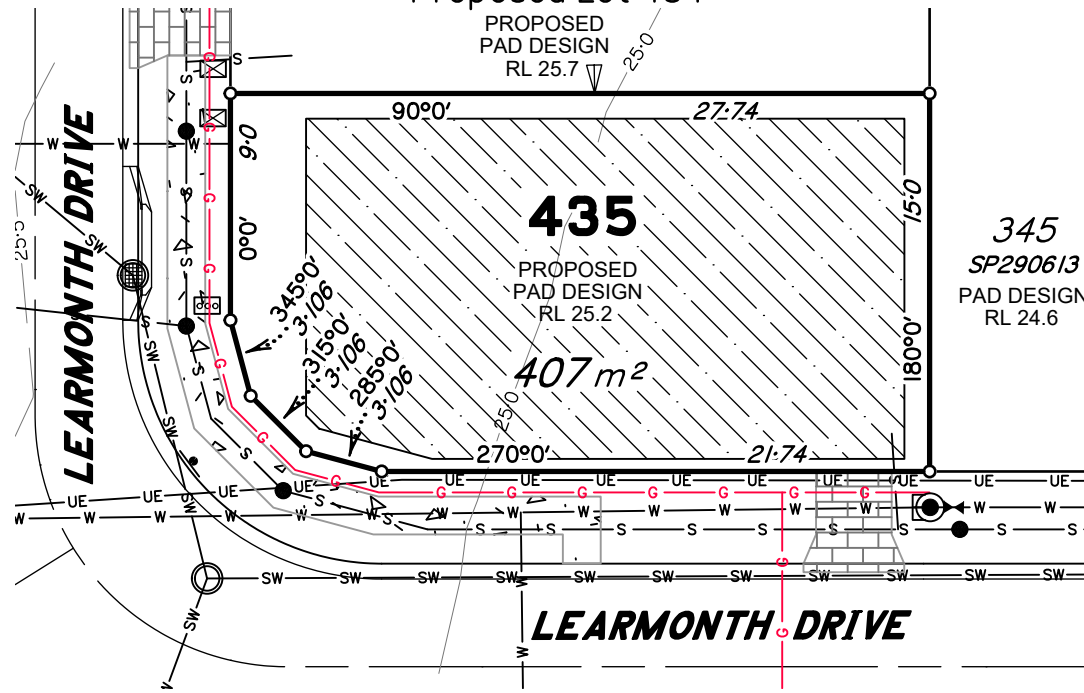
DRAFT

See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks

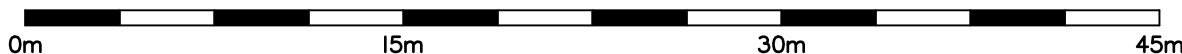


Proposed Lot 434



Add 9°24'40" for MGA

Scale 1:300 (at A4)

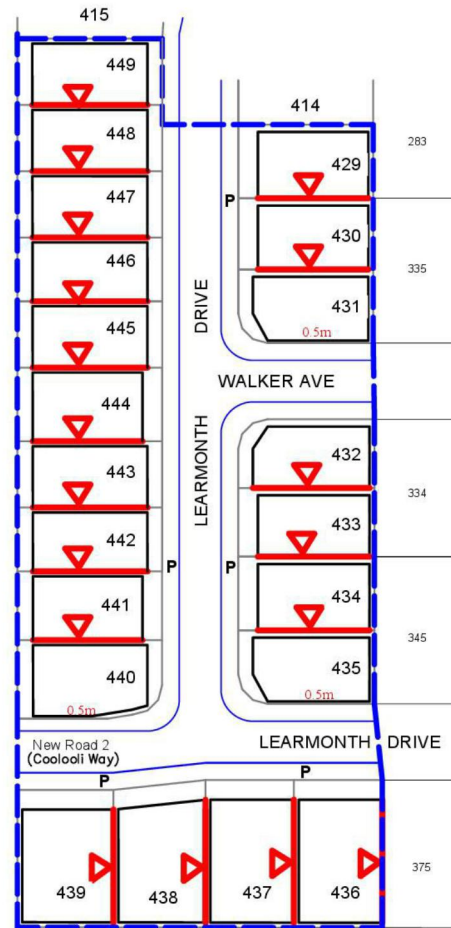


BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP435 SHEET 2 OF 2

DISCLOSURE PLAN

For Lot 436 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date: _____
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m

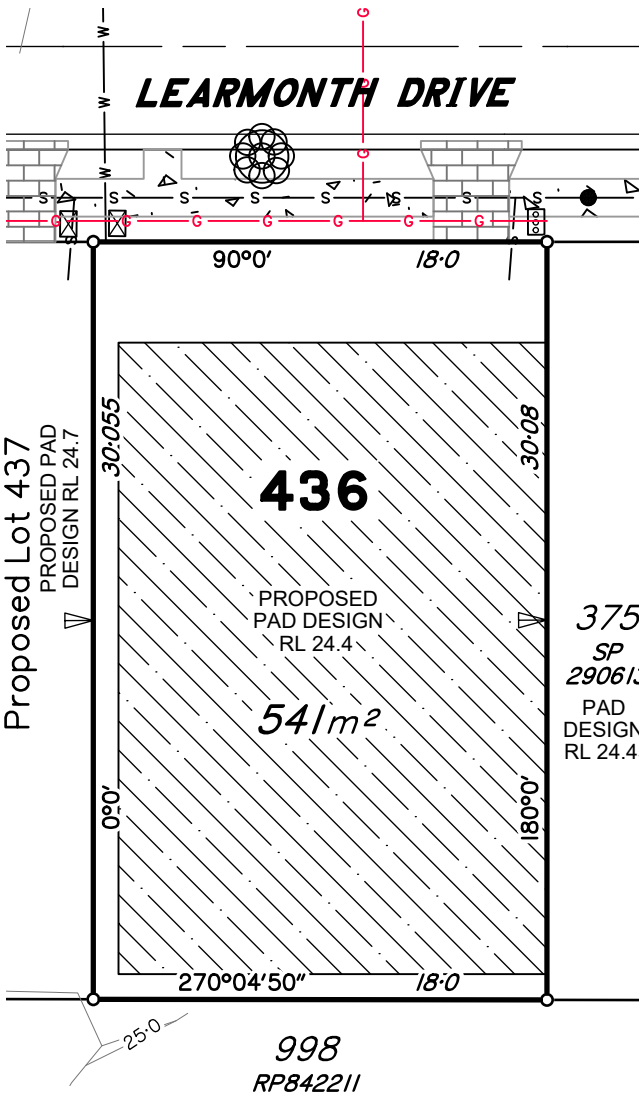


DRAWING NO: BLV018_DP 436

DRAFT

LEGEND

- 23 — DESIGN CONTOURS MAJOR
- STORMWATER MANHOLE
- ▬ STORMWATER GULLYTRAP
- ⊠ WATER METER
- ⊙ WATER HYDRANT
- SEWER MANHOLE
- W — WATER — S — SEWER
- SW — STORMWATER — G — GAS
- ⊘ WATER SERVICE VALVE
- ▽ BUILD TO BOUNDARY
- ▬ KERB & CHANNEL
- ROAD CENTRELINE
- UE — ELECTRICITY (U/G)
- NBN — NBN (COMMUNICATIONS)
- ⊠ ELEC, NBN & GAS CONNECTIONS
- ⊙ STREET LIGHT ⊙ STREET SIGN
- ▬ FOOTPATH ▬ DRIVEWAY ▬ BUILDING ENVELOPE
- INDICATES DIRECTION OF TYPICAL FALL OF 0-2m
- ⊙ TREES



Proposed Lot 437
 PROPOSED PAD
 DESIGN RL 24.7

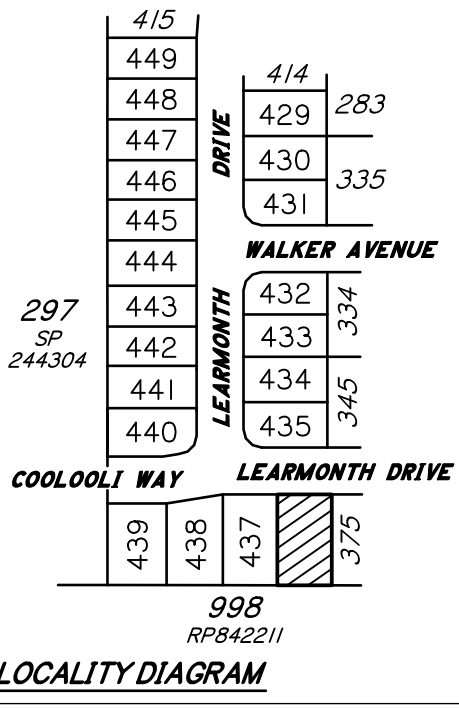
375
 SP
 290613
 PAD
 DESIGN
 RL 24.45

436

PROPOSED
 PAD DESIGN
 RL 24.4

541m²

998
 RP842211



LOCALITY DIAGRAM



Add 9°24'40"
 for MGA
 Zone 56

See also
 SHEET 2
 of this drawing
 which refers to
 Bldg Envelope

 Sheet 7
 Bldg Setbacks

Scale 1:300 (at A4)

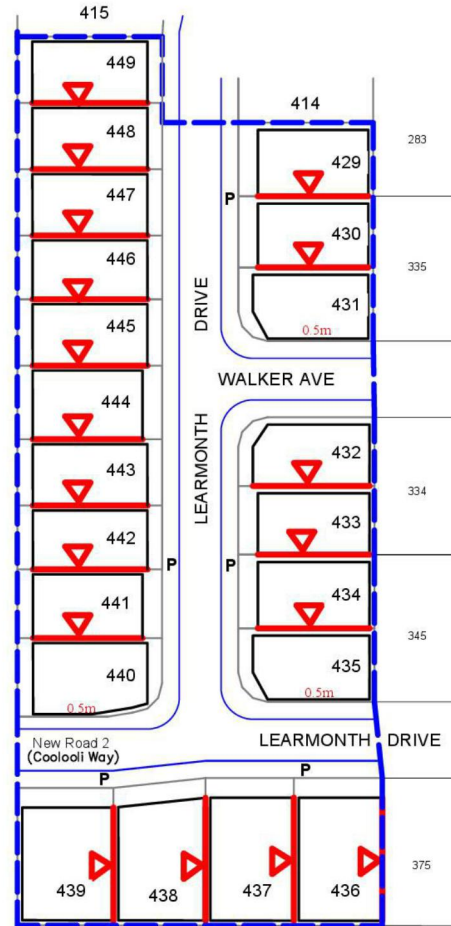


BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DISCLOSURE PLAN
For Lot 437 (on SP290616)
Jim Davidson Boulevard
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m

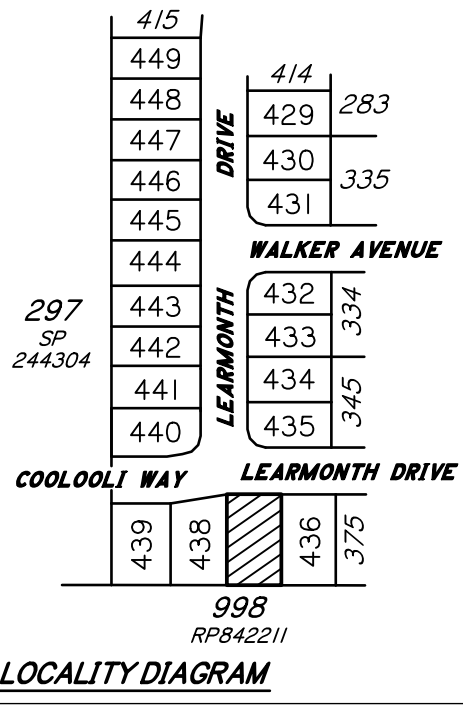


DRAWING NO: BLV018_DP 437

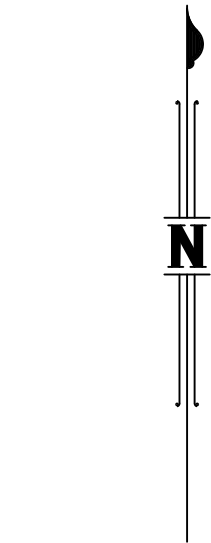
DRAFT

LEGEND

- 23 — DESIGN CONTOURS MAJOR
- STORMWATER MANHOLE
- ▬ STORMWATER GULLYTRAP
- ⊠ WATER METER
- ⊙ WATER HYDRANT
- SEWER MANHOLE
- W — WATER — S — SEWER
- SW — STORMWATER — G — GAS
- ⊘ WATER SERVICE VALVE
- ▽ BUILD TO BOUNDARY
- ▬▬▬ KERB & CHANNEL
- — — ROAD CENTRELINE
- UE — ELECTRICITY (U/G)
- NBN — NBN (COMMUNICATIONS)
- ⊠ ELEC, NBN & GAS CONNECTIONS
- ⊙ STREET LIGHT ⊙ STREET SIGN
- ▬ FOOTPATH ▬ DRIVEWAY ▬ BUILDING ENVELOPE
- INDICATES DIRECTION OF TYPICAL FALL OF 0-2m
- ⊙ TREES



LOCALITY DIAGRAM

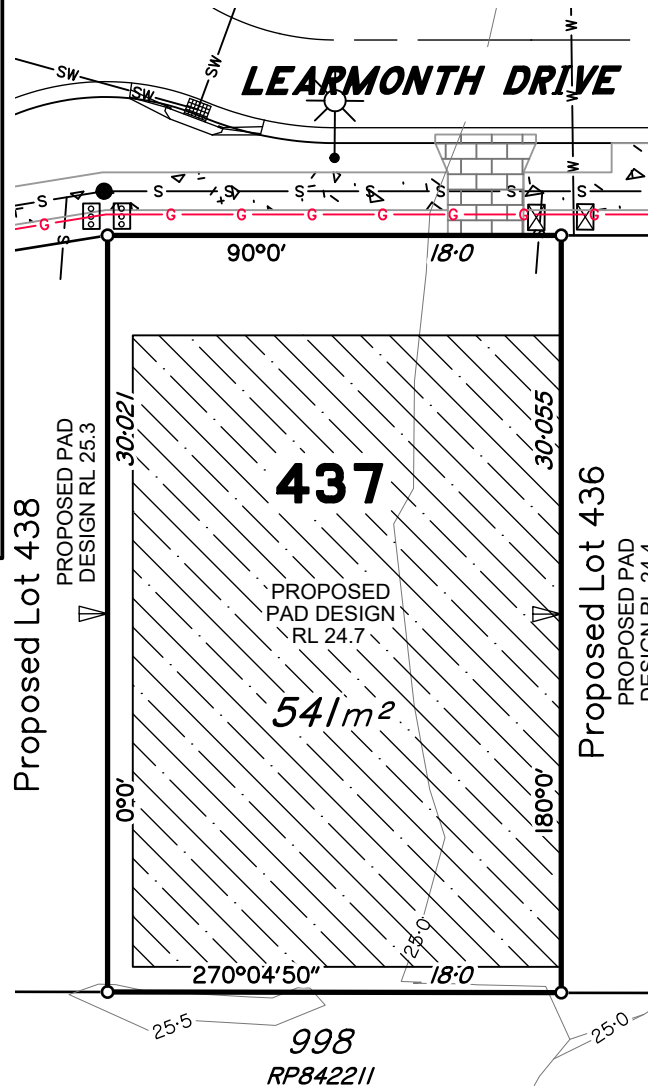
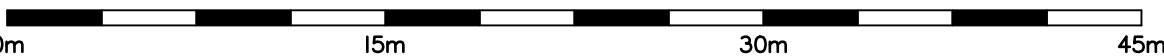


Add 9°24'40" for MGA Zone 56

See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks

Scale 1:300 (at A4)

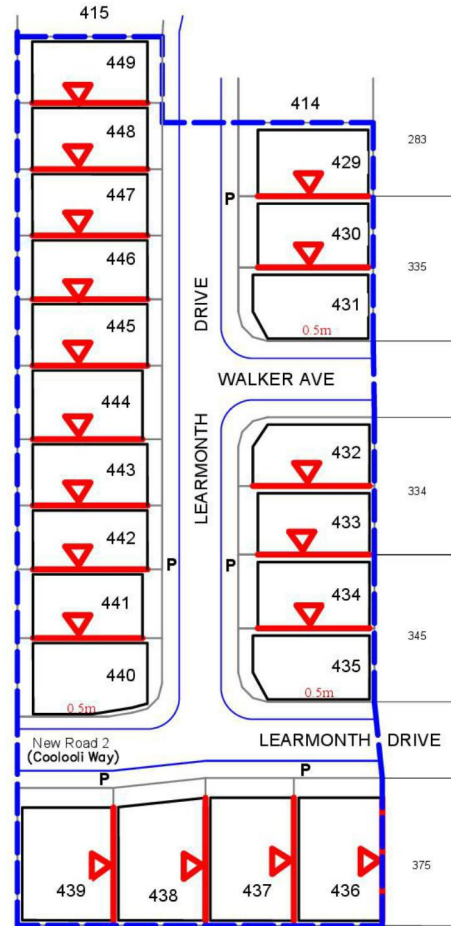


BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP437 SHEET 2 OF 2

DISCLOSURE PLAN

For Lot 438 (on SP290616)
Coolooli Way
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date:
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m

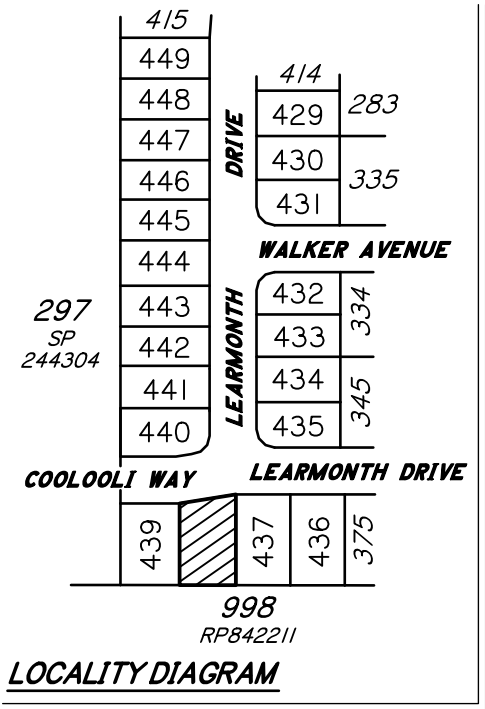
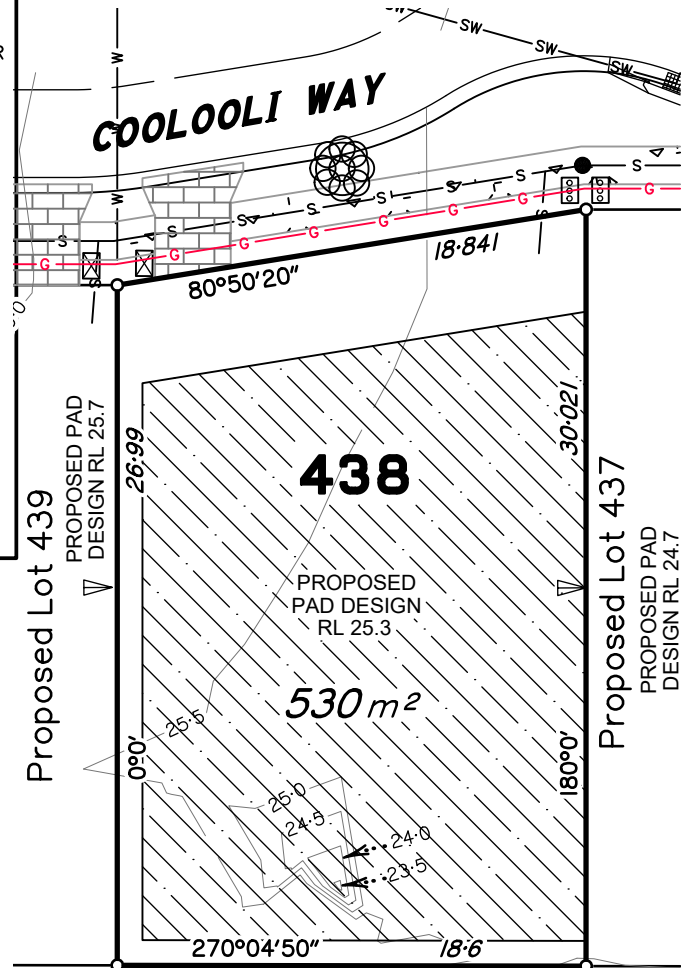


DRAWING NO: BLV018_DP 438

DRAFT

LEGEND

- 23 — DESIGN CONTOURS MAJOR
- STORMWATER MANHOLE
- ▬ STORMWATER GULLYTRAP
- ⊠ WATER METER
- ⊙ WATER HYDRANT
- SEWER MANHOLE
- W — WATER — S — SEWER
- SW — STORMWATER — G — GAS
- ⊘ WATER SERVICE VALVE
- ▽ BUILD TO BOUNDARY
- ▬ KERB & CHANNEL
- ▬ ROAD CENTRELINE
- UE — ELECTRICITY (U/G)
- NBN — NBN (COMMUNICATIONS)
- ⊠ ELEC, NBN & GAS CONNECTIONS
- ⊙ STREET LIGHT ⊙ STREET SIGN
- ▬ FOOTPATH ▬ DRIVEWAY ▬ BUILDING ENVELOPE
- INDICATES DIRECTION OF TYPICAL FALL OF 0-2m
- ⊙ TREES



Add 9°24'40"
 for MGA
 Zone 56

See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks

Scale 1 : 300 (at A4)

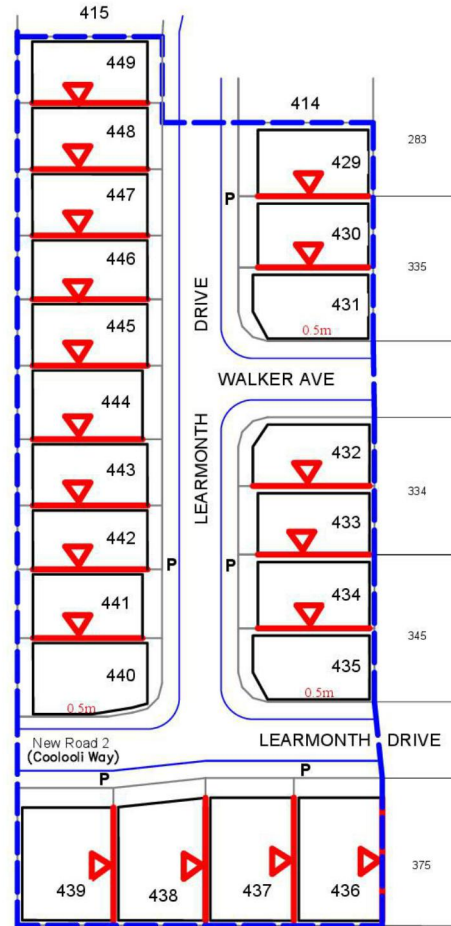


BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024

DRAWN: BD

EMAIL: nvolker@bigpond.net.au

PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP438 SHEET 2 OF 2

DISCLOSURE PLAN

For Lot 439 (on SP290616)
Coolooli Way
BELIVAH, QLD

Described as Part of Lot 601 on SP290615
 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 Date:
 Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m

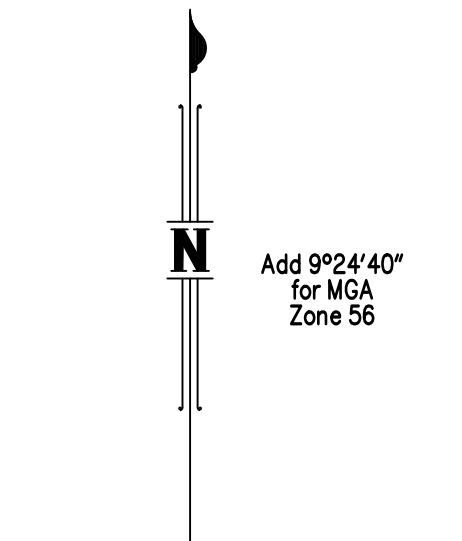
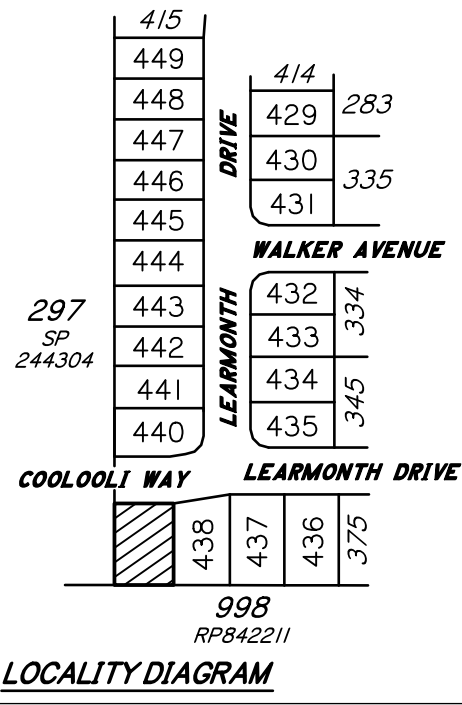


DRAWING NO: BLV018_DP 439

DRAFT

LEGEND

- 23 — DESIGN CONTOURS MAJOR
- STORMWATER MANHOLE
- ▬ STORMWATER GULLYTRAP
- ⊠ WATER METER
- ⊙ WATER HYDRANT
- SEWER MANHOLE
- W — WATER — S — SEWER
- SW — STORMWATER — G — GAS
- ⊘ WATER SERVICE VALVE
- ▽ BUILD TO BOUNDARY
- ▬▬▬ KERB & CHANNEL
- — — ROAD CENTRELINE
- UE — ELECTRICITY (U/G)
- NBN — NBN (COMMUNICATIONS)
- ⊠ ELEC, NBN & GAS CONNECTIONS
- ☀ STREET LIGHT 🚦 STREET SIGN
- ▬ FOOTPATH ▬ DRIVEWAY ▬ BUILDING ENVELOPE
- ➔ INDICATES DIRECTION OF TYPICAL FALL OF 0-2m
- ☀ TREES



Add 9°24'40" for MGA Zone 56

See also SHEET 2 of this drawing which refers to Bldg Envelope

 Sheet 7 Bldg Setbacks

Scale 1 : 300 (at A4)



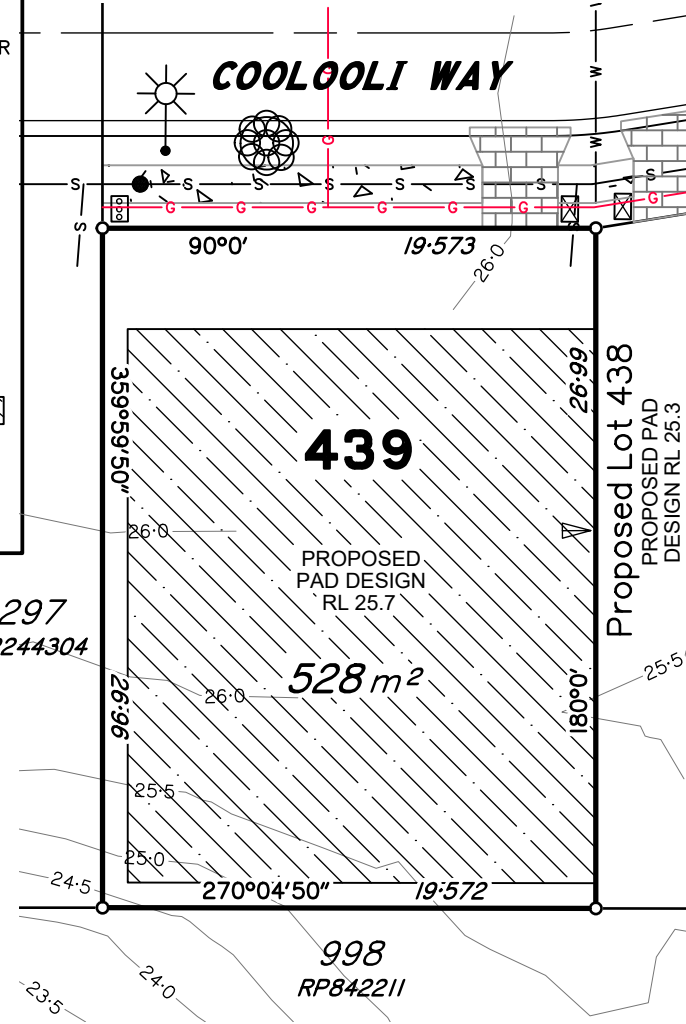
297 SP244304

439

PROPOSED PAD DESIGN RL 25.7

528 m²

998 RP842211



DISCLOSURE PLAN

**For Lot 440 (on SP290616)
Coolooli Way, Learmonth Drive
BELIVAH, QLD**

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



DRAWING NO: BLV018_DP 440

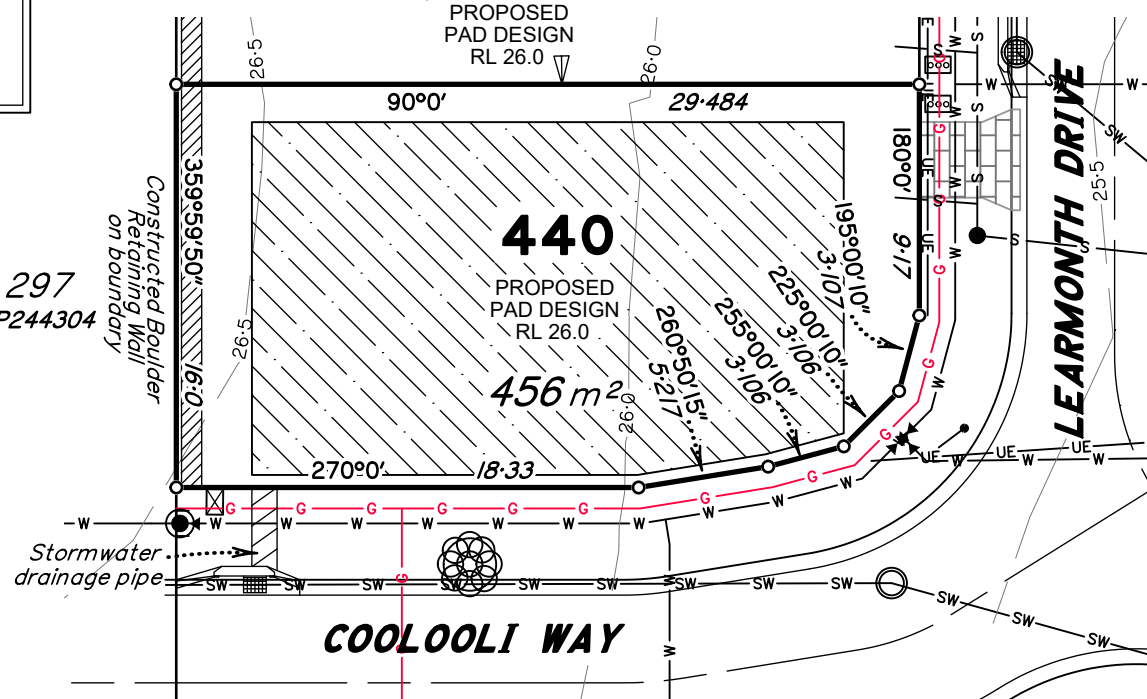
LEGEND

- 23 — DESIGN CONTOURS MAJOR
- STORMWATER MANHOLE
- GULLYTRAP — STORMWATER GULLYTRAP
- ⊠ WATER METER
- SEWER MANHOLE
- E — W — WATER ENDCAP
- ⊗ WATER SERVICE VALVE
- ⊙ WATER HYDRANT
- KERB & CHANNEL
- ROAD CENTRELINE
- ☀ STREET LIGHT
- NBN — NBN (COMMUNICATIONS)
- UE — ELECTRICITY (U/G)
- W — WATER
- S — SEWER
- SW — STORMWATER
- G — GAS
- ⊠ STREET SIGN
- ⊠ ELEC, NBN & GAS CONNECTIONS
- ➔ INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
- FOOTPATH DRIVEWAY BUILDING ENVELOPE
- ☼ TREES

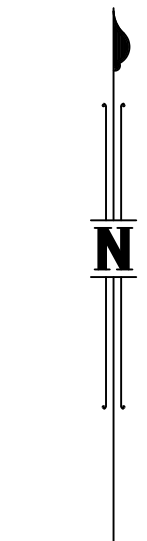
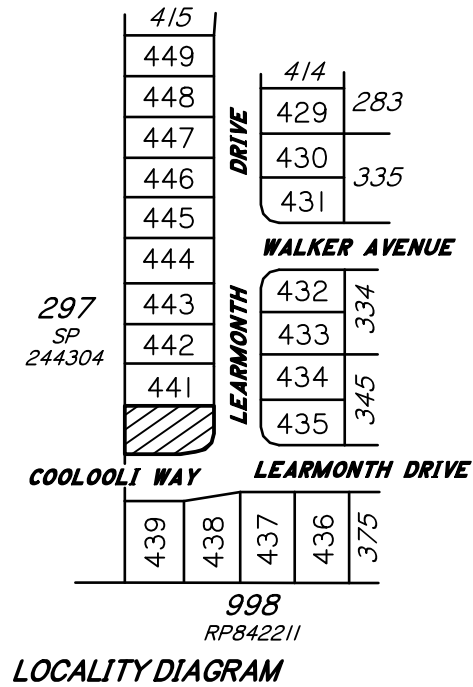
DRAFT

See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
.....
Sheet 7 Bldg Setbacks

Proposed Lot 441



Scale 1:300 (at A4)



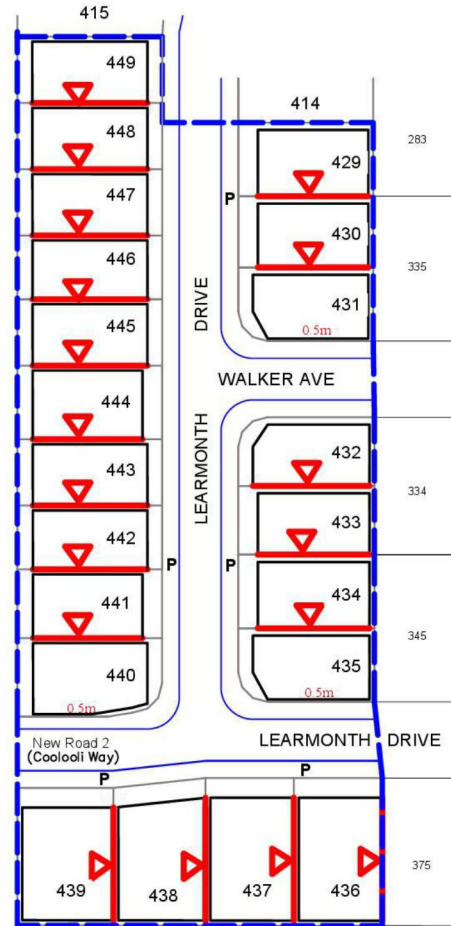
Add 9°24'40" for MGA

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP440 SHEET 2 OF 2

DRAFT

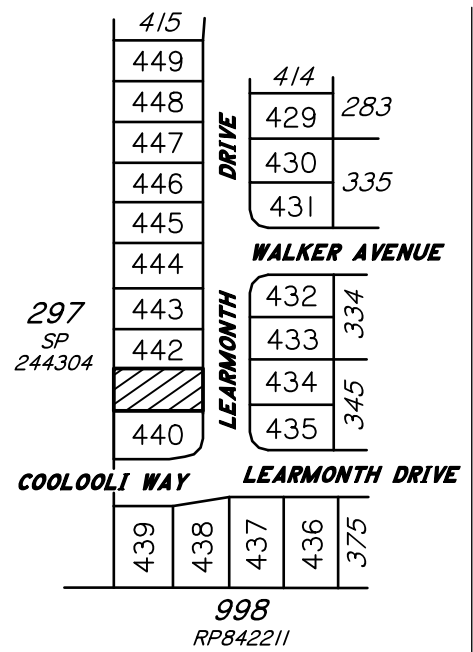
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
⊥—W—	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
—	KERB & CHANNEL		BUILDING ENVELOPE
—	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

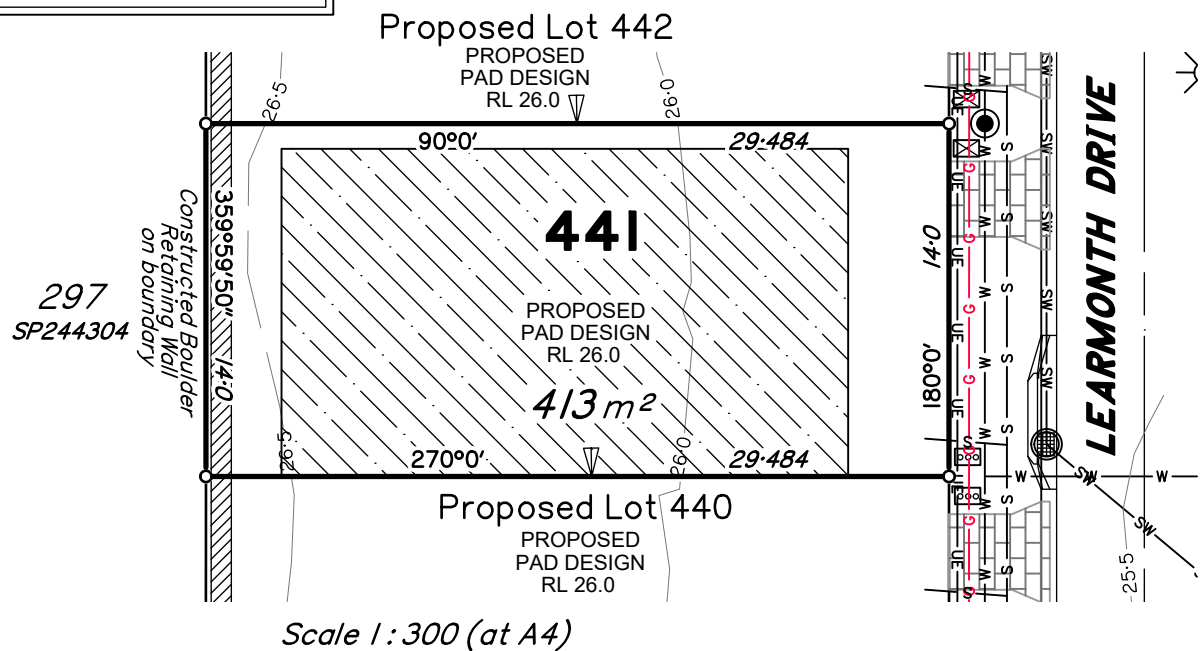


See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks

Add 9°24'40" for MGA Zone 56



LOCALITY DIAGRAM



Scale 1 : 300 (at A4)

DISCLOSURE PLAN
For Lot 441 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 441

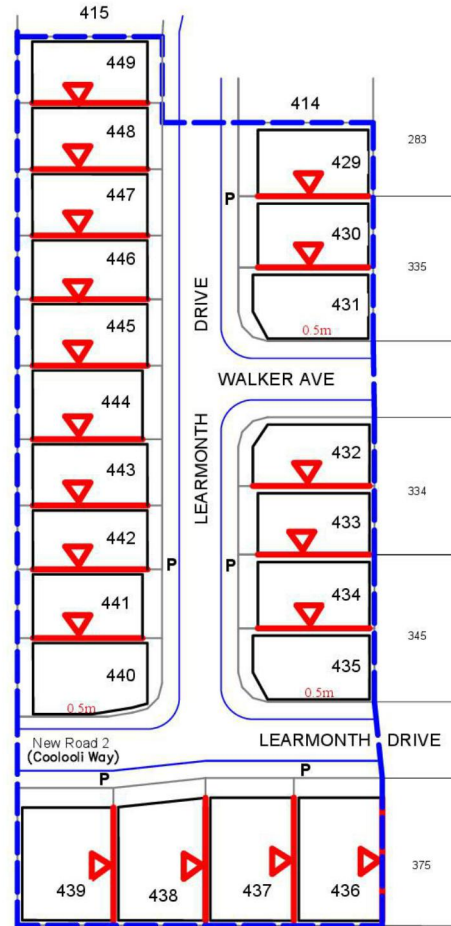
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

STREET SETBACK	SETBACKS (unless notified otherwise)				
	LOT WIDTH				
	< 14m	14m - 20m	> 20m		
PRIMARY STREET	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
SECONDARY STREET	3m	4m	4m	4.5m	4.5m
SIDE & REAR SETBACK	2m	2m	2m	2m	2m
	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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP441 SHEET 2 OF 2

DRAFT

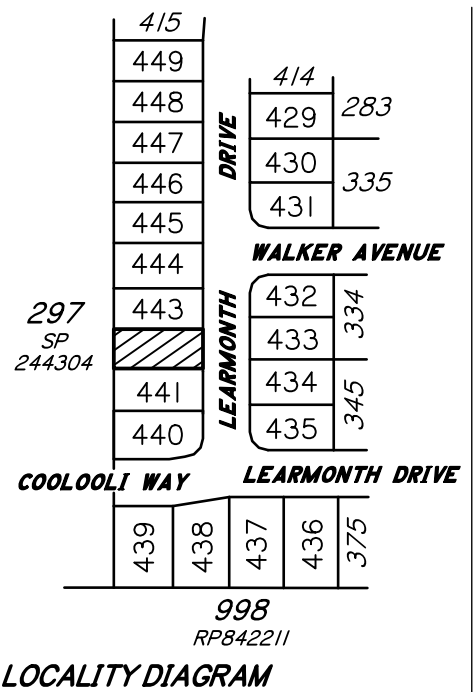
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
— W —	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
— — —	KERB & CHANNEL		BUILDING ENVELOPE
— — —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

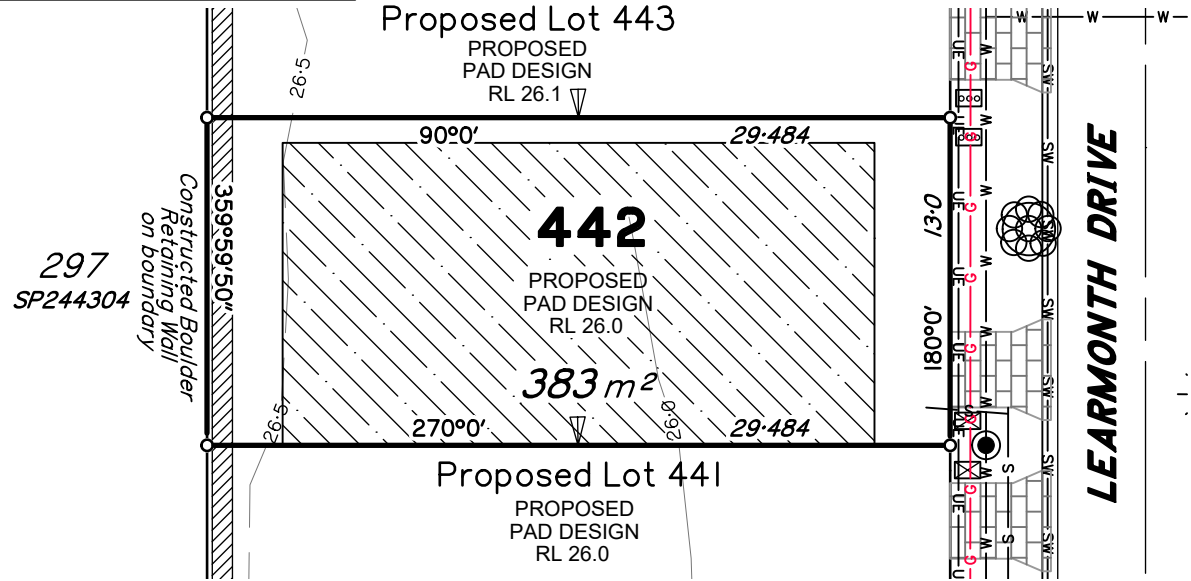
See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



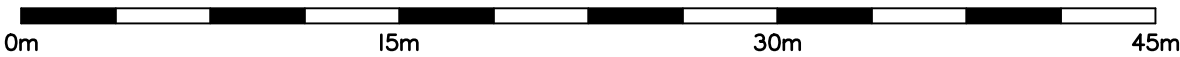
Add 9°24'40" for MGA Zone 56



Proposed Lot 443



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 442 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

BD25176

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

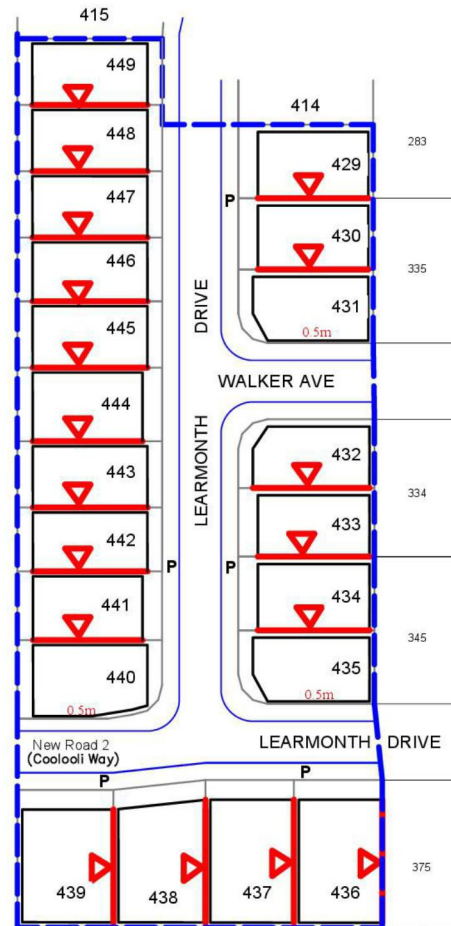
DRAWING NO: BLV018_DP 442

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP442 SHEET 2 OF 2

DRAFT

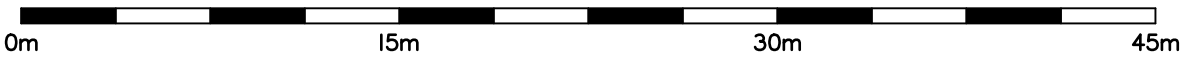
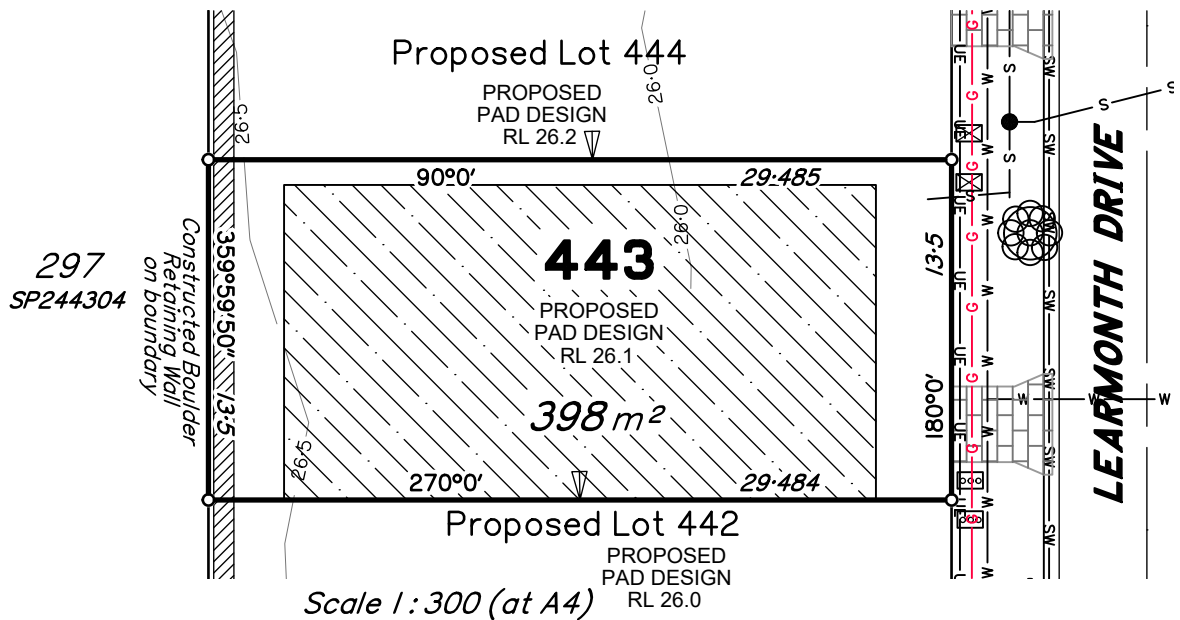
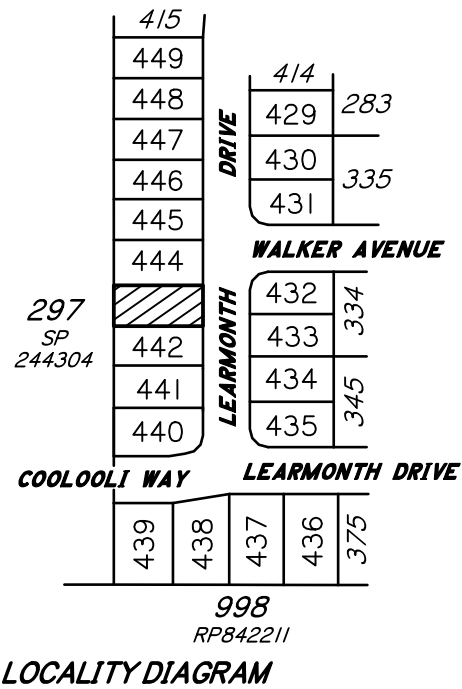
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
— W —	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
— — —	KERB & CHANNEL		BUILDING ENVELOPE
— — —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



DISCLOSURE PLAN
For Lot 443 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

BD25176

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m



Sheet 1 of 2

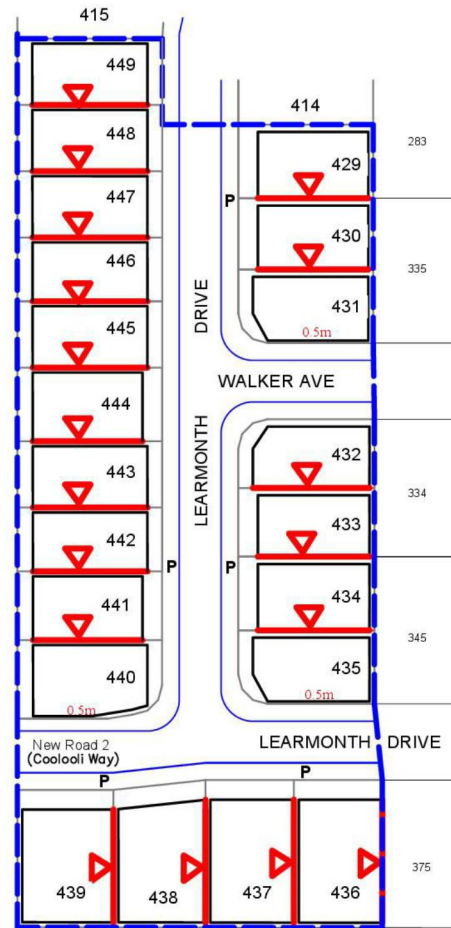
DRAWING NO: BLV018_DP 443

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP443 SHEET 2 OF 2

DRAFT

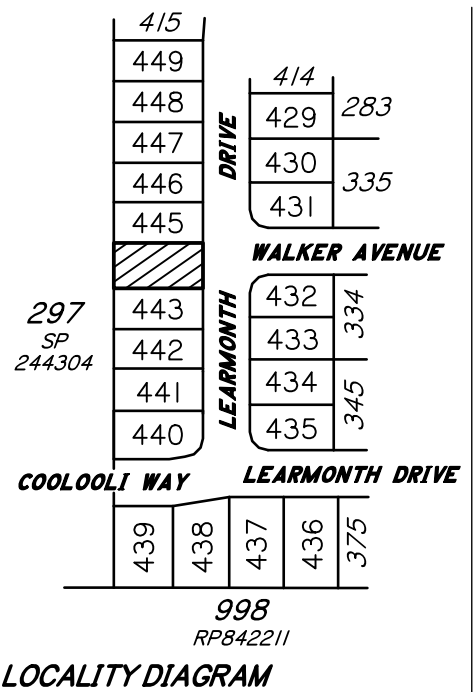
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
⊥—W—	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
— —	KERB & CHANNEL		BUILDING ENVELOPE
— —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
—NBN—	NBN (COMMUNICATIONS)		
—UE—	ELECTRICITY (U/G)		



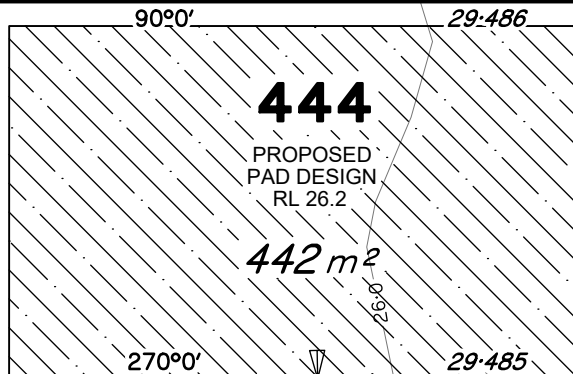
See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks

Add 9°24'40" for MGA Zone 56



Proposed Lot 445

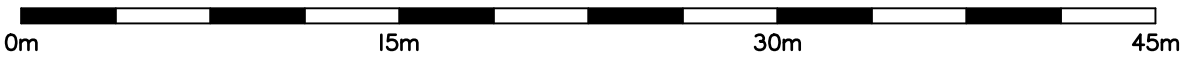
PROPOSED PAD DESIGN
RL 26.2



Proposed Lot 443

PROPOSED PAD DESIGN
RL 26.1

Scale 1:300 (at A4)



DISCLOSURE PLAN
For Lot 444 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 444

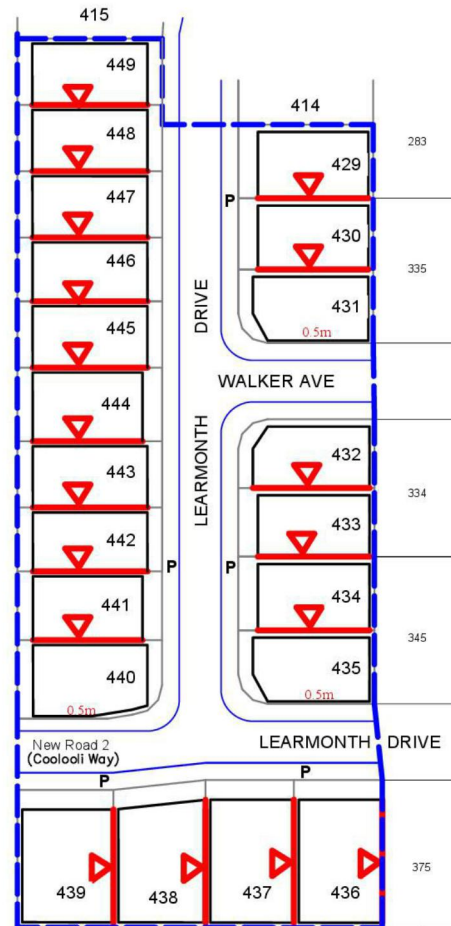
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP444 SHEET 2 OF 2

DRAFT

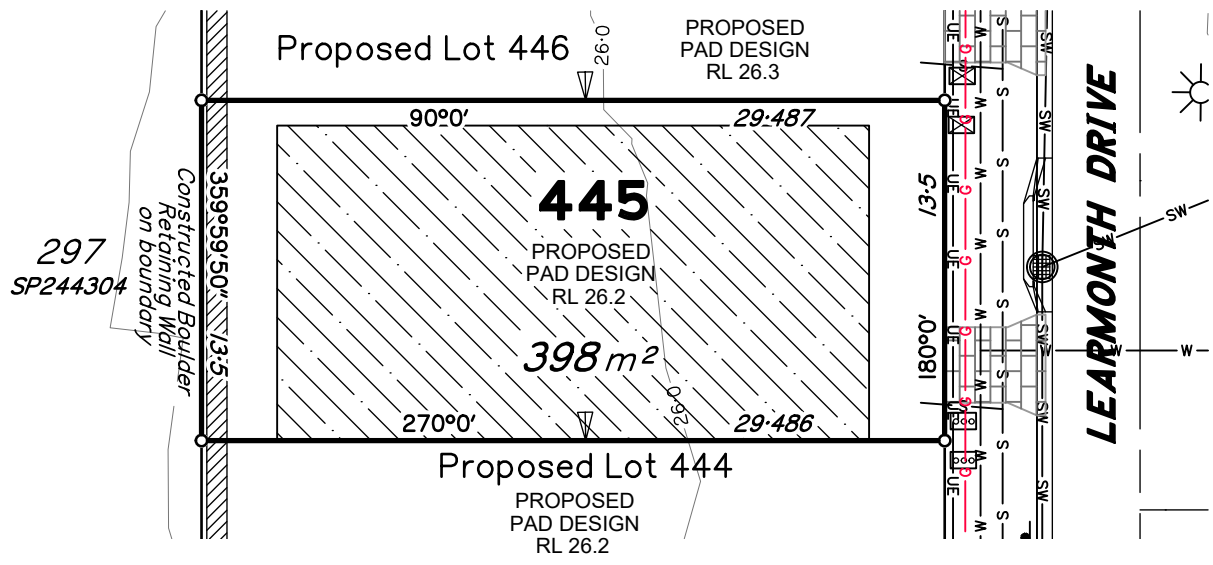
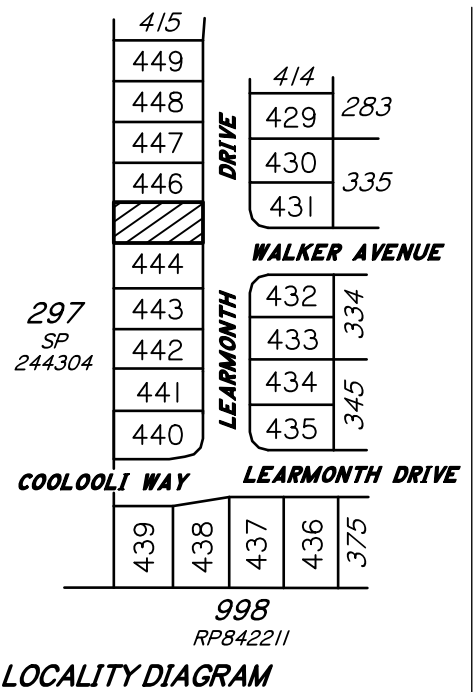
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
— W —	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
— — —	KERB & CHANNEL		BUILDING ENVELOPE
— — —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

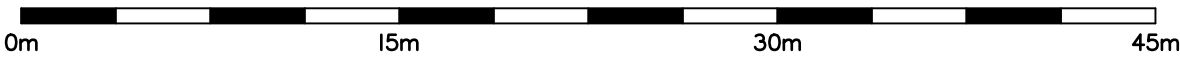


See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks

Add 9°24'40" for MGA Zone 56



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 445 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 445

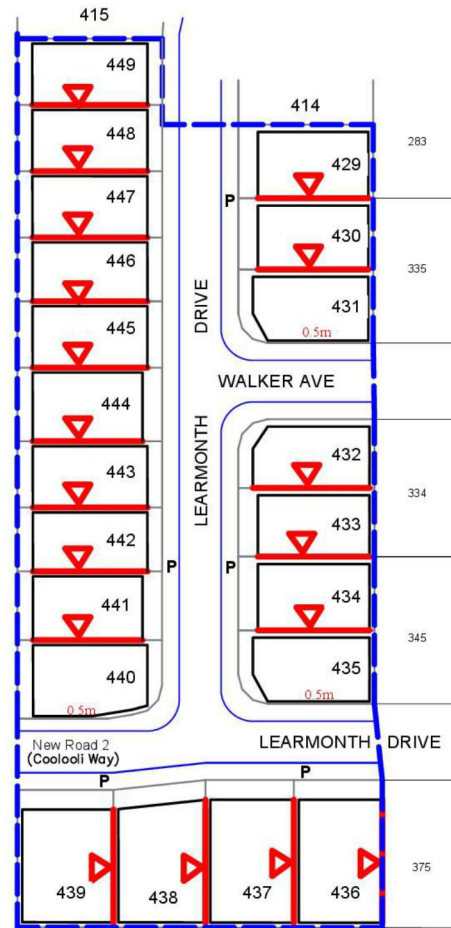
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP445 SHEET 2 OF 2

DRAFT

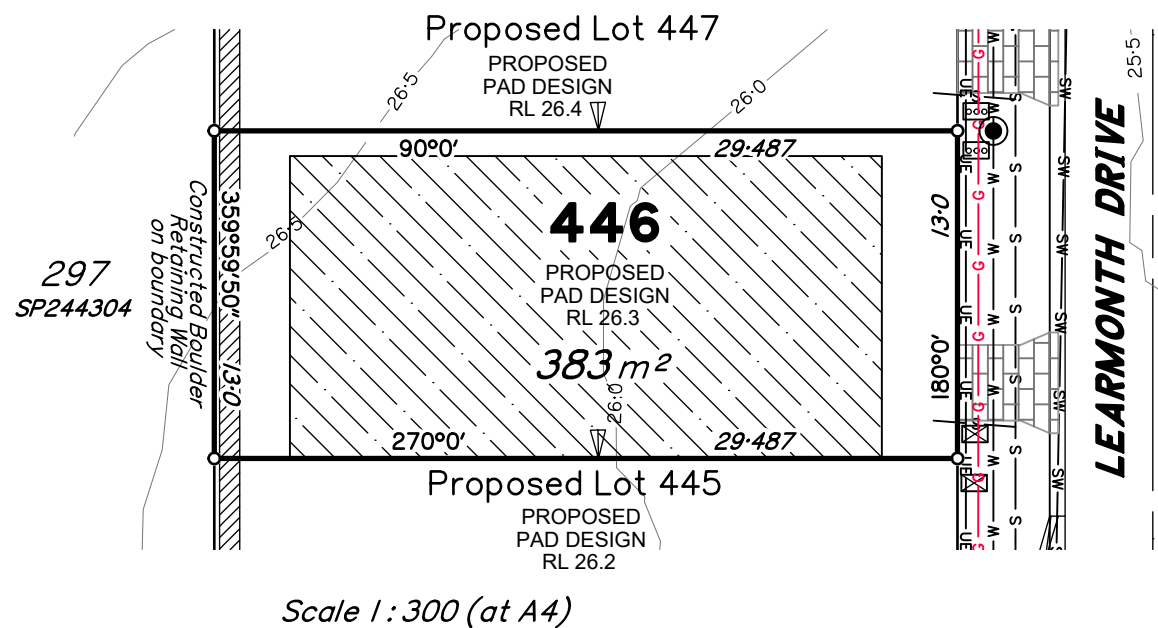
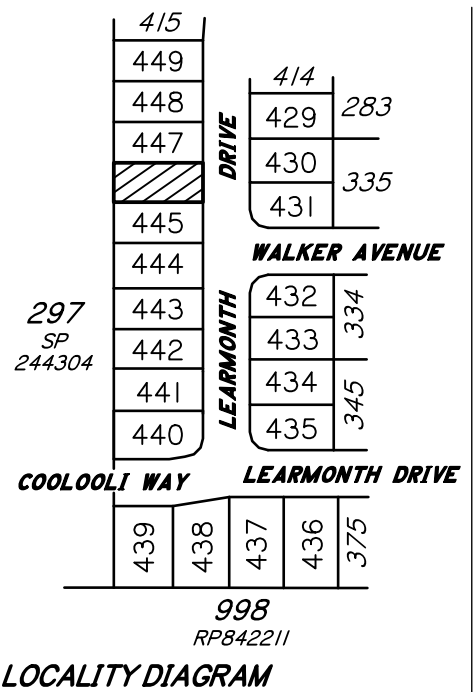
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
⊥	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊙	WATER HYDRANT		DRIVEWAY
— — —	KERB & CHANNEL		BUILDING ENVELOPE
— — —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

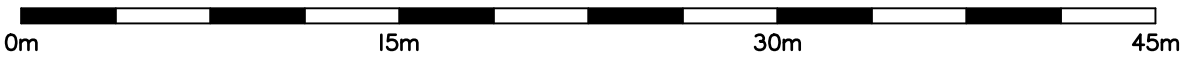
See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 446 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 446

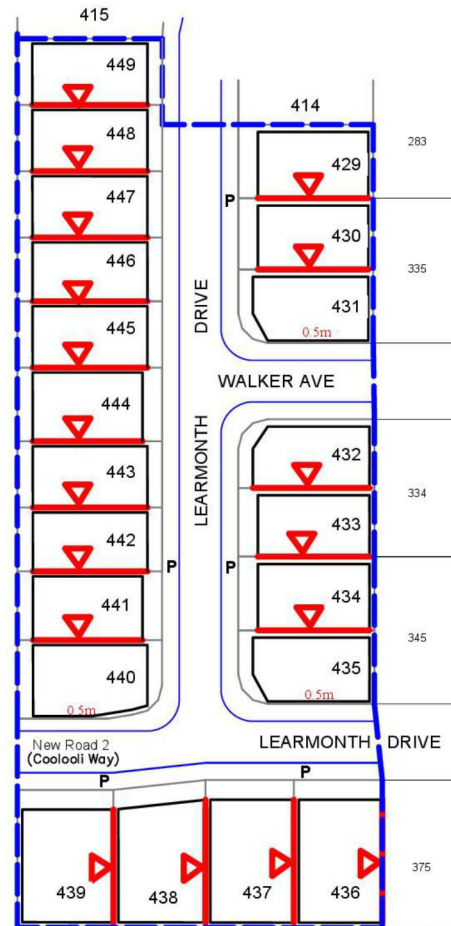
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP446 SHEET 2 OF 2

DRAFT

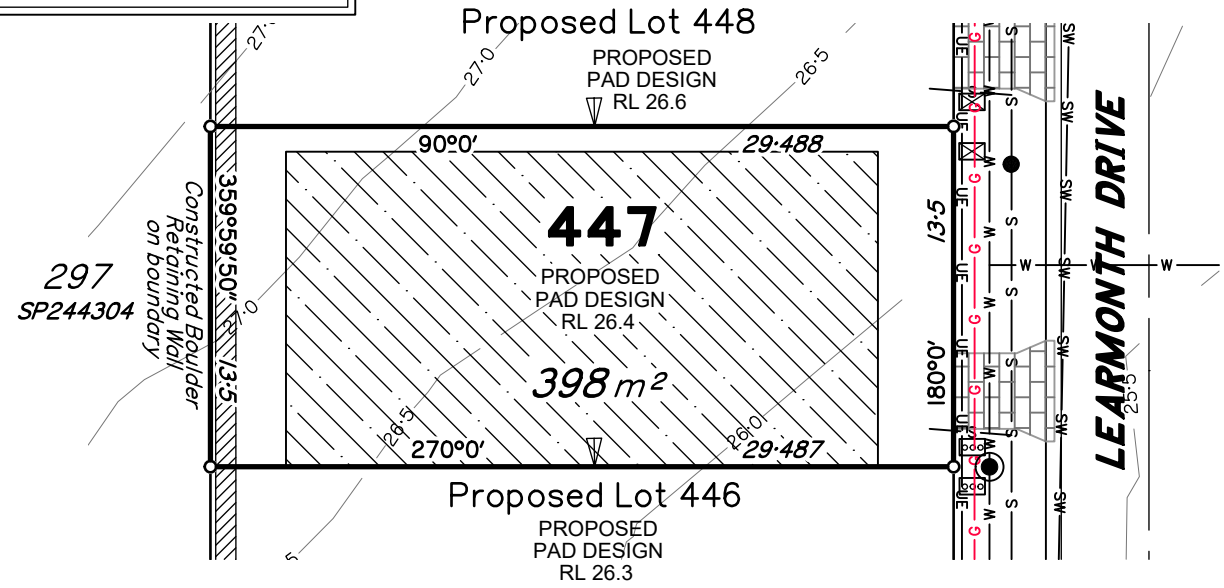
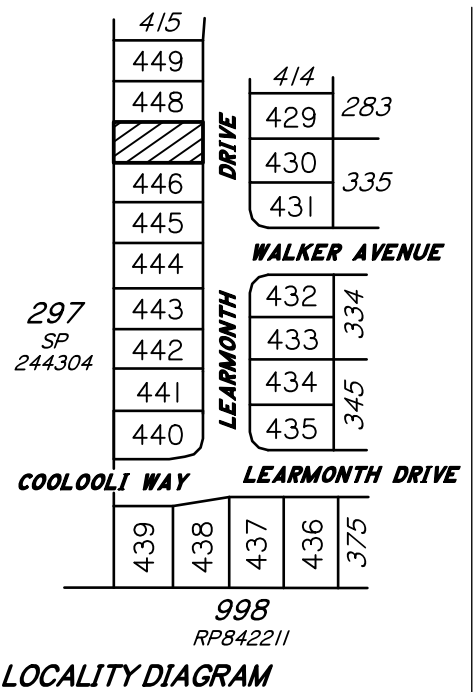
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
⊠	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE		FOOTPATH
⊠	WATER HYDRANT		DRIVEWAY
— W —	KERB & CHANNEL		BUILDING ENVELOPE
— — —	ROAD CENTRELINE		TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

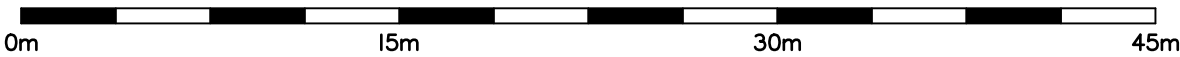
See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 447 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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 Date: _____
Cadastral Surveyor

DATE	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 447

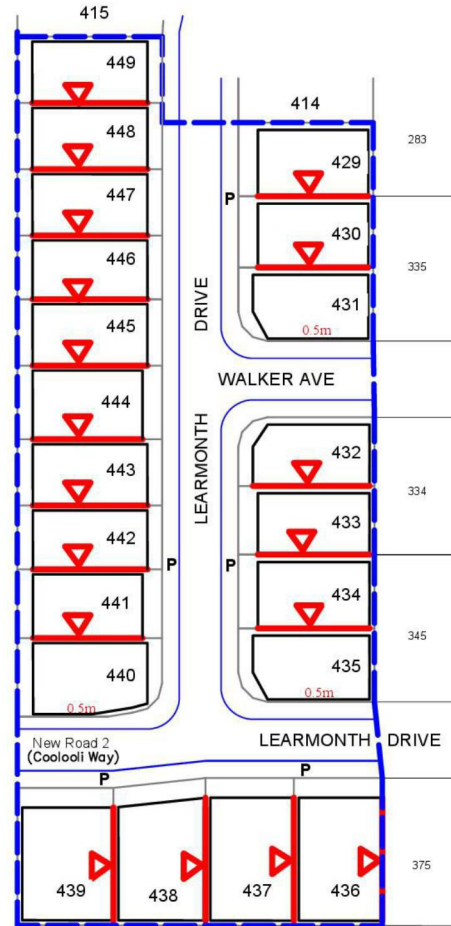
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

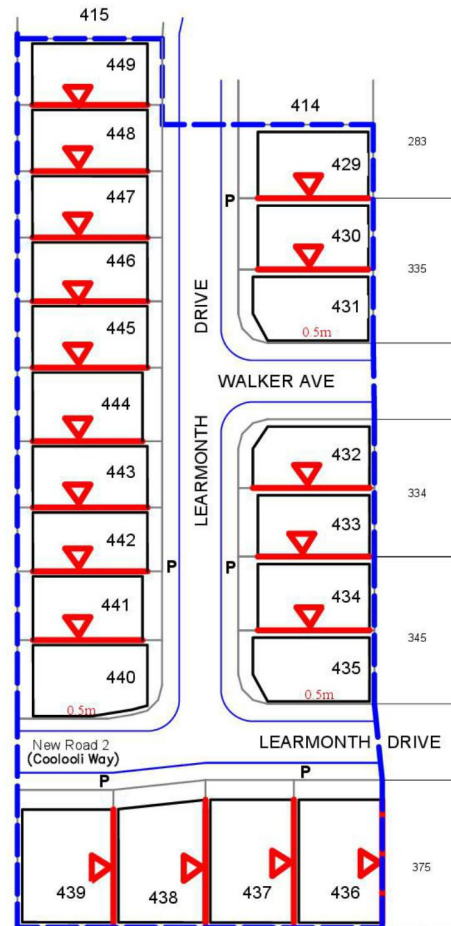
DRAWING NO: BLV018_DP447 SHEET 2 OF 2

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

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

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024

DRAWN: BD

EMAIL: nvolker@bigpond.net.au

PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP448 SHEET 2 OF 2

DRAFT

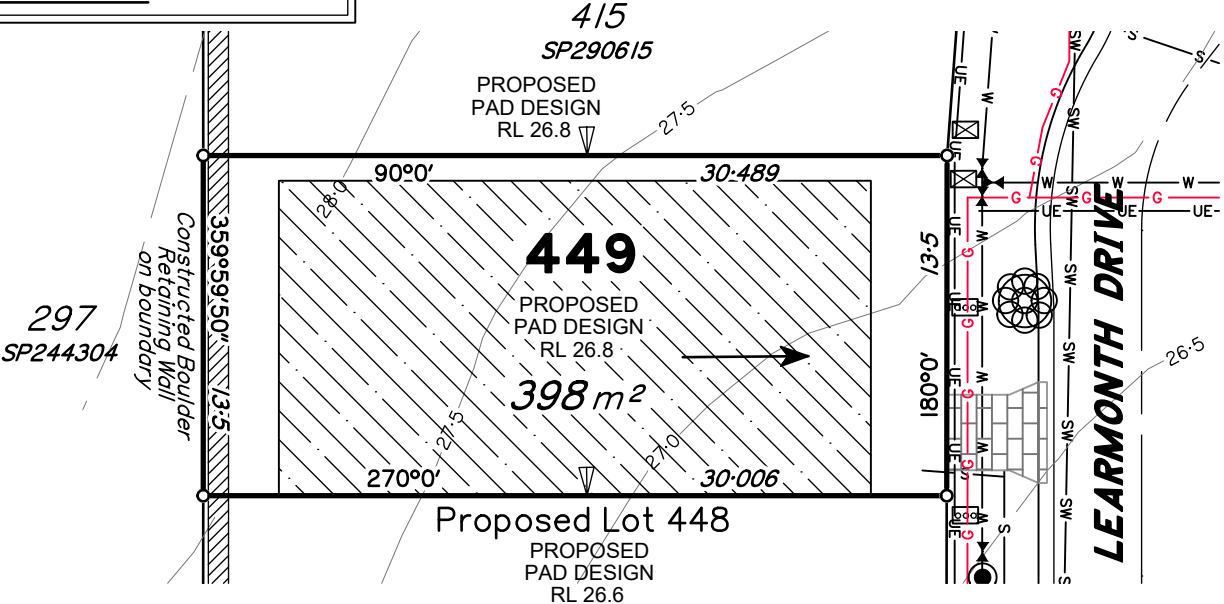
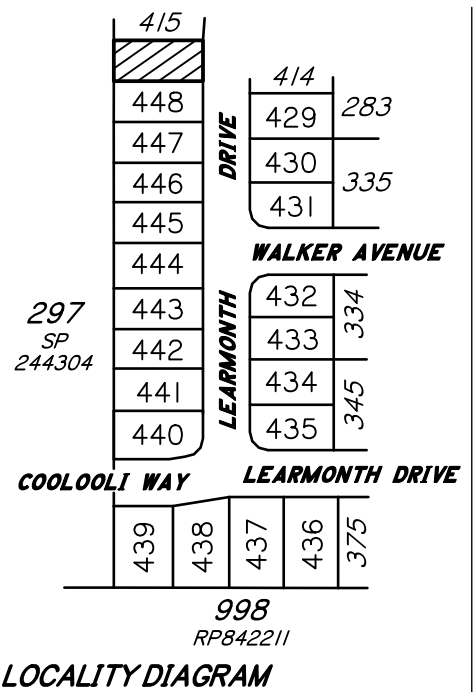
LEGEND

— 23 —	DESIGN CONTOURS MAJOR	— W —	WATER
○	STORMWATER MANHOLE	— S —	SEWER
▬	STORMWATER GULLYTRAP	— SW —	STORMWATER
⊠	WATER METER	— G —	GAS
●	SEWER MANHOLE	⊠	ELEC, NBN & GAS CONNECTIONS
— W —	WATER ENDCAP	→	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m
⊠	WATER SERVICE VALVE	▬	FOOTPATH
⊙	WATER HYDRANT	▬	DRIVEWAY
▬▬▬	KERB & CHANNEL	▬▬▬	BUILDING ENVELOPE
— — —	ROAD CENTRELINE	⊙	TREES
⊙	STREET LIGHT		
— NBN —	NBN (COMMUNICATIONS)		
— UE —	ELECTRICITY (U/G)		

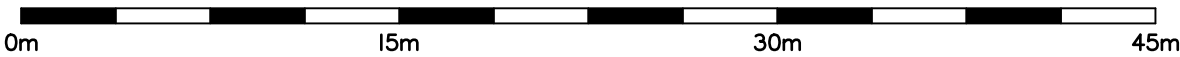
See also SHEET 2 of this drawing which refers to Bldg Envelope
.....
Sheet 7 Bldg Setbacks



Add 9°24'40" for MGA Zone 56



Scale 1 : 300 (at A4)



DISCLOSURE PLAN
For Lot 449 (on SP290616)
Learmonth Drive
BELIVAH, QLD

Sheet 1 of 2

Described as Part of Lot 601 on SP290615
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	03/06/26	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Sheet 1 of 2

DRAWING NO: BLV018_DP 449

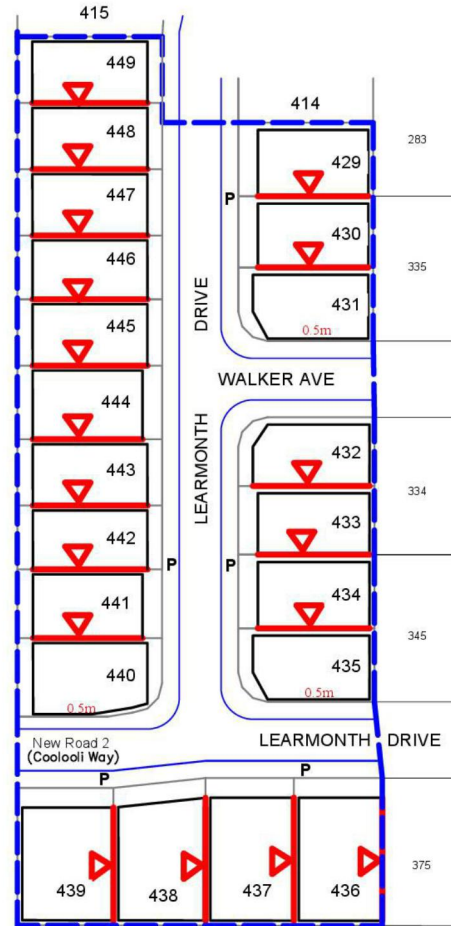
BD25176

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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

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

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
G.T. 500m ²	4	19
400-500m ²	8	38
300-400m ²	9	43
L.T. 300m ²	0	0
TOTAL	21	100

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-1-CF SHEET 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-449

PROJECT: DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V1

DATE: 26/11/2024
 DRAWN: BD

EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP449 SHEET 2 OF 2