

DRAFT

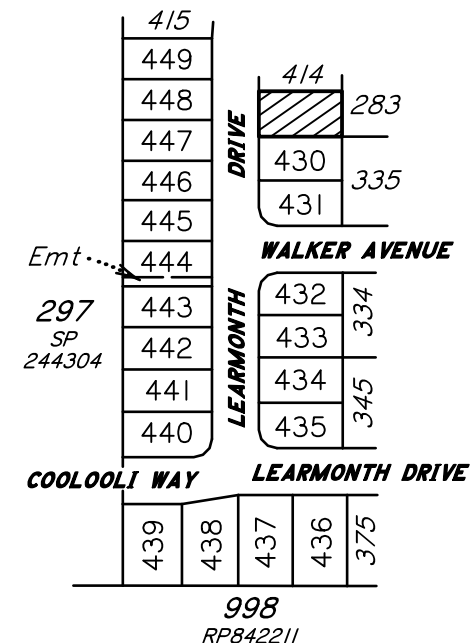
LEGEND

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

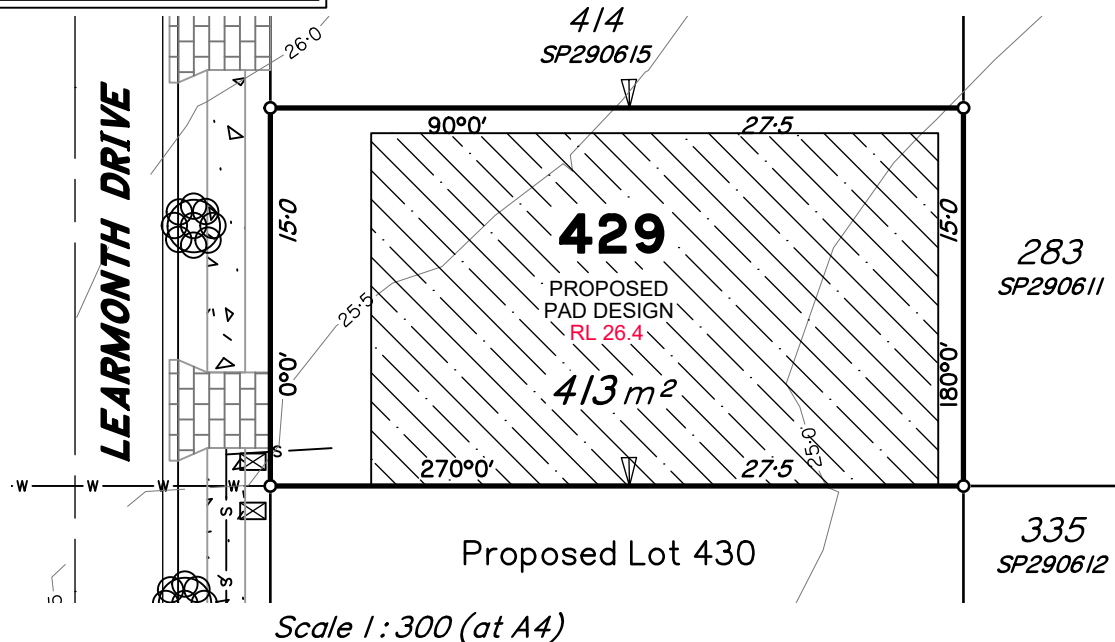
Add 9°24'40" for
MGA Zone 56

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

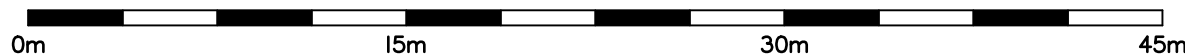
.....
Sheet 7
Bldg Setbacks



LOCALITY DIAGRAM



Scale 1 : 300 (at A4)



DISCLOSURE PLAN

For Lot 429 (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
Cadastral Surveyor

DATE	25/08/25	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		

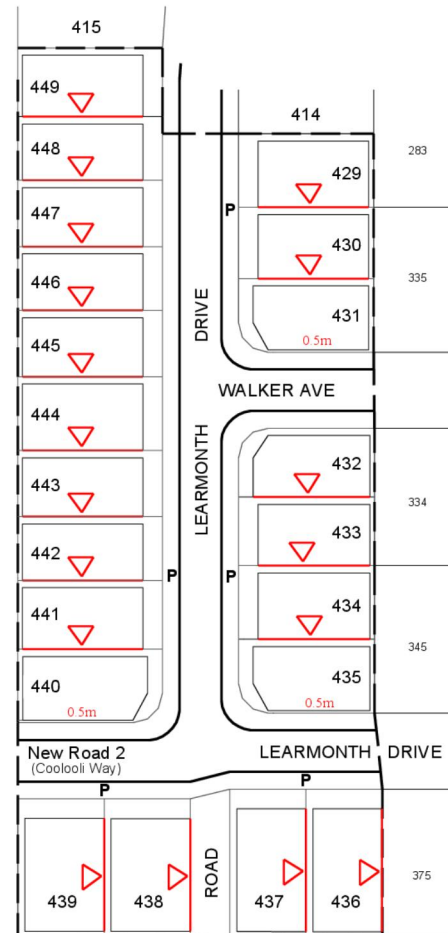


BUILDING ENVELOPE PLAN

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-4-ABC SHEET 9 of 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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

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

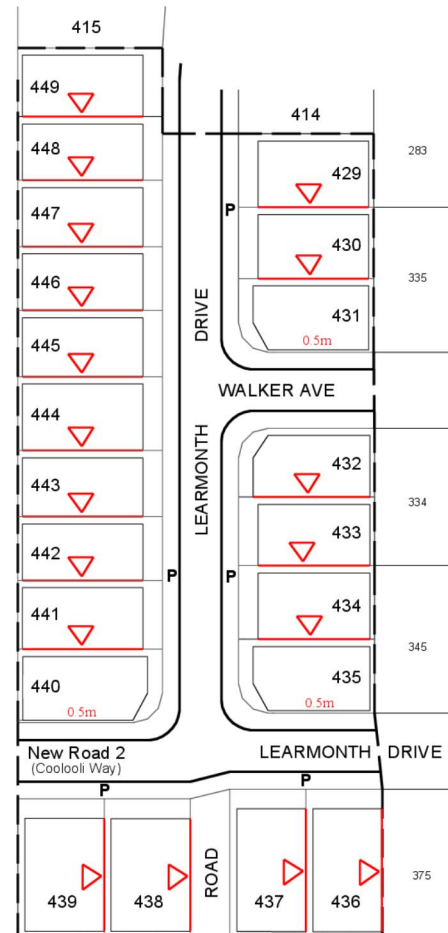
BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3

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



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	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
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SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

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PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

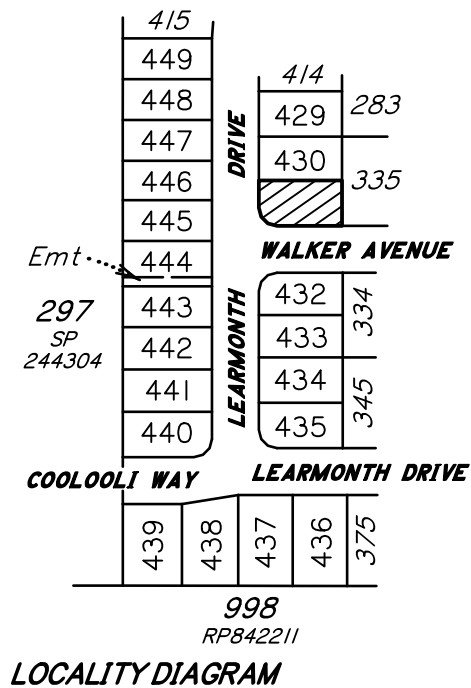
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

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

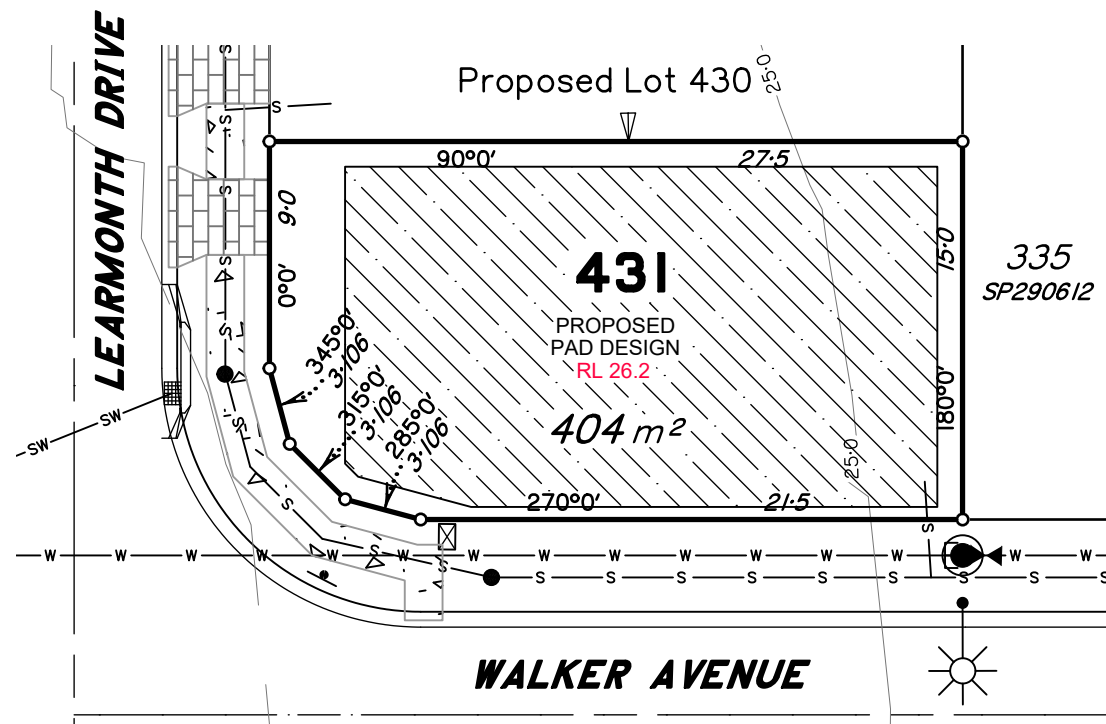
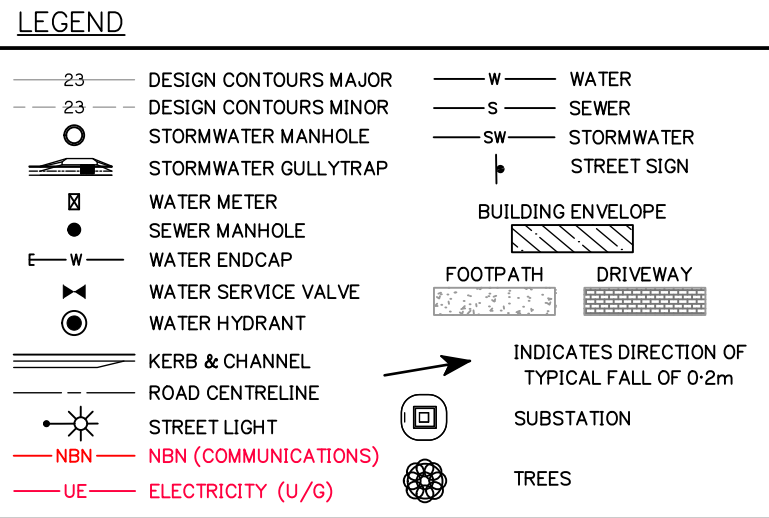
Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP430 SHEET 2 OF 2



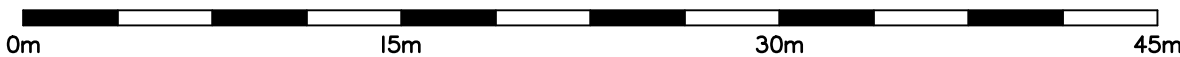
DRAFT

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)



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

Sheet
1
of
2

BD25176

IMPORTANT NOTES:

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AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	—
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Davidson's
At
BELIVAH

DRAWING NO: BLV018_DP 431

Sheet
1
of
2

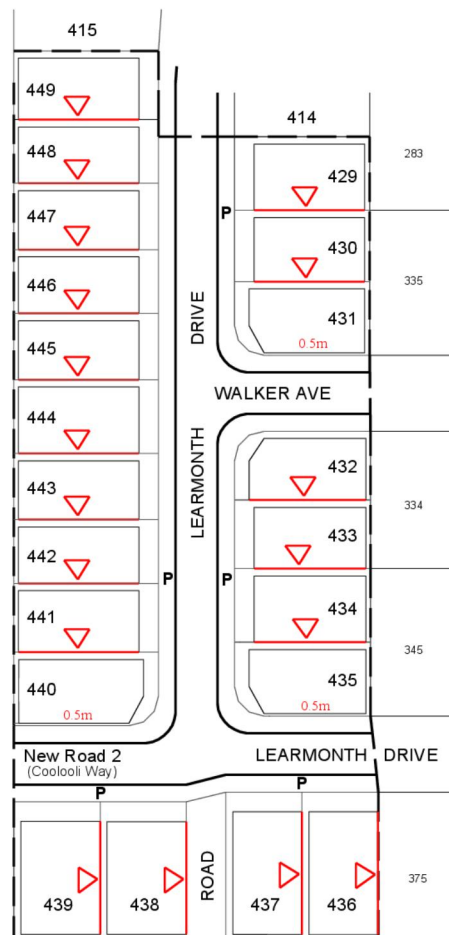
BUILDING ENVELOPE PLAN

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-4-ABC SHEET 9 of 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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

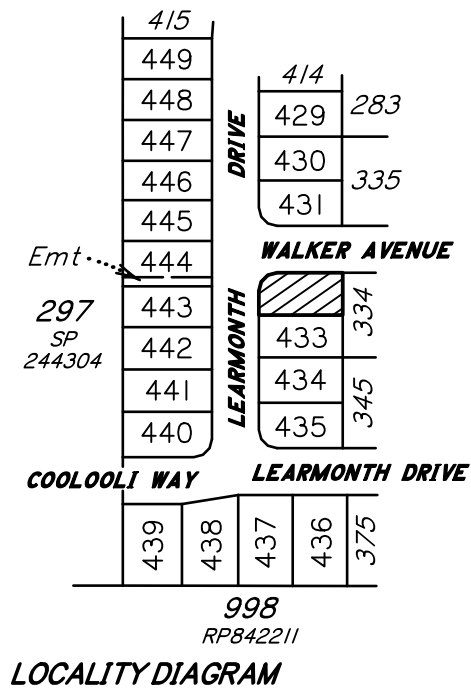
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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



DRAFT

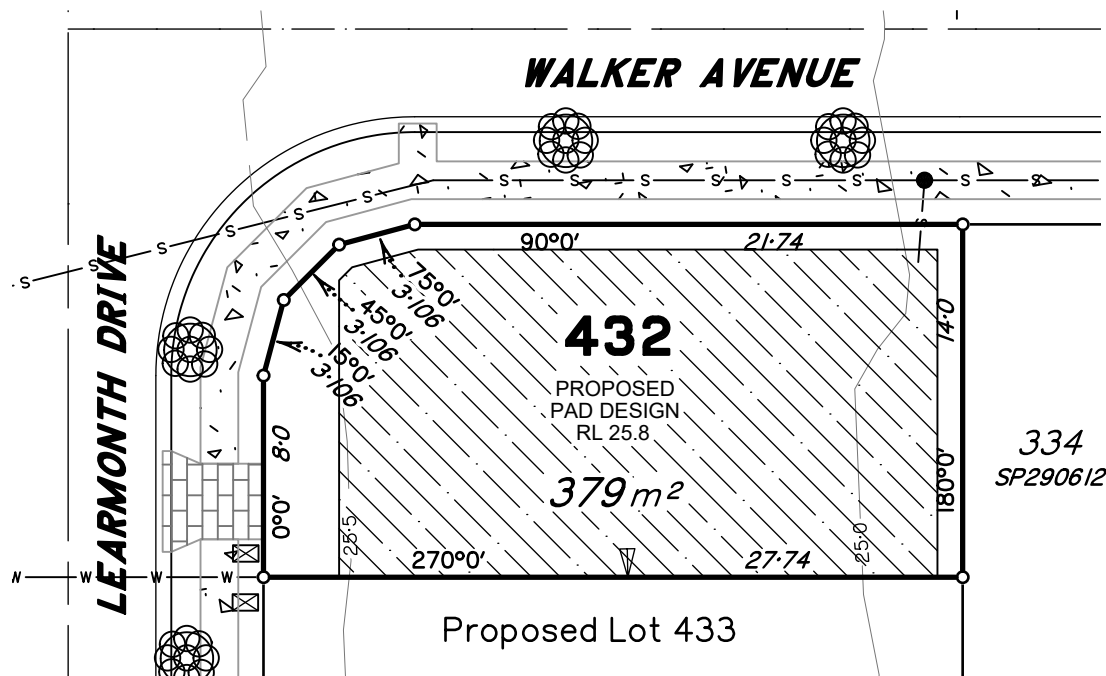
See also
SHEET 2
of this drawing
which refers to
Bldg Envelope

.....

Sheet 7
Bldg Setbacks

LEGEND

23	DESIGN CONTOURS MAJOR	W	WATER
23	DESIGN CONTOURS MINOR	S	SEWER
	STORMWATER MANHOLE	SW	STORMWATER
	STORMWATER GULLYTRAP		STREET SIGN
	WATER METER	BUILDING ENVELOPE	
	SEWER MANHOLE		FOOTPATH
E-W	WATER ENDCAP		DRIVEWAY
	WATER SERVICE VALVE	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m	
	WATER HYDRANT		SUBSTATION
	KERB & CHANNEL		TREES
	ROAD CENTRELINE		
	STREET LIGHT		
NBN	NBN (COMMUNICATIONS)		
UE	ELECTRICITY (U/G)		



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.

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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
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NH Volker and Co Pty Ltd.

AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m



Davidson's
At
BELIVAH

Sheet
1 of
2

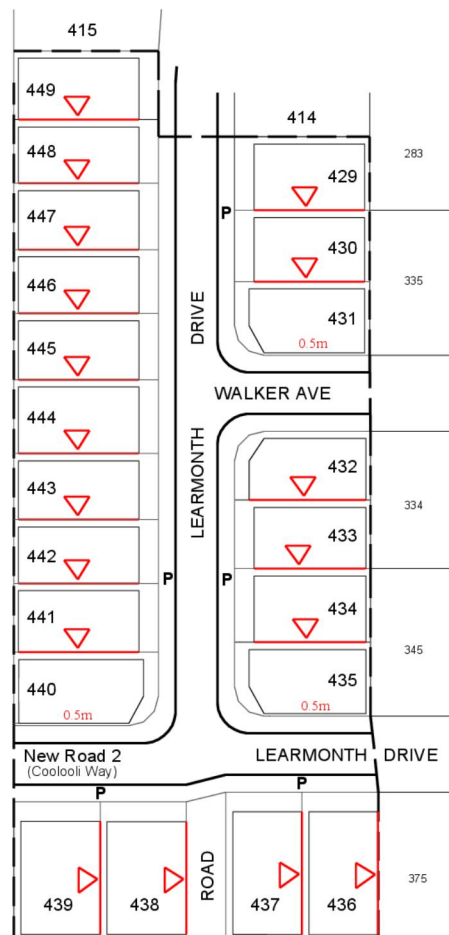
DRAWING NO: BLV018_DP 432

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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 P O Box 411
 BEENLEIGH QLD 4207
 EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

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

Driveway to be constructed to LCC specifications

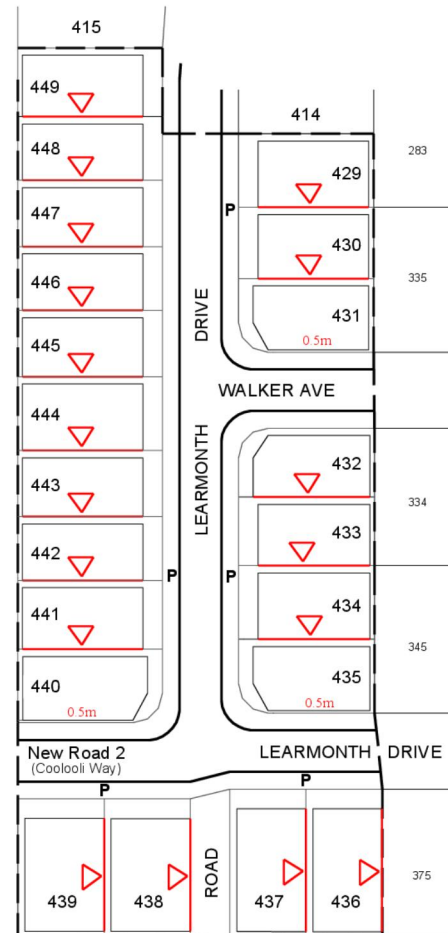
DRAWING NO: BLV018_DP432 SHEET 2 OF 2

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
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	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
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SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

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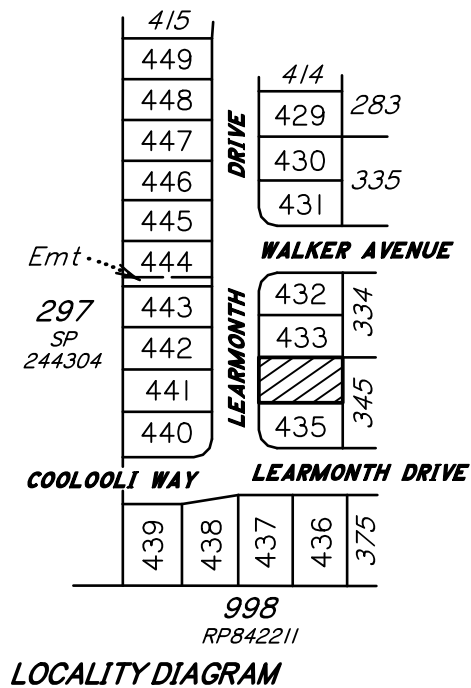
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SHEET No. - 7 OF 9
 REVISION. - V2

DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
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Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP433 SHEET 2 OF 2



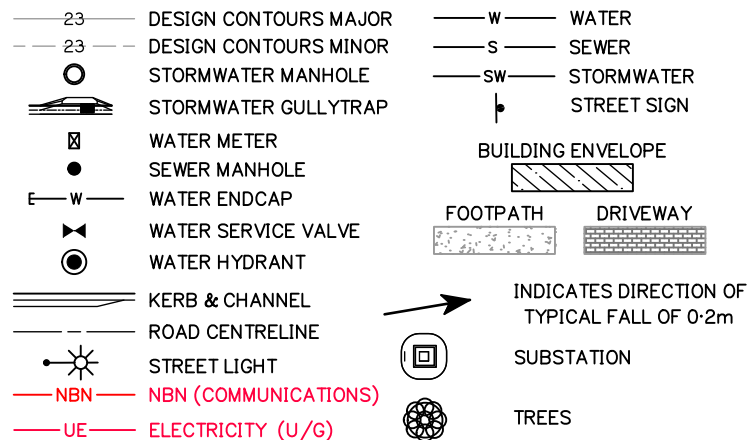
DRAFT

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

.....

Sheet 7
Bldg Setbacks

LEGEND



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

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LEVEL DATUM	A.H.D	CHECKED	NHV

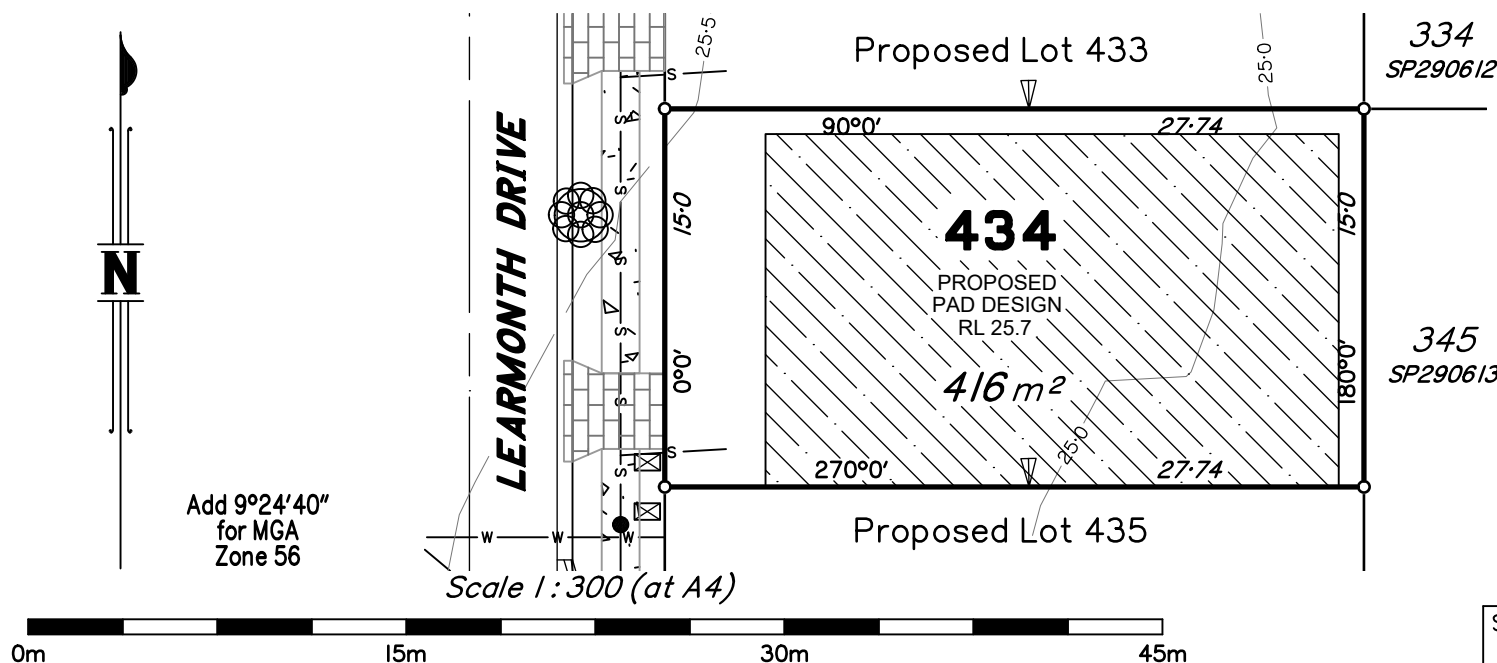
CONTOUR INTERVAL 0.5m



DRAWING NO: BLV018_DP 434

Sheet
1
of
2

BD25176



Sheet
1
of
2

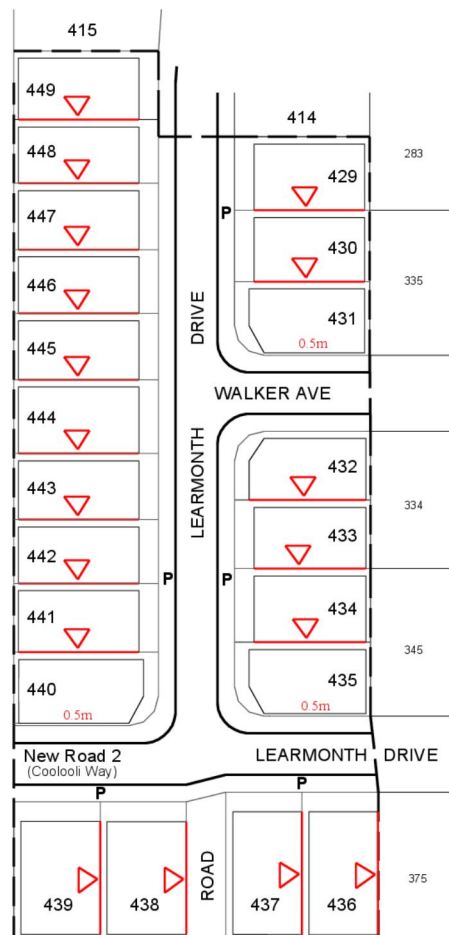
BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3

STAGE 4B STATISTICS		
LOT SIZE	NO.	%
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L.T. 300m ²	0	0
TOTAL	21	100



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	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
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SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

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- DEVELOPMENT ENVELOPE
- ▽ BUILD TO BOUNDARY
- STAGE BOUNDARY
- P PRIMARY STREET FRONTAGE

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PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

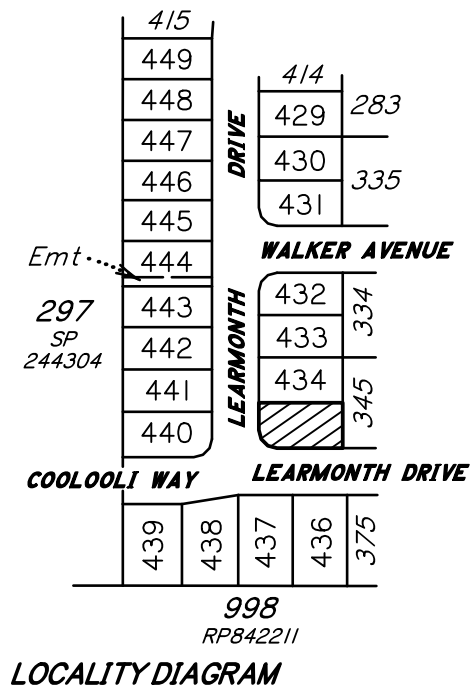
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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_DP434 SHEET 2 OF 2



DRAFT

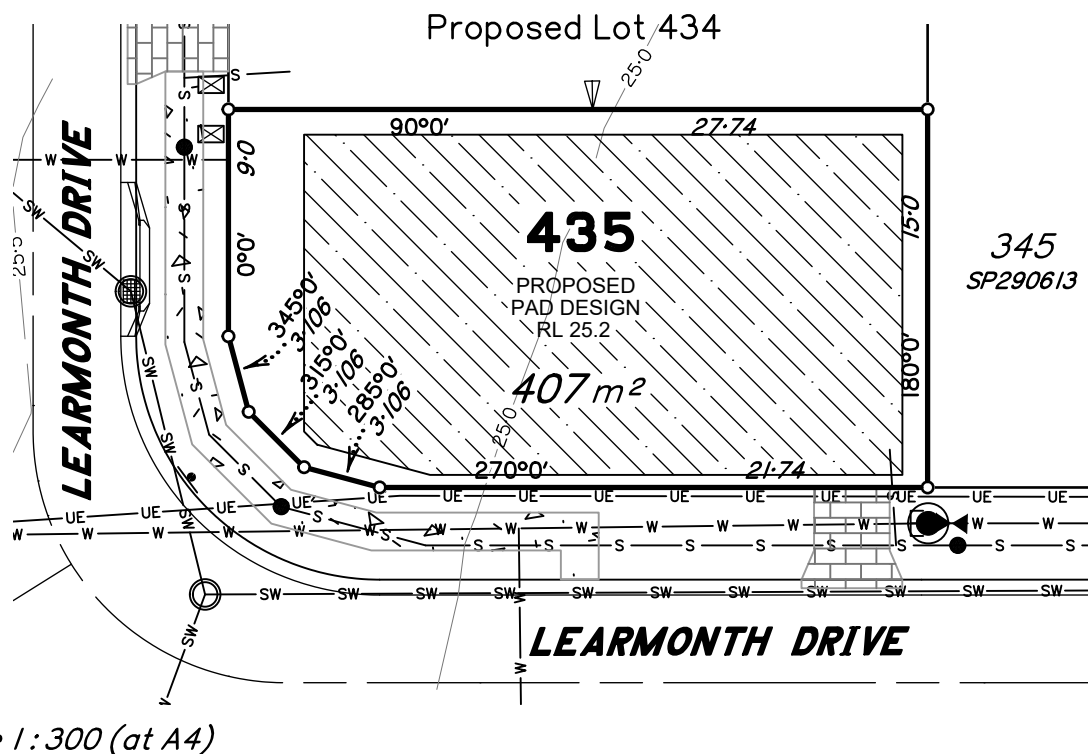
See also
SHEET 2
of this drawing
which refers to
Bldg Envelope

.....

Sheet 7
Bldg Setbacks

LEGEND

23	DESIGN CONTOURS MAJOR	W	WATER
23	DESIGN CONTOURS MINOR	S	SEWER
	STORMWATER MANHOLE	SW	STORMWATER
	STORMWATER GULLYTRAP		STREET SIGN
	WATER METER	BUILDING ENVELOPE	
	SEWER MANHOLE		FOOTPATH
E W	WATER ENDCAP		DRIVEWAY
	WATER SERVICE VALVE	INDICATES DIRECTION OF TYPICAL FALL OF 0.2m	
	WATER HYDRANT		SUBSTATION
	KERB & CHANNEL		TREES
	ROAD CENTRELINE		
	STREET LIGHT		
NBN	NBN (COMMUNICATIONS)		
UE	ELECTRICITY (U/G)		



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
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	—
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		

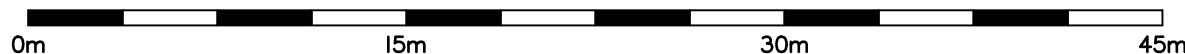


Davidson's
At
BELIVAH

DRAWING NO: BLV018_DP 435

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of
2

BD25176



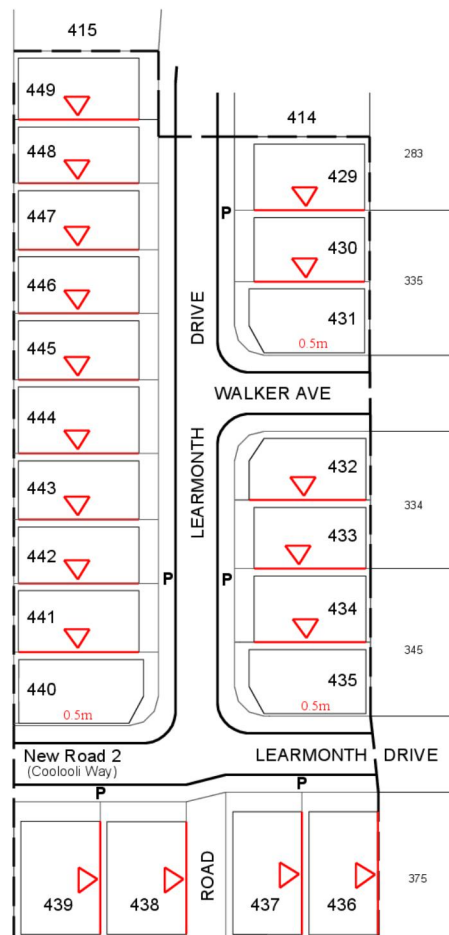
Sheet
1
of
2

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-4-ABC SHEET 9 of 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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

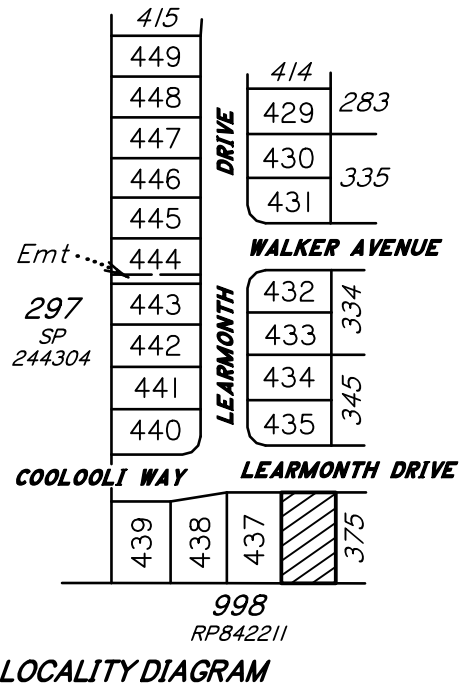
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

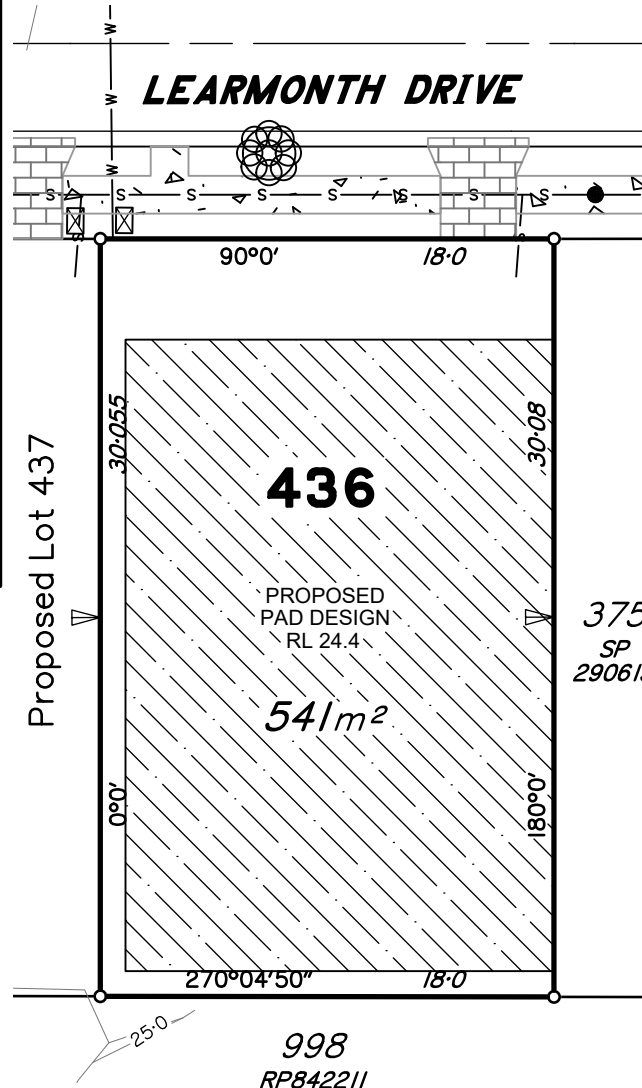
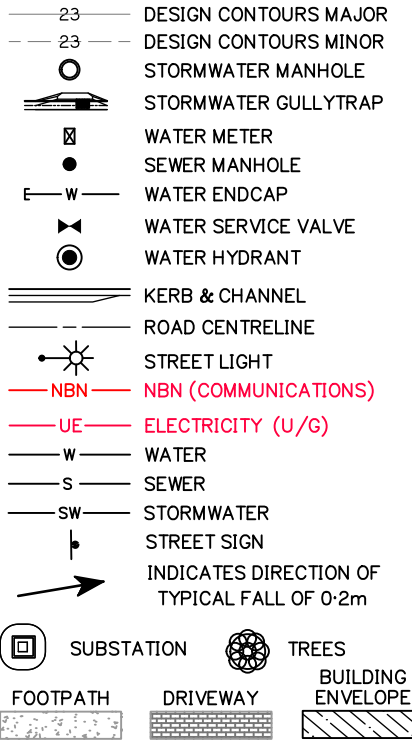
DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP435 SHEET 2 OF 2



LEGEND



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:

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AUTHORISATION:

Neville Henry VOLKER Date:
Cadastral Surveyor

DATE	25/08/25	SURVEYED	—
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



DRAWING NO: BLV018_DP 436

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1
of
2

BD25176

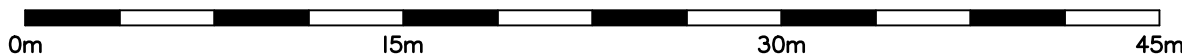


Add 9°24'40"
for MGA
Zone 56

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

Sheet 7
Bldg Setbacks

Scale 1:300 (at A4)



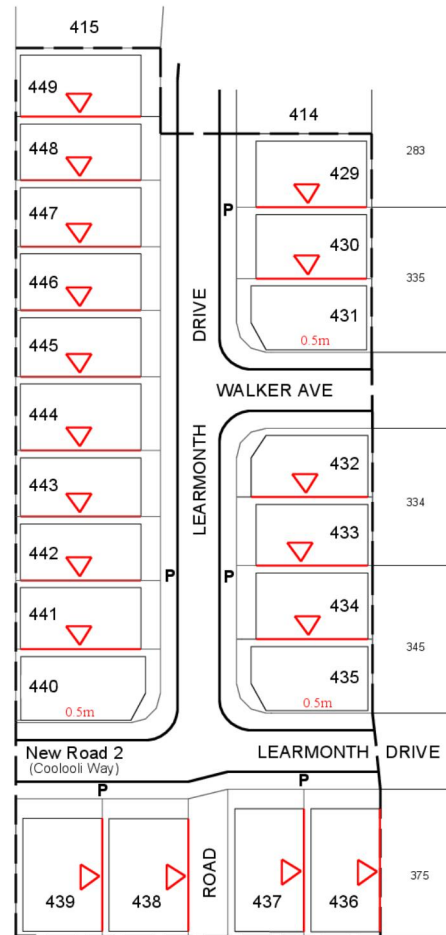
Sheet
1
of
2

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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



PREPARED BY:
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P O Box 411
BEENLEIGH QLD 4207
EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

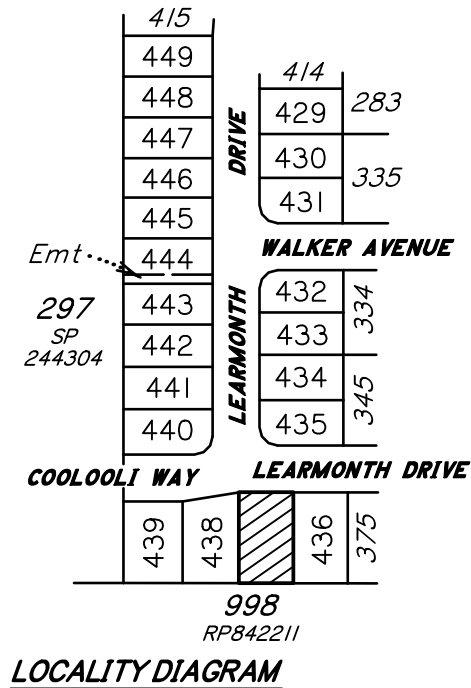
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

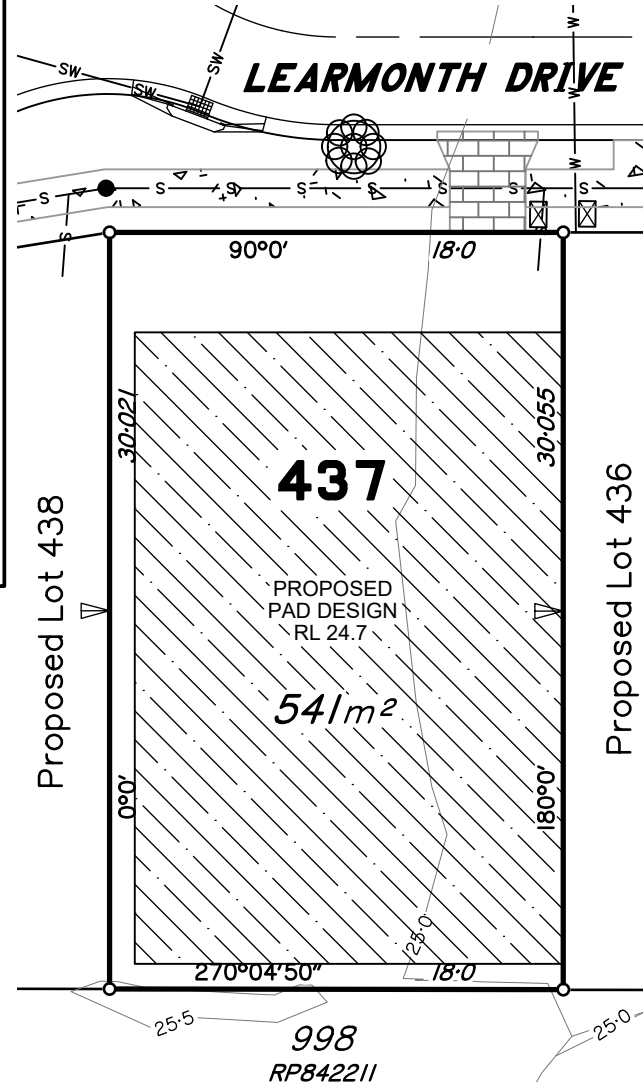
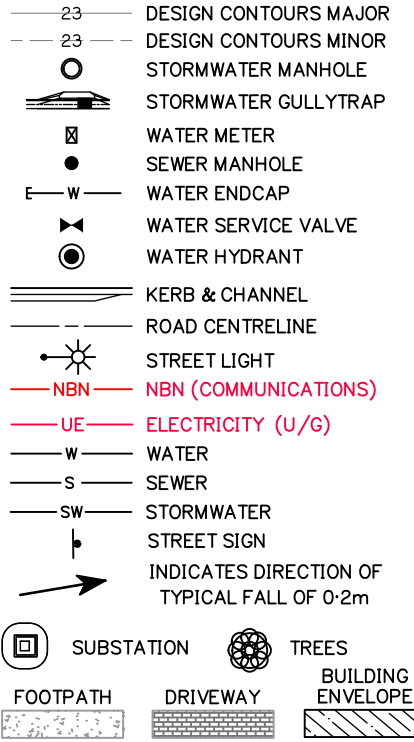
DATE: 26/11/2024
DRAWN: BD
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP436 SHEET 2 OF 2



LEGEND



DISCLOSURE PLAN

For Lot **437** (on SP290616)
Jim Davidson Boulevard
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:

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AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	—
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV

CONTOUR INTERVAL 0.5m



Davidson's
At
BELIVAH

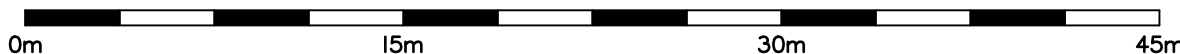
DRAWING NO: BLV018_DP 437

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)



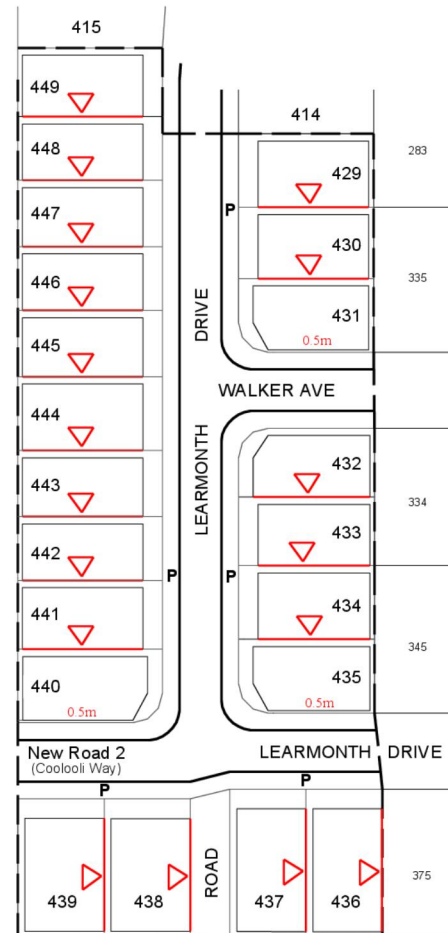
Sheet
1
of
2

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-4-ABC SHEET 9 of 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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

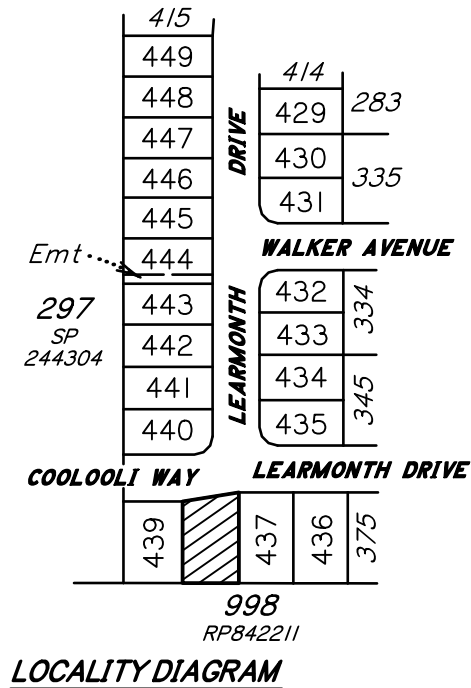
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

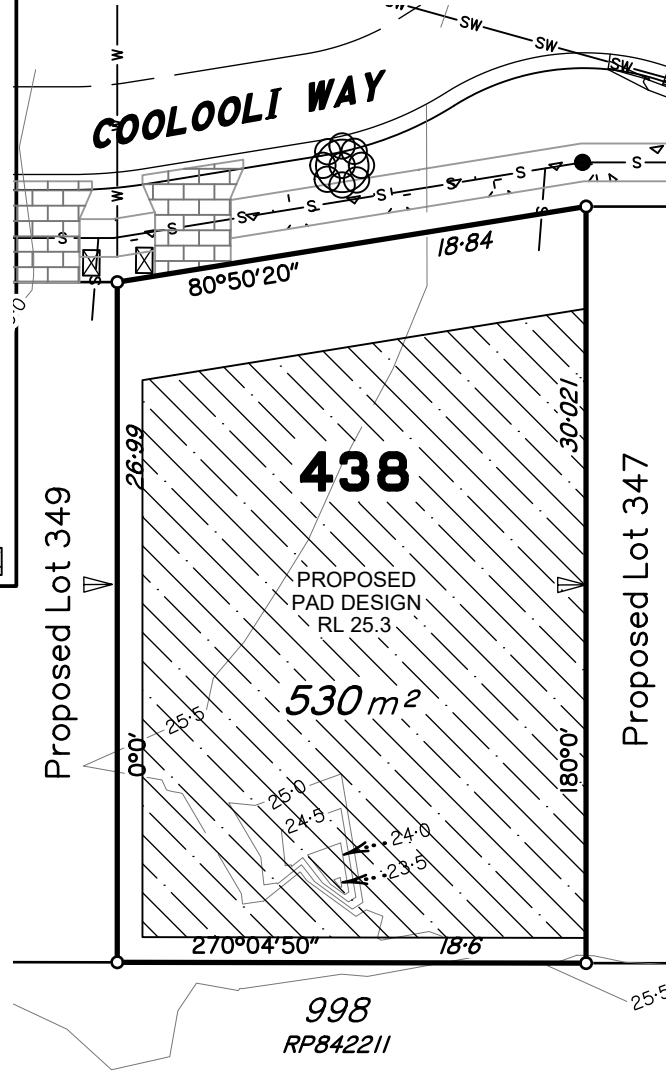
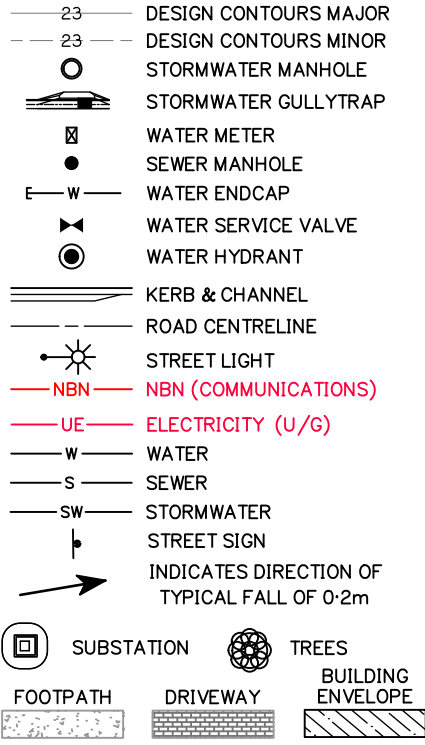
DATE: 26/11/2024
 DRAWN: BD
 EMAIL: nvolker@bigpond.net.au
 PH: 0411 759 765

Driveway to be constructed to LCC specifications

DRAWING NO: BLV018_DP437 SHEET 2 OF 2



LEGEND



DRAFT

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:

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AUTHORISATION:

Neville Henry VOLKER Date:
Cadastral Surveyor

DATE	25/08/25	SURVEYED	—
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CONTOUR INTERVAL		0.5m	



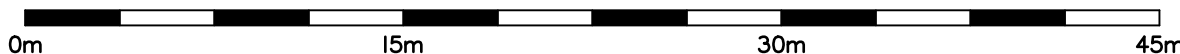
DRAWING NO: BLV018_DP 438

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)



Sheet 1 of 2

Sheet 1 of 2

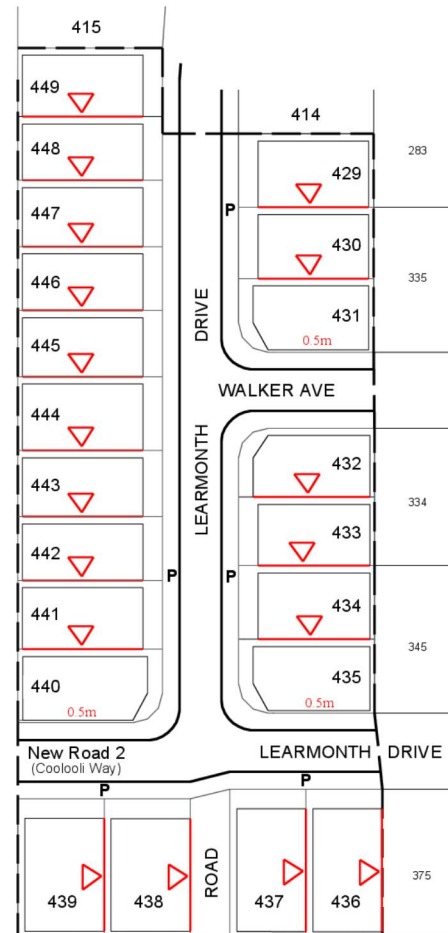
BD25176

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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



PREPARED BY:
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 P O Box 411
 BEENLEIGH QLD 4207
 EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

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

Driveway to be constructed to LCC specifications

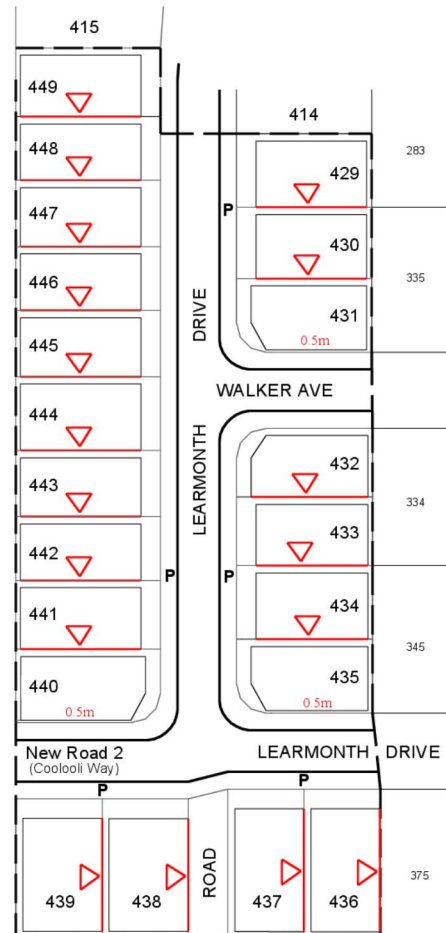
DRAWING NO: BLV018_DP438 SHEET 2 OF 2

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

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- DEVELOPMENT ENVELOPE
- ▽ BUILD TO BOUNDARY
- STAGE BOUNDARY
- P PRIMARY STREET FRONTAGE

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

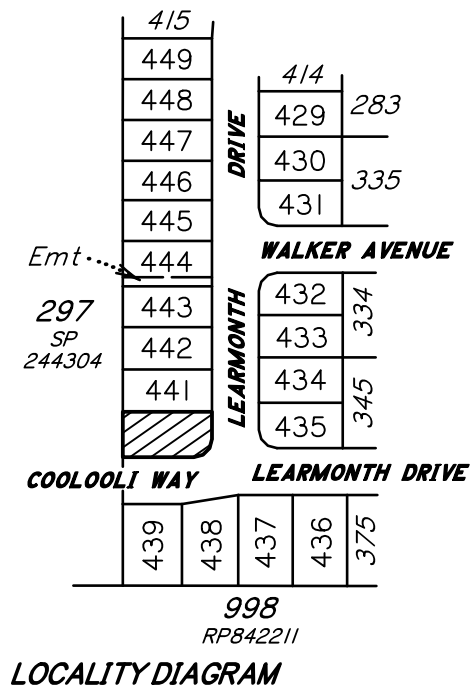
Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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_DP439 SHEET 2 OF 2



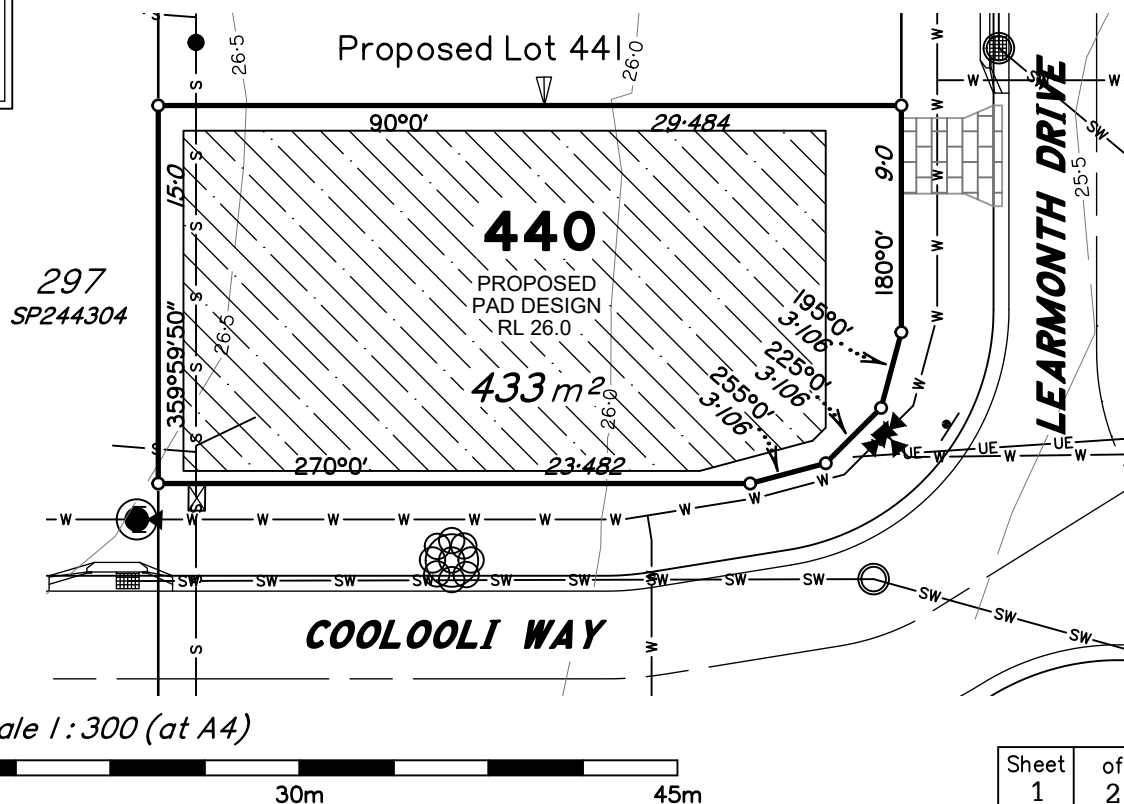
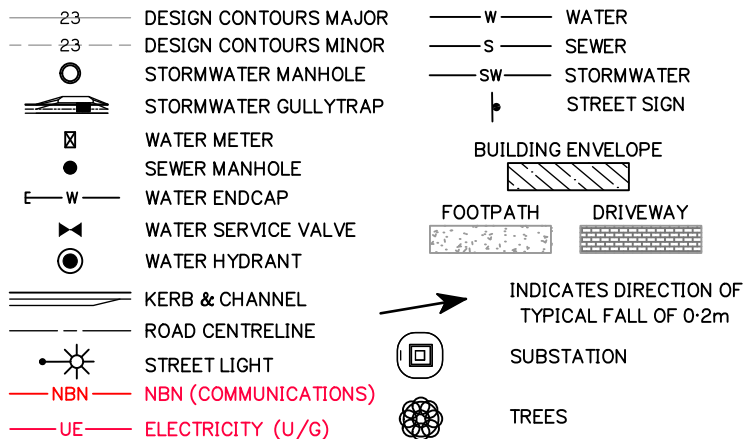
DRAFT

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

.....

Sheet 7
Bldg Setbacks

LEGEND



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:

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AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	-
SCALE	1:300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Davidson's
At
BELIVAH

DRAWING NO: BLV018_DP 440

Sheet
1
of
2

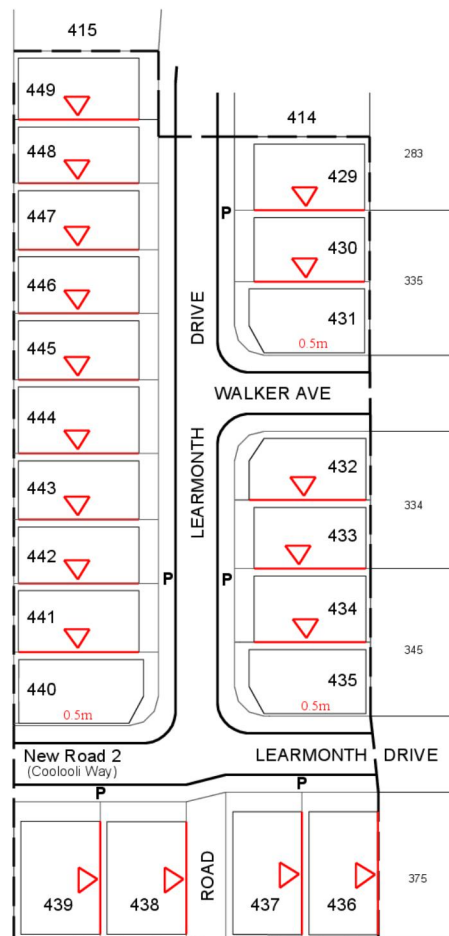
BD25176

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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
 BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
 REVISION. - V2

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

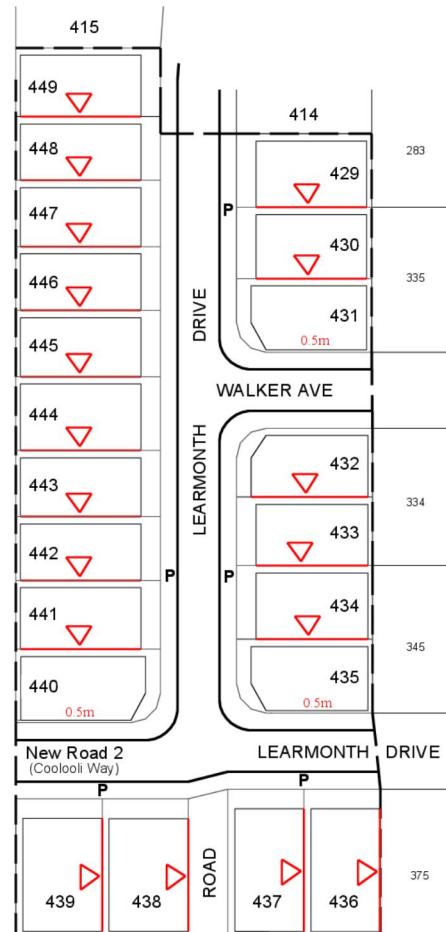
BUILDING ENVELOPE PLAN

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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

Driveway to be constructed to LCC specifications

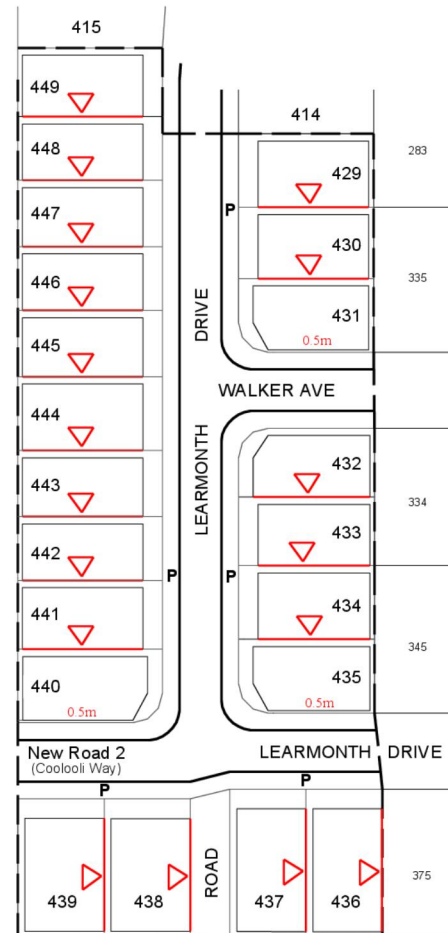
DRAWING NO: BLV018_DP441 SHEET 2 OF 2

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
- PRIMARY STREET FRONTAGE

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

Driveway to be constructed to LCC specifications

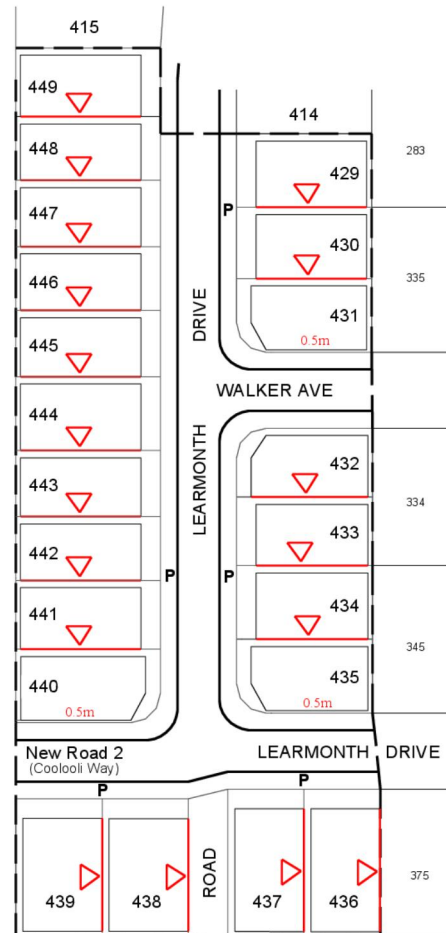
DRAWING NO: BLV018_DP442 SHEET 2 OF 2

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:
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- 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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



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CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

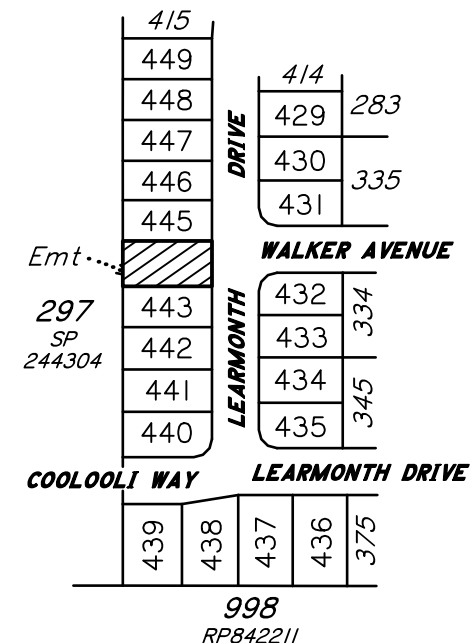
LEGEND

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

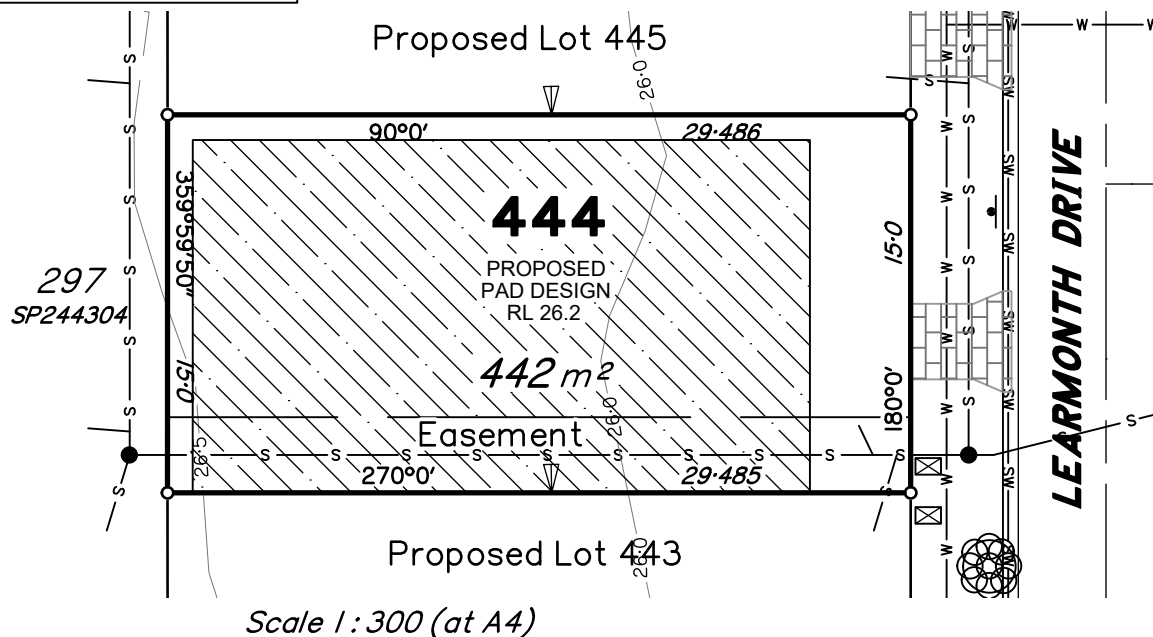
Add 9°24'40" for
MGA Zone 56

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

.....
Sheet 7
Bldg Setbacks



LOCALITY DIAGRAM



Scale 1 : 300 (at A4)

DISCLOSURE PLAN

For Lot 444 (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:

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AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	—
SCALE	1 : 300 (A4)	DRAWN	BD25176
LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL	0.5m		



Davidson's
At
BELIVAH

Sheet
1

of
2

DRAWING NO: BLV018_DP 444

Sheet
1
of
2

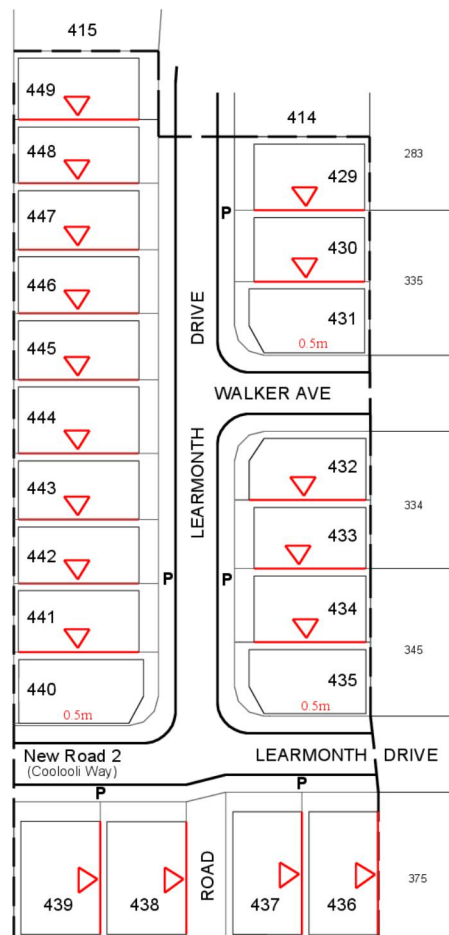
BD25176

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
- PRIMARY STREET FRONTAGE

- NOTES:
- THIS SHEET MUST READ IN CONJUNCTION WITH PLAN No. DB-4-ABC SHEET 9 of 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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

Driveway to be constructed to LCC specifications

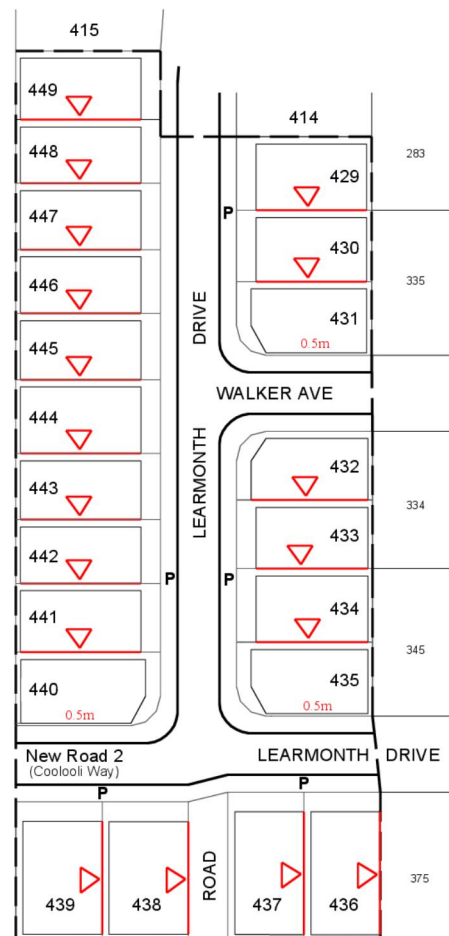
DRAWING NO: BLV018_DP444 SHEET 2 OF 2

DAVIDSON'S 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:

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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:**
- 1. THIS SHEET MUST READ IN CONJUNCTION WITH
PLAN No. DB-4-ABC SHEET 9 of 9 V1**
 - 2. AVAILABLE BUILD AREA MAY BE REDUCED BY
EASEMENTS AND OTHER INFRASTRUCTURE**



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CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

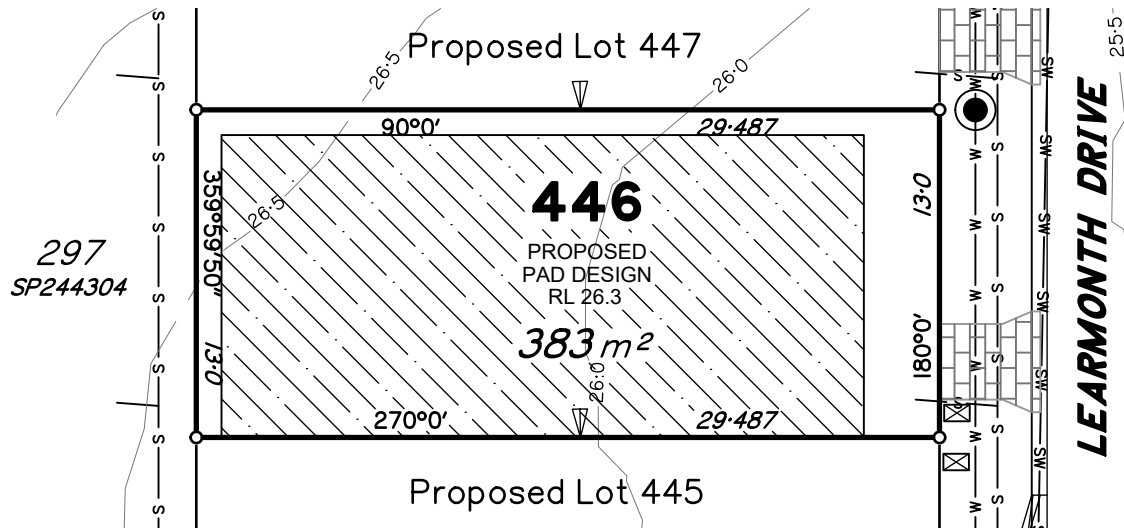
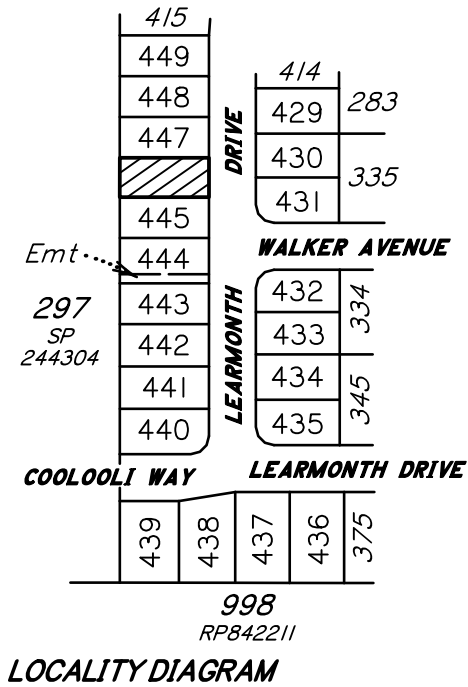
DRAFT

LEGEND

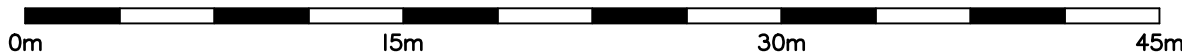
- | | | | |
|----------------|-----------------------|--------|--|
| — 23 — | DESIGN CONTOURS MAJOR | — W — | WATER |
| - - - 23 - - - | DESIGN CONTOURS MINOR | — S — | SEWER |
| ○ | STORMWATER MANHOLE | — SW — | STORMWATER |
| ≡ | STORMWATER GULLYTRAP | — | STREET SIGN |
| ⊠ | WATER METER | | BUILDING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

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)



DISCLOSURE PLAN

For Lot 446 (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:

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AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	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

Sheet
1
of
2

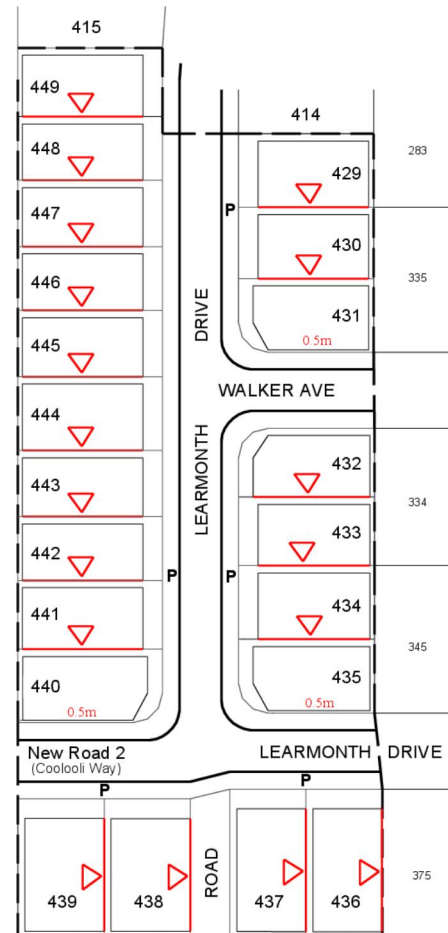
BD25176

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.
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 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-4-ABC SHEET 9 of 9 V1
 - AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE



PREPARED BY:
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BEENLEIGH QLD 4207
EMAIL: nvolker@bigpond.net.au

CLIENT: BELIVAH PTY. LTD.

PROPOSED LOTS 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

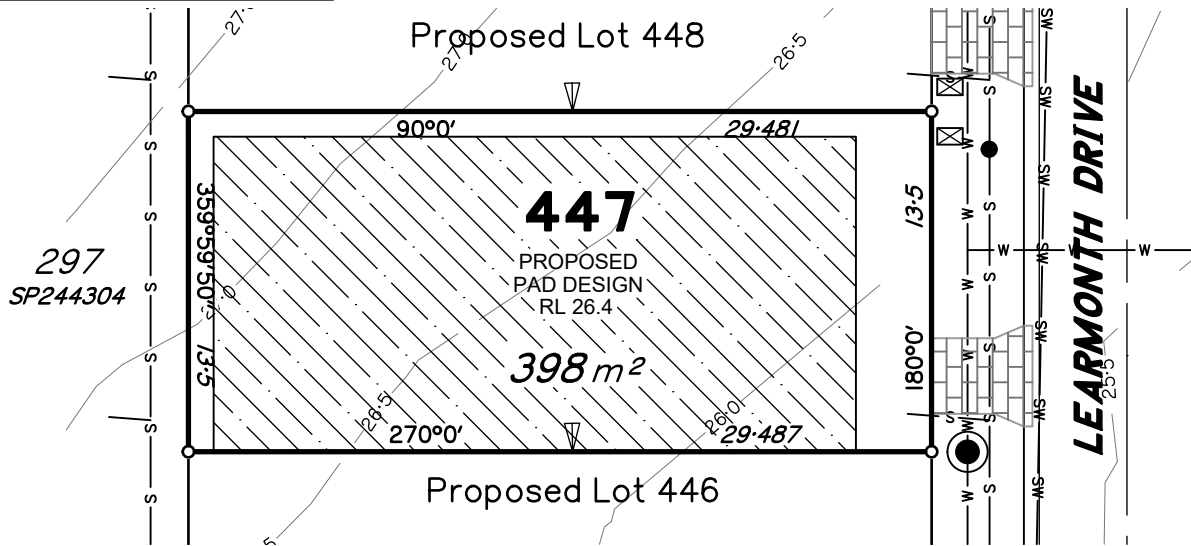
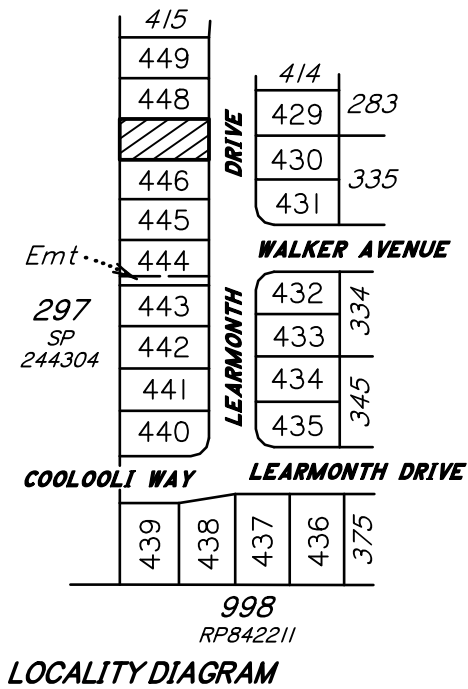
DRAFT

LEGEND

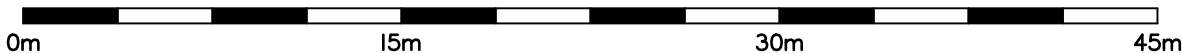
- 23 — DESIGN CONTOURS MAJOR
- 23 — DESIGN CONTOURS MINOR
- STORMWATER MANHOLE
- STORMWATER GULLYTRAP
- ⊠ WATER METER
- SEWER MANHOLE
- W — WATER ENDCAP
- ⊠ WATER SERVICE VALVE
- ⊙ WATER HYDRANT
- KERB & CHANNEL
- ROAD CENTRELINE
- ⊙ STREET LIGHT
- NBN — NBN (COMMUNICATIONS)
- UE — ELECTRICITY (U/G)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



DISCLOSURE PLAN

For Lot 447 (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:

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AUTHORISATION:

Neville Henry VOLKER
Cadastral Surveyor

Date:

DATE	25/08/25	SURVEYED	—
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LEVEL DATUM	A.H.D	CHECKED	NHV
CONTOUR INTERVAL		0.5m	



Sheet
1

of
2

DRAWING NO: BLV018_DP 447

Sheet
1
of
2

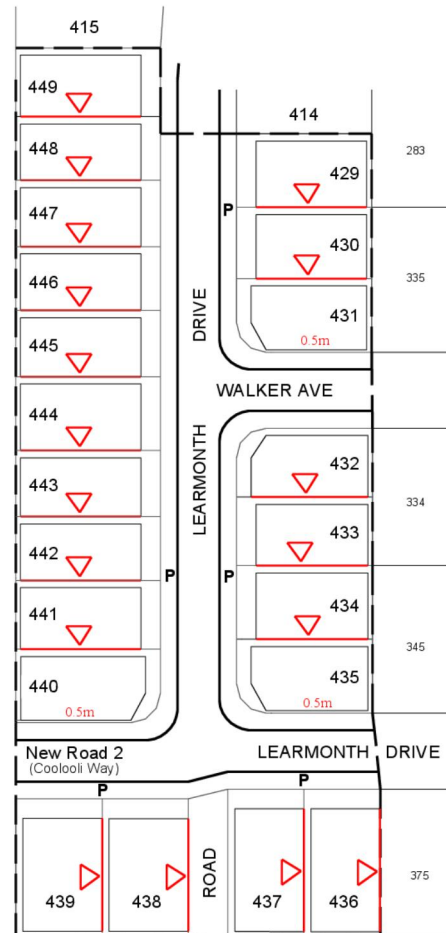
BD25176

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-4-ABC SHEET 9 of 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 429-448

PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
REVISION. - V2

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

Driveway to be constructed to LCC specifications

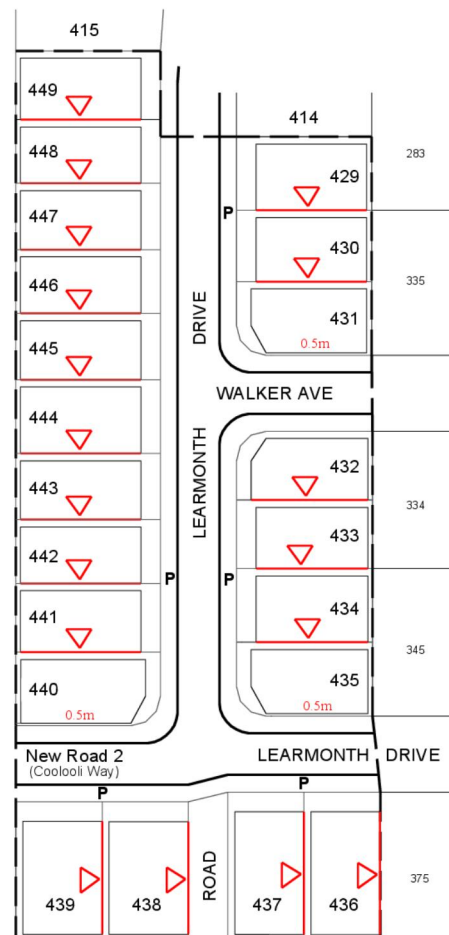
DRAWING NO: BLV018_DP447 SHEET 2 OF 2

DAVIDSON'S 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
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SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

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

- NOTES:**
- 1. THIS SHEET MUST READ IN CONJUNCTION WITH
PLAN No. DB-4-ABC SHEET 9 of 9 V1**
 - 2. AVAILABLE BUILD AREA MAY BE REDUCED BY
EASEMENTS AND OTHER INFRASTRUCTURE**



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PROJECT : DAB - STAGES 4B

LOCATION: JIM DAVIDSON BLVD,
BELIVAH

Job No. - DB-4-ABC

SHEET No. - 7 OF 9
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Driveway to be constructed to LCC specifications

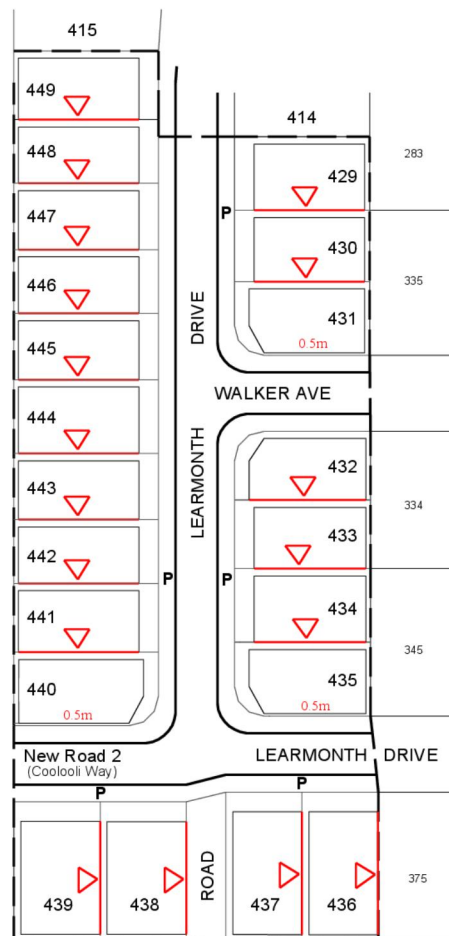
DRAWING NO: BLV018 DP448 SHEET 2 OF 2

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 4B



SCALE: 1:1000 @ A3



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DRAWING NO: BLV018_DP449 SHEET 2 OF 2