Your Reference: 00110282
Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 416554
Document Number: 18426965
File Number: 1314982-1

8 April 2025

13010130213011022212023031122100210 13

Plantation Homes
C/- Professional Certification Group Pty Ltd
15/8 Navigator Pl
HENDRA QLD 4011

Dear Sir/Madam,

CHANGE APPLICATION DECISION NOTICE – *PLANNING ACT 2016*

APPLICATION NUMBER	**COM/5/2023/B**
PROPERTY ADDRESS	**LOT 3, 47, 49, 51, 53, 61, 62, 63, 64, 65, 66, 67, 68, 70, 72, 74, 76 JIM DAVIDSON BOULEVARD, LOT 600, 1, 2, 3, 4, 5, 6, 7, 8 LUCAS WAY, 5, 6, 7, 8 PENELOPE WAY, LOT 600, 1, 2, 3, 4 STUART WAY, 13, 15, 17, 19, 20, 21, 22, 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 36, 38 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56 WALKER AVENUE (FORMERLY DESCRIBED AS LOT 3 JIM DAVIDSON BOULEVARD, BELIVAH QLD 4207)**
PROPERTY DESCRIPTION	**LOT 3 SP 290608, LOT 271, LOT 270, LOT 269, LOT 268, LOT 287, LOT 276, LOT 286, LOT 277, LOT 285, LOT 278, LOT 284, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 600, LOT 275, LOT 272, LOT 274, LOT 273, LOT 289, LOT 266, LOT 288, LOT 267 SP 290611, & LOT 343, LOT 301, LOT 344, LOT 302, LOT 600 LOT 320, LOT 317, LOT 319, LOT 318, LOT 313, LOT 312, LOT 311, LOT 310, LOT 314, LOT 309, LOT 315, LOT 308, LOT 316, LOT 307, LOT 306, LOT 305, LOT 321, LOT 304, LOT 322, LOT 303, LOT 323, LOT 324, LOT 325, LOT 342, LOT 326, LOT 327, LOT 340, LOT 328, LOT 339, LOT 329, LOT 338, LOT 330, LOT 337,LOT 331, LOT 336, LOT 332 LOT 335, LOT 333, LOT 334, LOT 341 SP 290612 (FORMERLY DESCRIBED AS LOT 3 SP 290608)**
APPLICATION DESCRIPTION	

- **COMBINED APPLICATION - MINOR CHANGE (RECONFIGURING A LOT (1 LOT INTO 123 LOTS) AND MATERIAL CHANGE OF USE (DWELLING HOUSE))**

1. DECISION

Reference is made to the request received by Council on 11 March 2025 for a Change Application. The application was originally decided by Council as Assessment Manager on 19 May 2023.

In accordance with section 81 of the *Planning Act 2016*, the request has been assessed by Council as the Assessment Manager and **approved** on 8th day of April 2025. Accordingly, this Decision Notice states the nature of the changes made and replaces the Decision Notice previously given.

2. NATURE OF THE CHANGE

The nature of the change is as follows:

- Amend Condition 6.1 (Approved Plans of Development)

3. APPROVAL TYPE

Development Permit

4. CONDITIONS OF APPROVAL - ASSESSMENT MANAGER

The amended Assessment Manager conditions are attached to this Decision Notice.

5. REFERRAL AGENCIES

There were no Referral Agencies applicable to this development application.

6. OTHER DEVELOPMENT PERMITS OR CERTIFICATES NECESSARY TO ALLOW THE DEVELOPMENT TO BE CARRIED OUT

- Operational Works – Civil / Water & Sewer Design
- Plumbing and Drainage Works

Please be advised that a building work approval may be required under the Building Act 1975 to reclassify existing building(s) where the use of the building has changed or is changing.

A Certificate of Occupancy (formerly known as a Certificate of Classification) is also required to be obtained and displayed for Classes 1b to 9 buildings and certain Class 1a buildings (such as terrace housing, duplexes, and townhouses that share a common wall) in accordance with the Building Act 1975 prior to the use or occupation of the building.

For further information on the Building Act 1975 requirements for the development it is recommended applicants seek advice from a private building certifier.

7. STATEMENT OF REASONS

Description of the development	The proposed development is for a Combined Application - Minor Change (Reconfiguring a Lot (1 Lot into 123 Lots) and Material Change of Use (Dwelling House)).
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: • Belivah Development Code • 9.4.2 Filling and excavation code • 9.4.3 Infrastructure code • 9.4.4 Landscape code • 9.4.6 Reconfiguring a lot code • 9.4.7 Servicing, access and parking code • 8.2.1 Acid sulfate soils overlay code • 8.2.2 Biodiversity areas overlay code • 8.2.5 Flood hazard overlay code • 8.2.7 Heritage overlay code • 8.2.12 Waterway corridors and wetlands overlay code
Relevant matters	Not applicable - code assessable.
Matters raised in submissions	Not applicable - code assessable.
Reasons for decision	The proposed change seeks to allow for a dwelling house on Lot 342 with an increased site cover of 62.6% in lieu of the 60% prescribed by the POD (MCUI/14/2024 & COM/5/2023). The proposed development was assessed against all of the assessment benchmarks listed above and complies with them, subject to reasonable and relevant conditions. The proposed development is generally consistent with the originally approved development and no changes are made to infrastructure provisions.

	PO9 of the POD requires development to result in a site cover that facilitates solar access into dwellings and provision of private open space. The proposal can be supported on the basis that the Dwelling house is limited to one storey, is complaint with all other requirements outlined in the POD, and the exceedance in site cover is limited to 2.6% or 11.908m^2 only. Additionally, the proposal is centrally located on the lot to ensure the ridgeline (highest point) of the dwelling is sufficiently separated from all boundaries, ensuring overshadowing does not occur on adjoining dwellings. Furthermore, the Dwelling house will provide adequate open space for recreation, service facilities and landscaping. It is therefore recommended that the proposed changes be supported.
Matters prescribed by a regulation	Not applicable.

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Logan City Council Planning and Development Online website at: https://devet.loganhub.com.au. When accessing Council's website please use the following Application Number: COM/5/2023/B

8. CURRENCY PERIOD

In accordance with section 85 of the *Planning Act 2016*, the Material Change of Use component of this approval has a currency period of 6 years from the date of the original approval.

In accordance with section 85 of the *Planning Act 2016*, the Reconfiguring a Lot component of this approval has a currency period of 4 years from the date of the original approval.

9. RIGHTS OF APPEAL

This Decision Notice may be appealed in accordance with the following sections of the *Planning Act 2016*:

- Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- Schedule 1 (Appeals).

Appeals to the Planning and Environment Court

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: http://www.courts.qld.gov.au/courts/planning-and-environment-court

For further information about this application please contact the Assessment Manager Lawson Edward on (07) 3412 5269 or via email to development@logan.qld.gov.au

Yours faithfully,

Sharna Pou
A/Senior Planning Officer
Planning Assessment and Technical Services

Dimensions and areas subject to final survey.

Sheet	of
/	/

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B



Davidson's at Belivah

Stage 3B

Metres 0 | 12·5m 50 mm | 25m 100 mm | 37·5m 150 mm

I hereby certify that the details on this sketch plan are correct.

.....

N H Volker Cadastral Surveyor

Date .....

PLAN OF

*Proposed Amendment to Lots **319** and **320** as previously defined on Sheet 3 of LCC Approved plan of Development COM/5/2023*

Scale:	Locality:	Local Auth:	Date/Ref:	Plan Number:
1:250 (A4)	BELIVAH	LOGAN C.C.	15/11/2023 – BD23132	BLV_014–PA–1

BELIVAH ROAD

BELIVAH ROAD

BANNOCKBURN ROAD

STAGE 1A
COM/33/2016
OW/208/2016

STAGE 2A
COM/23/2021

IRVING WAY

WINDMILL PL

STAGE 1D
COM/39/2016
OW/371/2018

MACMILLAN LOOP

STAGE 1B
COM/39/2016
OW/138/2018 (EXTERNAL)
OW/141/2018 (INTERNAL)

FUTURE STAGE 4A

STAGE 2B
COM/23/2021

JIM DAVIDSON BLVD

MACMILLAN LOOP

STAGE 1C
COM/39/2016
OW/146/2019

PENELOPE WAY

JIM DAVIDSON BLVD

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

PROPOSAL

STAGE 3A

LUCAS WAY

STAGE 1E
COM/39/2016
OW/25/2020

WALKER AVE

STAGE 1F
COM/39/2016
OW/132/2020/1

WALKER AVE

LEARMONTH DR

FUTURE STAGE 4B

STAGE 3B

STUART WAY

507

BEAUDESERT BEENLEIGH RD

STAGE 3D

LEARMONTH DR

LEARMONTH DR

LOT 1
RP8173

STAGE 3C

N

Davidson's At BELIVAH

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 SUBDIVISION
DAVIDSONS at BELIVAH
PROPOSED LOTS 266-289 & 301-399

PROJECT : DAB - STAGES 3A-3D

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

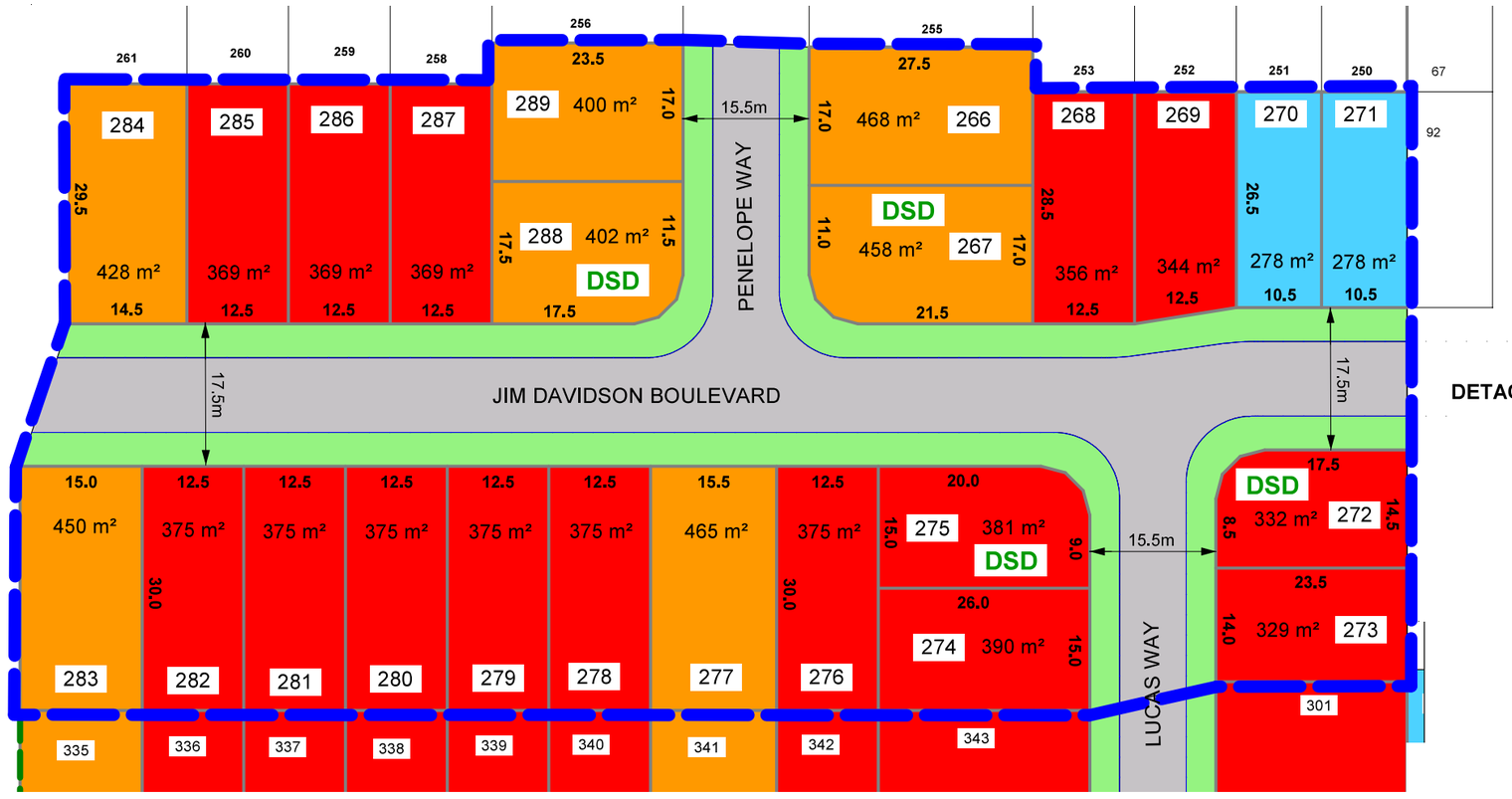
SHEET No. - 1 OF 11
REVISION. - V3

DATE: 22/11/2023
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

PROPOSAL PLAN

DAVIDSONS AT BELIVAH
STAGE 3A

SCALE: 1:750 @ A3



STAGE 3A STATISTICS

LOT SIZE	NO.	%
G.T. 500m2	0	0
400-500m2	7	30
300-400m2	15	62
L.T. 300m2	2	8
TOTAL	24	100

DEVELOPMENT AREA (Ha)	1.31
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	245

DETACHED DWELLING LOTS G.T. 500m2	0%
DETACHED DWELLING LOTS 400-500m2	30%
DETACHED DWELLING LOTS 300-400m2	62%
DETACHED DWELLING LOTS L.T. 300m2	8%
DETACHED DOUBLE STORY DWELLING LOTS	DSD
STAGE BOUNDARY	

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

Davidson's At Belivah

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 266-289

PROJECT : DAB - STAGES 3A

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 2 OF 11
REVISION. - V3

DATE: 22/11/2023
DRAWN: AB

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

PROPOSAL PLAN

DAVIDSONS AT BELIVAH STAGE 3B

SCALE: 1:750 @ A3

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

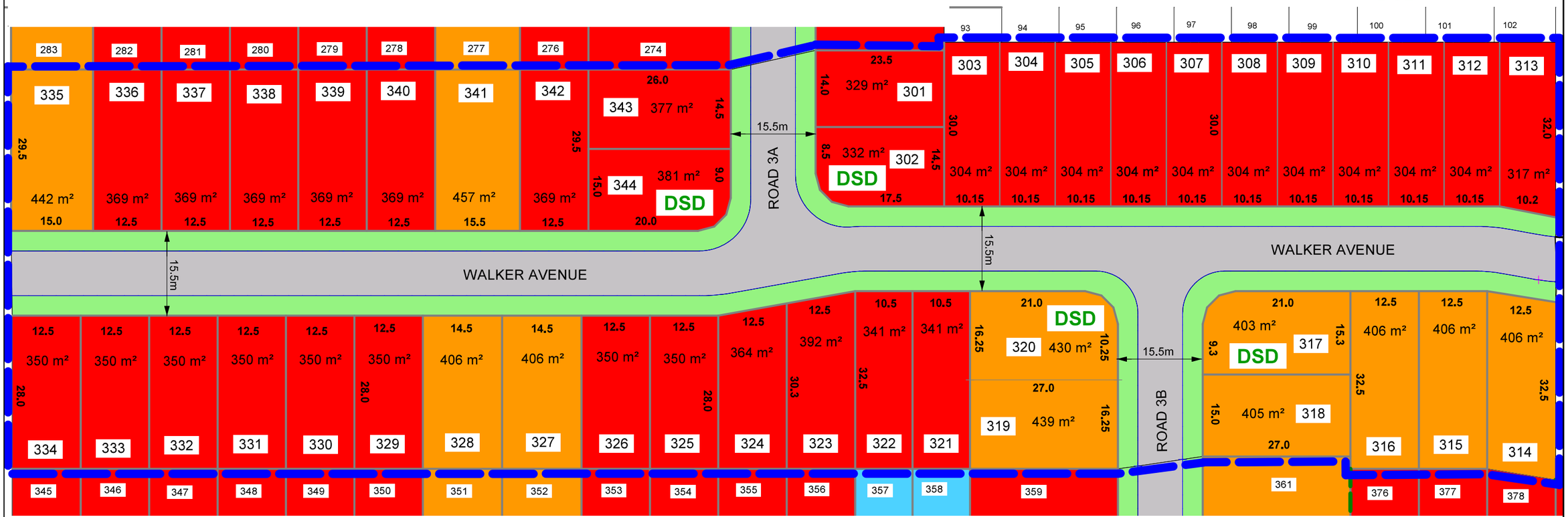
STAGE 3B STATISTICS

LOT SIZE	NO.	%
G.T. 500m2	0	0
400-500m2	11	25
300-400m2	33	75
L.T. 300m2	0	0
TOTAL	44	100

DEVELOPMENT AREA (Ha)	2.12
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	357

STAGE BOUNDARY

DETACHED DWELLING LOTS G.T. 500m2	0%
DETACHED DWELLING LOTS 400-500m2	25%
DETACHED DWELLING LOTS 300-400m2	75%
DETACHED DWELLING LOTS L.T. 300m2	0%
DETACHED DOUBLE STORY DWELLING LOTS	DSD



Davidson's At Belivah	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 301-344**	**PROJECT : DAB - STAGES 3B** **LOCATION: JIM DAVIDSON BLVD, BELIVAH**	**Job No. - DB-3-ABCD** **SHEET No. - 3 OF 11** **REVISION. -** V3	DATE: 22/11/23 DRAWN: AB EMAIL: nvolker@bigpond.net.au PH: 0411 759 765

PROPOSAL PLAN

DAVIDSONS AT BELIVAH STAGE 3C

SCALE: 1:750 @ A3

STAGE BOUNDARY

DETACHED DWELLING LOTS G.T. 500m2	41%
DETACHED DWELLING LOTS 400-500m2	13%
DETACHED DWELLING LOTS 300-400m2	39%
DETACHED DWELLING LOTS L.T. 300m2	7%
DETACHED DOUBLE STORY DWELLING LOTS	DSD

STAGE 3B STATISTICS

LOT SIZE	NO.	%
G.T. 500m2	13	41
400-500m2	4	13
300-400m2	12	39
L.T. 300m2	2	7
TOTAL	31	100

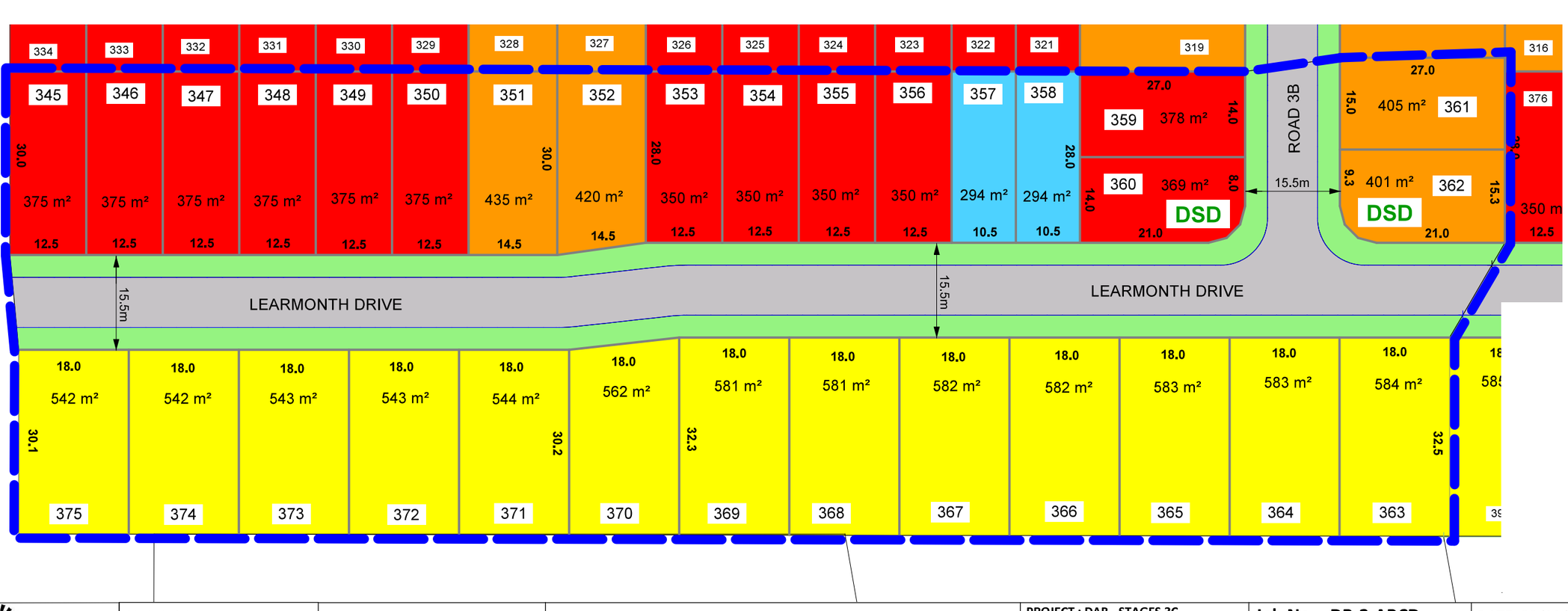
DEVELOPMENT AREA (Ha)	1.82
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	276

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B



Davidson's At Belivah

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 345-375

PROJECT : DAB - STAGES 3C

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 4 OF 11
REVISION. - V3

DATE: 22/11/23
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

PROPOSAL PLAN

DAVIDSONS AT BELIVAH STAGE 3D

SCALE: 1:750 @ A3

DETACHED DWELLING LOTS G.T. 500m2	75%
DETACHED DWELLING LOTS 400-500m2	0%
DETACHED DWELLING LOTS 300-400m2	25%
DETACHED DWELLING LOTS L.T. 300m2	0%
DETACHED DOUBLE STORY DWELLING LOTS	DSD
STAGE BOUNDARY	

STAGE 3D STATISTICS

LOT SIZE	No.	%
G.T. 500m2	18	75
400-500m2	0	0
300-400m2	6	25
L.T. 300m2	0	0
TOTAL	24	100

DEVELOPMENT AREA (Ha)	1.57
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	217

STAGE 3A-3D STATISTICS

LOT SIZE	No.	%
G.T. 500m2	31	25
400-500m2	22	18
300-400m2	66	54
L.T. 300m2	4	3
TOTAL	123	100

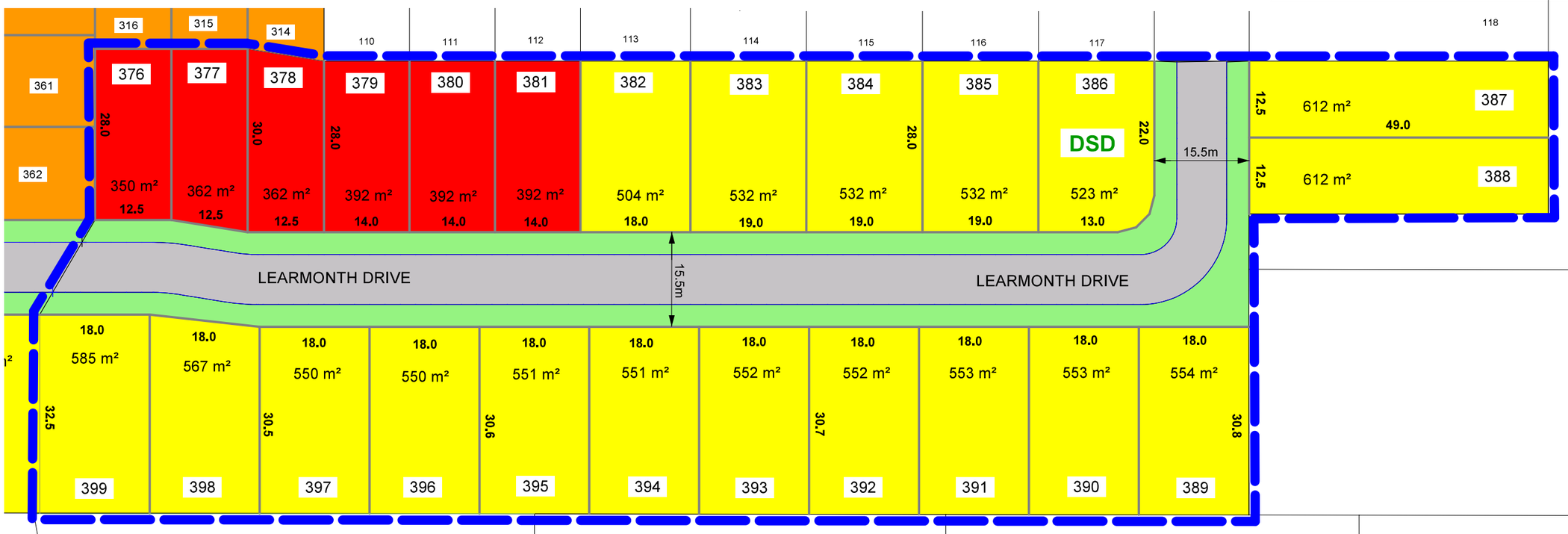
DEVELOPMENT AREA (Ha)	6.82
COMMUNITY AREA and TMR (Ha)	0.0
LENGTH OF NEW ROAD (m)	1095

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B



Davidson's At Belivah

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 376-399

PROJECT : DAB - STAGES 3D

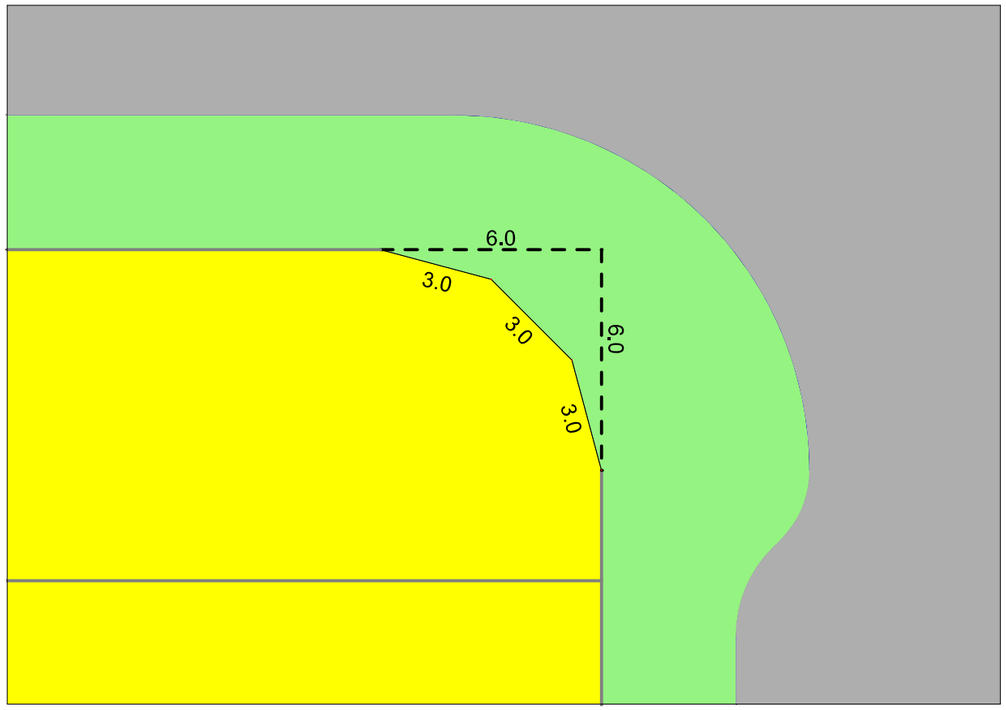
LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 5 OF 11
REVISION. - V3

DATE: 22/11/23
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

DAVIDSONS AT BELIVAH



STANDARD 3 CHORD TRUNCATION

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

N

Davidson's At Belivah	PREPARED BY: N H VOLKER & Co. PTY. LTD. P O Box 411 BEENLEIGH QLD 4207 EMAIL: nvolker@bigpond.net.au	**CLIENT: BELIVAH PTY. LTD.**	**TRUNCATION DETAILS**	**PROJECT: STAGE 3A-D** **LOCATION: JIM DAVIDSON BOULEVARDE, BELIVAH**	**Job No. DB-3-ABCD** **SHEET No. 6 OF 11** **REVISION V1**	DATE: 25/10/2022 DRAWN: AB EMAIL: nvolker@bigpond.net.au PH: 0411 759 765

1 LANDSCAPE CONCEPT PLAN

Sht-1 Scale: 1:550



Plant List					
Image	**Common Name**	**Botanical Name**	**Mature height**	**Mature spread**	**Photo**
Trees					
	Tuckeroo	Cupaniopsis anacardioides	10 - 15m	3.5 - 6m	
	Tulipwood	Harpullia pendula	15 - 20m	3.5 - 6m	

BASIC LANDSCAPE SPECIFICATION NOTES

1 GENERAL

1.1 STANDARDS

Soils
General: Import topsoil to comply with AS 4419.

2 SITE AND SOIL

2.1 Planting beds

Cultivation depths (mm):
- Grassed areas (turf): 150
- Planting areas: 150

2.2 Source

General: Import topsoil that complies with AS 4419.

Topsoil source schedule
Soil type

Premium Organic Topsoil Mixture(AS4419)

Topsoil depths
Spread topsoil to the following typical depths:
-Excavated planting areas: If using organic mulch, 300 mm.
-Non-irrigated areas: 100 mm

2.3 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Fertiliser schedule

Location	N:P:K ratio	Application rate
Turf	10:4:6	Follow manufacturers' recommendations
Individual plantings	Prolonged release	Follow manufacturers' recommendations type.

3 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Turfing schedule

Species or variety	Minimum thickness(mm)	Turf roll size(mm)	Mowing height (mm)
WINTERGREEN	20	1000x300	30

4 PLANTS

General: Provide plants with the following characteristics:
-Large healthy root systems, with no evidence of root curl, restriction or damage.
-Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
-Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
General: Supply plants in weed-free containers of the required size.

4.1 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS 4454.
Mulch material: SLASH MULCH
IDepths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

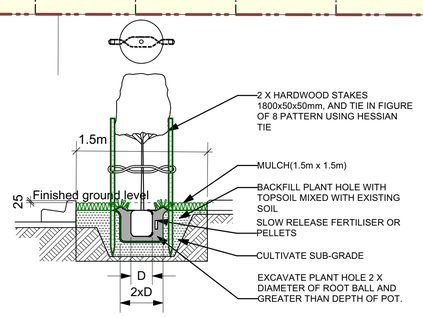
4.2 Stakes

Stake sizes:
-For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.
Ties
General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.
Tie types:
-For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

5 COMPLETION

5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.
Required period:12 weeks



2 TREE PLANTING DETAIL

Sht-1 Scale: 1:40

LEGEND:

- TURF
- STREET TREES
- STREET LIGHTS
- S — UNDERGROUND SERVICES
- W — UNDERGROUND SERVICES

0 10 20 30 40 50 m

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

Mark Baldock
LANDSCAPE ARCHITECT
(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered Landscape Architect AILA no.1132 ABN: 41 134 988 971
PO BOX 373, ANNERLEY QLD 4103 W: www.mbla.com.au
M: 0407 114 605 E: baldock@bigpond.net.au

ISSUE	DATE	REVISION
B	20/3/23	DA

PROJECT: DAVIDSONS AT BELIVAH, JIM DAVIDSON BLVD, BELIVAH

PROJECT # 2303

CLIENT: BELIVAH PTY LTD

DWG # Sht-1

DWG TITLE: LANDSCAPE CONCEPT PLAN - STAGE 3A-D

DATE #MARCH 22

SCALE:AS SHOWN

SHEET SIZE: A1

REVISION:B

Design Certified by: MBaldock

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3A

SCALE: 1:750 @ A3

NOTES:
1. THIS SHEET MUST READ IN CONJUCTION WITH PLAN No. DB-1-CF SHEET 9 V1

2. AVAILABLE BUILD AREA MAY BE REDUCED BY EASEMENTS AND OTHER INFRASTRUCTURE

NO VEHICLE ACCESS

DEVELOPMENT ENVELOPE

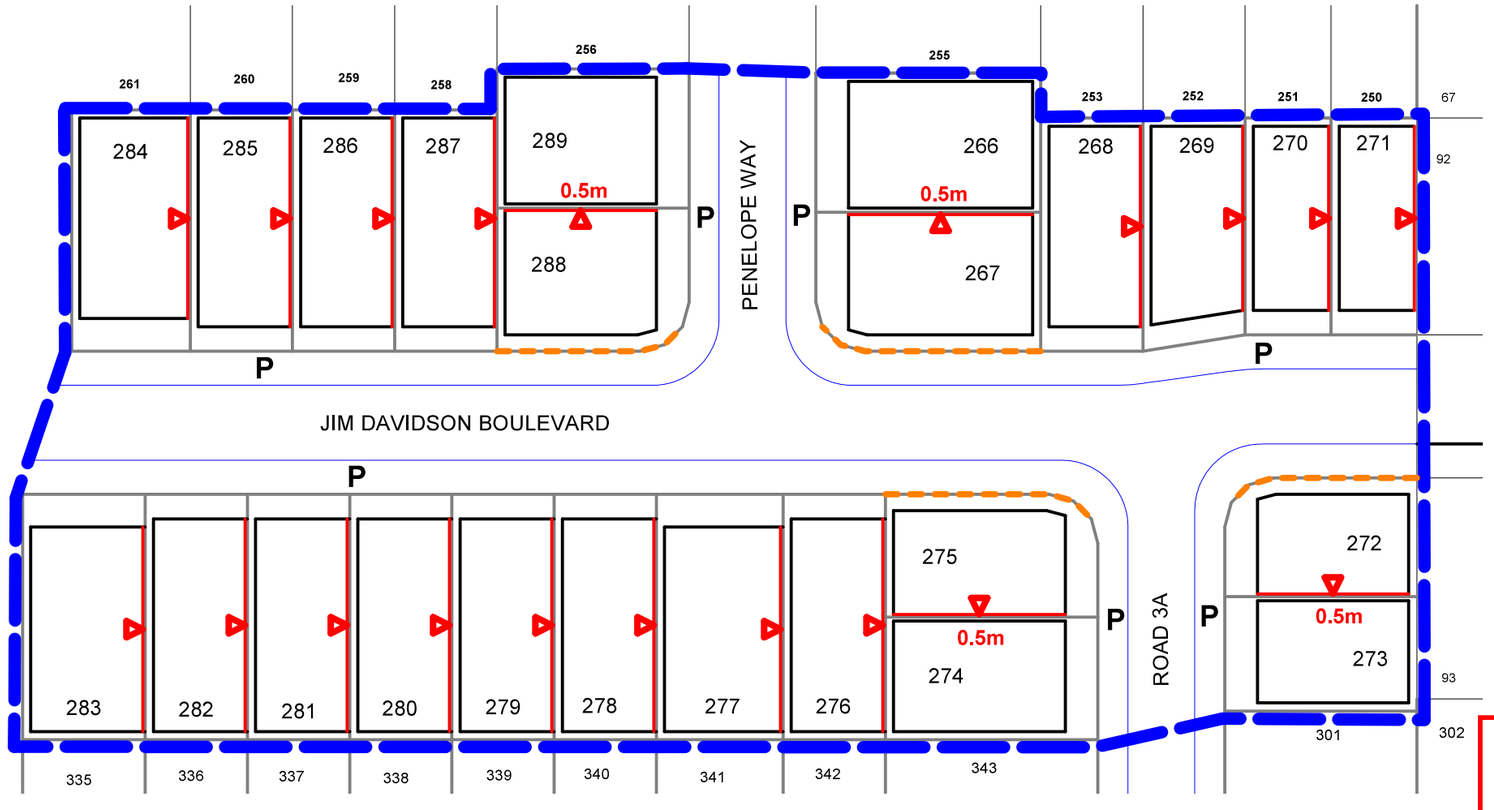
BUILD TO BOUNDARY

STAGE BOUNDARY

P PRIMARY STREET FRONTAGE

SETBACKS	(unless notified otherwise)				
STREET SETBACK	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

NOTES:
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE



LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

Davidson's At BELIVAH

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 266-289

PROJECT : DAB - STAGES 3A

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 7 OF 11
REVISION. - V3

DATE: 22/11/2023
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3B

SCALE: 1:750 @ A3

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

NO VEHICLE ACCESS

DEVELOPMENT ENVELOPE

BUILD TO BOUNDARY

STAGE BOUNDARY

P — PRIMARY STREET FRONTAGE

SETBACKS	(unless notified otherwise)				
STREET SETBACK	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

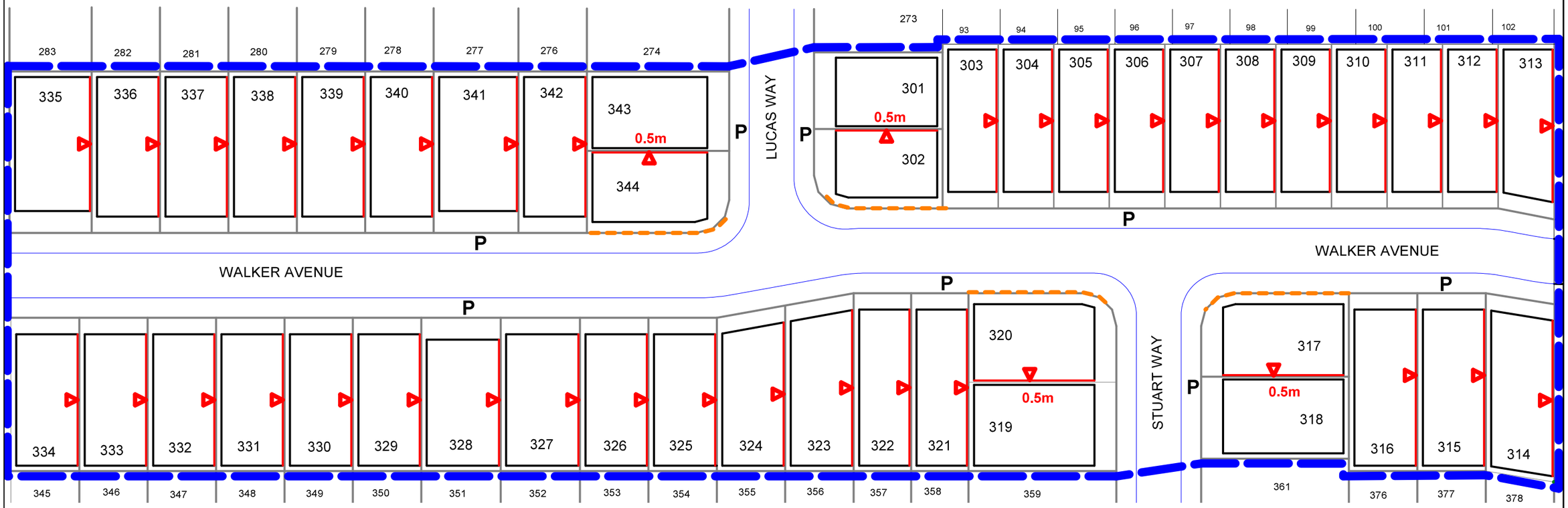
NOTES:
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B



Davidson's At Belivah

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 301-344

PROJECT : DAB - STAGES 3B

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 8 OF 11
REVISION. - V3

DATE: 22/11/2023
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3C

SCALE: 1:750 @ A3

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

NO VEHICLE ACCESS

DEVELOPMENT ENVELOPE

BUILD TO BOUNDARY

STAGE BOUNDARY

P — PRIMARY STREET FRONTAGE

SETBACKS	(unless notified otherwise)				
STREET SETBACK	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

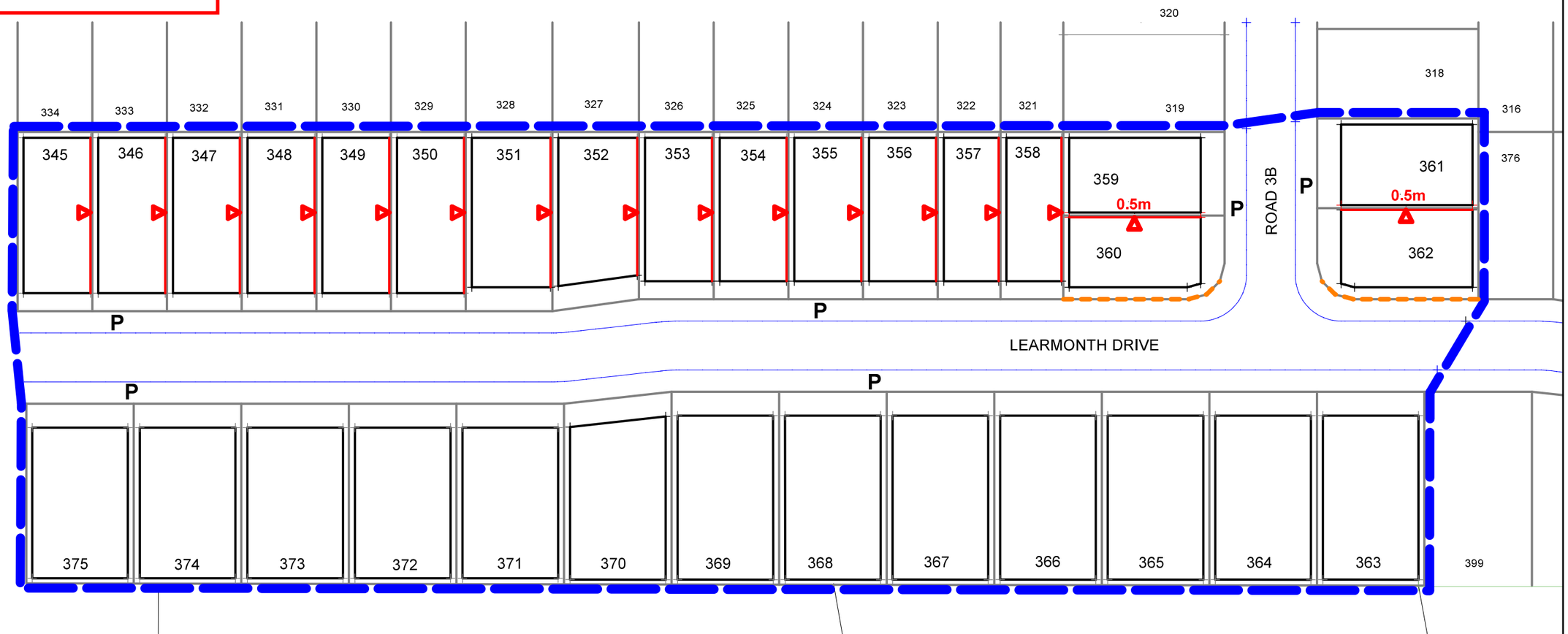
NOTES:
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B



Davidson's At BELIVAH

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 345-375

PROJECT : DAB - STAGES 3C

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 9 OF 11
REVISION. - V3

DATE: 22/11/23
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

BUILDING ENVELOPE PLAN

DAVIDSONS AT BELIVAH STAGE 3D

SCALE: 1:750 @ A3

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

NO VEHICLE ACCESS

DEVELOPMENT ENVELOPE

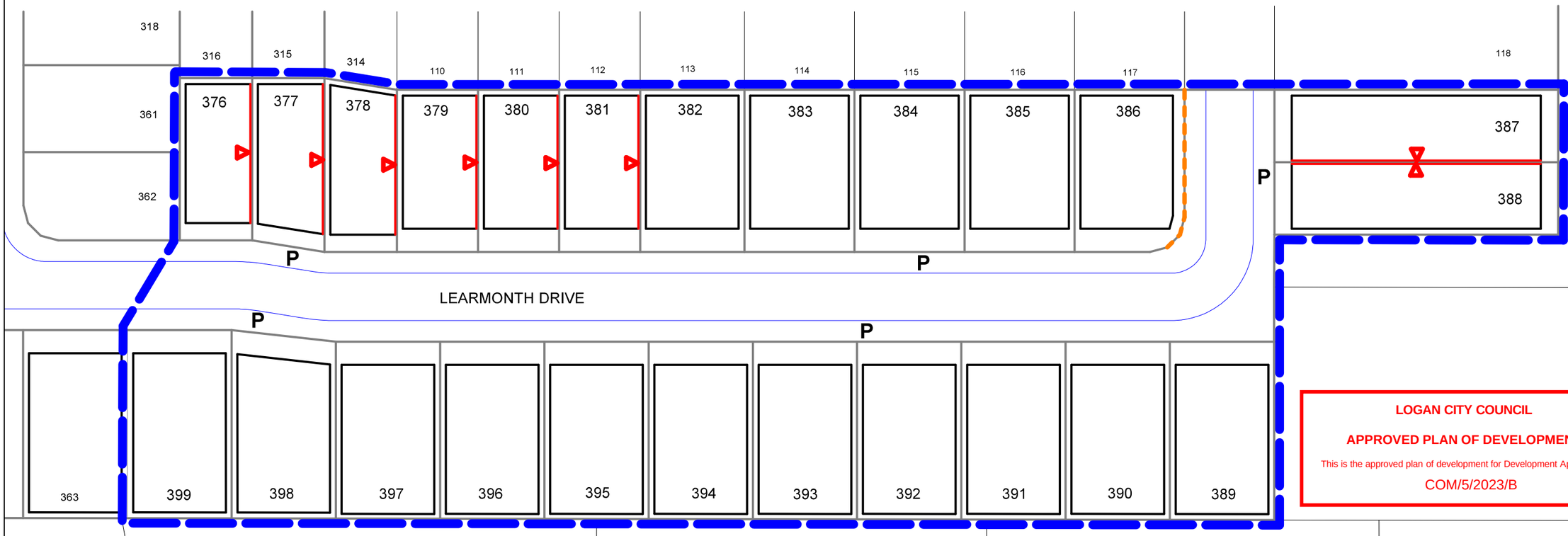
BUILD TO BOUNDARY

STAGE BOUNDARY

P — PRIMARY STREET FRONTAGE

SETBACKS	(unless notified otherwise)				
STREET SETBACK	LOT WIDTH				
	< 14m	14m - 20m		> 20m	
	GROUND & UPPER	GROUND	UPPER	GROUND	UPPER
PRIMARY STREET	3m	4m	4m	4.5m	4.5m
SECONDARY STREET	2m	2m	2m	2m	2m
SIDE & REAR SETBACK	1m	1m	1.5m	1.5m	2m

NOTES:
1. SETBACKS ARE MEASURED TO THE BUILDING WALL.
2. FRONT SETBACK MAY BE REDUCED 1.5M FOR VERANDAH ENTRY TO PATIO.
3. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.5m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
4. GARAGE DOORS ARE TO BE SETBACK 5m FROM THE STREET FRONTAGE



LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

Davidson's At BELIVAH

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 376-399

PROJECT : DAB - STAGES 3D

LOCATION: JIM DAVIDSON BLVD, BELIVAH

Job No. - DB-3-ABCD

SHEET No. - 10 OF 11
REVISION. - V3

DATE: 22/11/23
DRAWN: AB
EMAIL: nvolker@bigpond.net.au
PH: 0411 759 765

DAVIDSONS AT BELIVAH

STAGE 3A, 3B, 3C & 3D

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

DEVELOPMENT CRITERIA

1.0 BUILDING HEIGHT

1.1 Development has a maximum building height of 2 storeys

2.0 SITE COVER

2.1 Development does not exceed the site cover in Table 1 on this sheet.

3.0 SET BACKS

3.1 Development complies with the setbacks in Table 2A on each Stage Building Envelope Sheet and Figure 1 on this sheet.

4.0 BUILD TO BOUNDARY WALLS

4.1 Development ensures that built to boundary walls should not exceed the lesser of 25m or the length indicated in Table 2 and Figure 2 on this sheet.

5.0 DWELLING ENTRY

5.1 Development results in the entry to the dwelling house being covered, lit and visible from the street.

5.2 Development results in the dwelling house having windows to habitable rooms or balconies on the façades facing the street

6.0 CAR PARKING

6.1 Development provides a minimum number of on-site car parking spaces comprising:
(a) Each dwelling (3 or more bedrooms) must be provided with two car parks one of which must be under cover (e.g. carport or garage).
(b) One or two bedroom dwellings must be provided with one undercover car park; and
(c) 0.25 visitor spaces per dwelling for multiple dwellings (other than multiple dwellings comprising only three or four dwellings).

6.2 Dimensions are as per Australian Building Standards

6.3 Car parking spaces may be in tandem, provided one space is behind the road setback required

7.0 PRIVATE OPEN SPACE

7.1 Lots greater than 300m2 Development provides private open space which is:
- a minimum of 25 m2 and
- a minimum dimension of 4.0 m

7.2 Lots less than or equal to 300sqm2 Development provides private open space which is:
- a minimum of 6% of the area of the lot
- a minimum dimension of 3.0m

7.3 Private open space should have a maximum gradient not exceeding 1:10 and

7.4 May be provided by way of balconies where the living areas are on the first floor with a minimum area of 6 m2 and minimum dimension of 1.5m.

8.0 PRIVACY

8.1 Windows to habitable rooms of a dwelling house are separated a minimum of 2m at ground level or 9m above ground level to habitable rooms of another dwelling.

8.2 Where windows to habitable rooms of a dwelling are within 2m at ground level or 9m above ground level to habitable rooms of another dwelling, development incorporates windows that:
- Are offset from another window of a habitable room in an adjacent dwelling to minimise direct overlooking; or
- Have sill heights of 1.5m above floor level; or
- Are covered by fixed obscure glazing in any part of the window below 1.5m above floor level
- Have fixed external screens
- In the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.

8.3 Development that results in a direct view from balconies, terraces decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, ensures that the view is screened from floor level to a height of 1.5m above floor level.

8.4 Where screening is used, it:
- is a solid translucent window or screen; or
- perforated or slated panels; or
- a fixed louvre, translucent window or screen which has a maximum 25% opening; and
- is permanently fixed, durable and designed to complement the development.

9.0 FENCING

9.1 Development ensures that the height of a new fence on a street frontage is a maximum of:
(i) 1.2m, where fence construction is solid or less than 50% transparent; or
(ii) 1.5m, where fence construction is at least 50% transparent; or
(iii) 1.5m and solid where it surrounds the dwelling's private open space area
(iv) 1.8m and solid, where the site is on an arterial road; or
(v) no fencing is provided or
(vi) fences or walls with less than 25% transparency do not exceed 10 metres in length without some articulation or detailing to provide visual interest

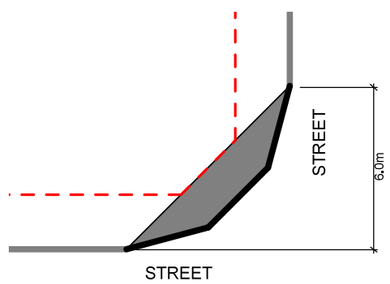
10.0 REFUSE STORAGE

10.1 One refuse bin store area with a minimum size of 1.7m X .9m and screened from the street is to be provided per lot.

TABLE 1 SITE COVER

SITE COVER (BY LOT SIZE)		
< 200m²	200 - < 300m²	300m² +
80%	70%	60%

FIGURE 1 SETBACK ON CORNERS



Setback line as per Table 2 & 3, no buildings allowed within shaded area

22/11/23

Davidson's At Belivah	PREPARED BY: N H VOLKER & Co. PTY. LTD. P O Box 411 BEENLEIGH QLD 4207 EMAIL: nvolker@bigpond.net.au	CLIENT: BELIVAH PTY. LTD.	PLAN OF DEVELOPMENT	PROJECT: STAGE 3A-D LOCATION: JIM DAVIDSON BOULEVARDE, BELIVAH	Job No. DB-3-ABCD SHEET No. 11 OF 11 REVISION ~~V2~~ V3	DATE: ~~17/02/2023~~ DRAWN: AB EMAIL: nvolker@bigpond.net.au PH: 0411 759 765

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

Lot 341

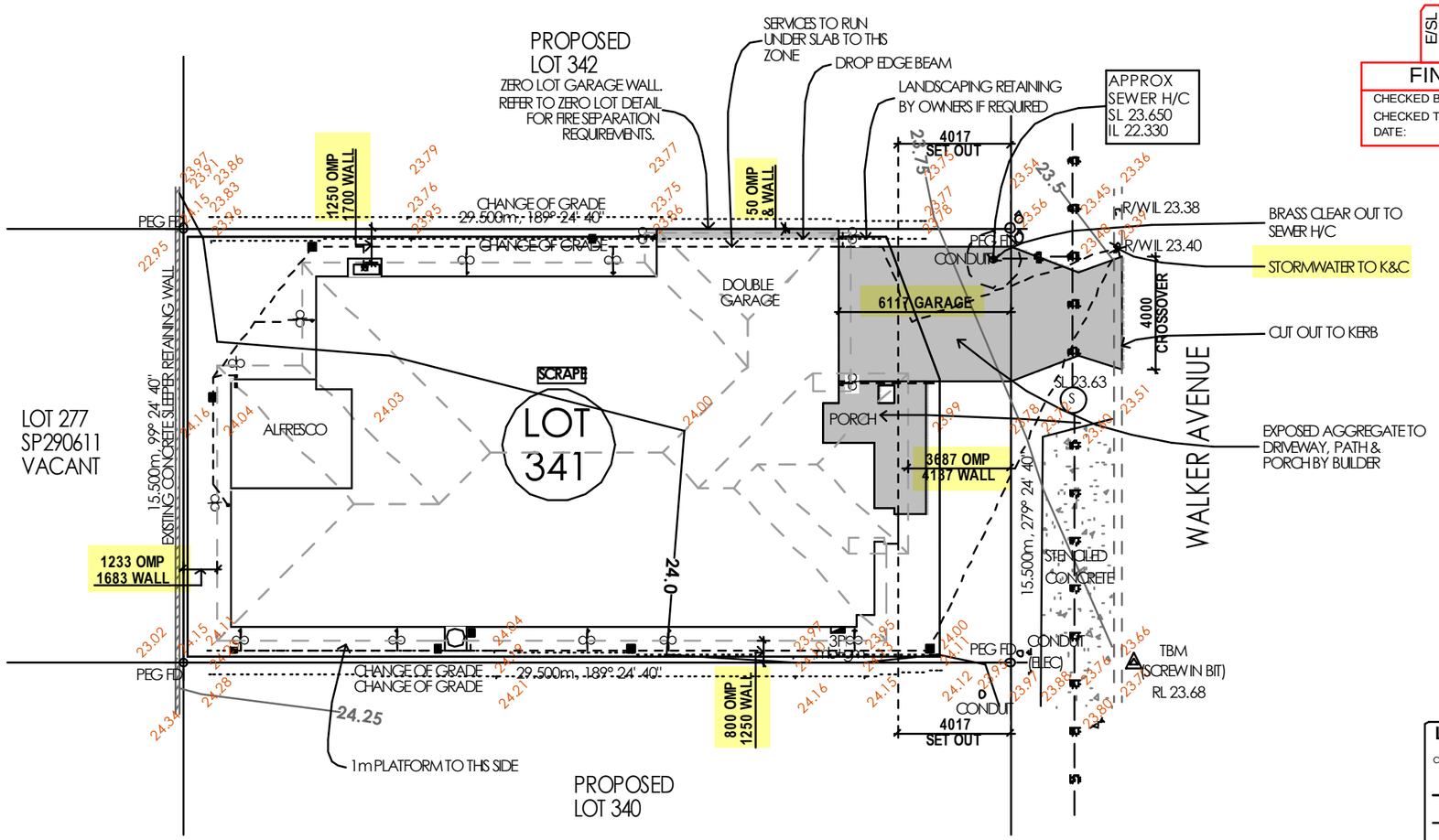
To the extent of any inconsistency, this plan takes precedence over "Building Envelope Plan - Proposed Lots 301-344" prepared by N H VOLKER & Co. PTY. LTD for the purpose of Lot 341 only.

APPROX. CUT : SCRAPE
APPROX. FILL : SCRAPE
THIS IS AN APPROXIMATE EVEN CUT AND FILL.
RL'S ARE INDICATION ONLY. SOME LEVELS MAY CHANGE DUE TO ACTUAL CONDITIONS ON SITE.
LOCATION OF SERVICES IS ONLY APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS.
NOTE TO CONCRETOR - FINISHED LEVEL OF PAD FOOTING IS CRITICAL FOR STEEL POST LENGTH. TOP OF FOOTING MUST BE LEVELWITH NOMINATED HOUSE PLATFORM LEVEL.

E/SL | E/ST | 6* | COV | PMT | PA | DET

FINAL DRAWINGS

CHECKED BY: KA EXT No. 8875
CHECKED TO: PCV1
DATE: 16/01/25



LEGEND

- dp — PVC DOWNPIPE WITH MAX. GUTTER LENGTH OF 12.0m PER DOWNPIPE (UNLESS NOTED OTHERWISE)
- 100mm DIA UPVC S.W.D. LAID AT 1:100 INCLUDING UNDER SLAB/PAVED AREA'S
- MOUNTABLE KERB
- YARD GULLY GRATE (FINAL LOCATION DEERMINED ON SITE)

SERVICES LEGEND

- O/H POWER
- U/G POWER
- WATER
- TELSTRA
- GAS
- SEWER
- ROOFWATER
- STORMWATER

FINISHED LEVELS TABLE

Waffle Slab Freeboard	385	MM
Building Platform	23.925	Approx. R.L
Ground Floor FFL	24.310	Approx. R.L
Garage FFL	24.310	Approx. R.L
Alfresco FFL	24.224	Approx. R.L

PROVIDE EARTHWORKS REQUIRED TO ACHIEVE BUILDING PLATFORM LEVELS NOMINATED

BY: KA | ISSUED: 28/01/2025 | REV: C

HENLEY ARCHP/L

ALL RIGHTS RESERVED. THIS SET OF DRAWINGS IS COPYRIGHT. APART FROM ANY FAIR DEALING AS PERMITTED UNDER THE COPYRIGHT ACT NO PART MAY BE USED, REPRODUCED OR COPIED BY ANY MEANS OR IN ANY FORM WITHOUT PRIOR PERMISSION OF HENLEY ARCH P/L. THERE IS NO COPYRIGHT LICENCE, EXPRESS OR IMPLIED, GRANTED WITH RESPECT TO THESE DRAWINGS. ONLY HENLEY ARCH P/L OR ITS SUBSIDIARIES MAY BUILD A HOUSE WHICH REPRODUCES THESE DRAWINGS.

THE SIGNED FINAL DRAWINGS WILL TAKE PRECEDENCE AND WILL DIFFER FROM THE DISPLAY HOME DRAWINGS AND THE SIGNED CONTRACT DRAWINGS GIVEN ON GOING PRODUCTION CHANGES.

SITE PLAN

SITE COVERAGE ANALYSIS

BUILDING	286.6 sqm	62.6 %
SITE AREA	458.0 sqm	100.0 %

1A	RH	HARLOW 283-S30	Palma
SCALE	1:200, 1:500, 1:1		
DATE DRN	23/04/2024		
DRAWN BY	KM		
JOB NUMBER	703773		
HSE/FCD NO	9637-PAA		
MAP REF	# REF		

CLIENT: MR SHAUN CARL SHIELDS
LOT 341 WALKER AVENUE
BELIVAH

OWNER ..... / /
BUILDER ..... / /

* ALL PLATFORMS FOR SINGLE STOREY MUST BE A MINIMUM OF 1500 WIDE.
* ALL CUT BATTERS MUST BE A MINIMUM OF 45 DEG FOR CLAY SITES OR 30 DEG FOR SANDY SITES.
* ALL FILL BATTERS MUST BE A MINIMUM OF 35 DEG.
* SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH COUNCIL SOIL EROSION AND SEDIMENT CONTROL POLICY.
* FINISHED GROUND LEVEL AROUND GARAGE IS TO BE 150mm MINIMUM BELOW GARAGE FFL.
* FINAL POSITION OF METER-BOX SHALL BE DETERMINED ON SITE BY LOCATION OF POWER CONNECTION POINT.
* THIS SURVEY MAPS THE SITE FEATURES AND LEVELS. IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES.
* CONCRETER TO ENSURE DRIVEWAY CROSSOVERS ARE INSTALLED TO COMPLY WITH RELEVANT COUNCIL STANDARDS/APPROVAL.
* PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS.3660.1.

SURVEY PLAN: SP290612
LOCAL AUTH: LCC **NCC:** 2022

PLANTATION HOMES
RESERVE

A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD
3354 PACIFIC HIGHWAY, SPRINGWOOD
Ph: (07) 3290 8888 Fax: (07) 3290 8899

LEGEND

- DIRECT WIRED SMOKE ALARM
- EXHAUST FAN PROVIDING MIN. 40 LT/SEC CLEAN AIR CONNECTED TO LIGHT SWITCH
- OPENING IN WALL FOR PLUMBING RISER STACK INSPECTION OPENING
- OPENING IN FLOOR FOR PLUMBING INSPECTION OPENING
- tap GARDEN TAP
- SV SNAP VENT
- EV EAVE VENT / FV FASCIA VENT
- FRIDGE POINT (REFER TO FRIDGE SPACE DETAIL)
- CAPPED COLD WATER POINT (REFER TO FRIDGE SPACE DETAIL)
- CAPPED HOT WATER POINT
- CAPPED WASTE POINT
- CAPPED GAS POINT
- FLOOR WASTE (ROUND)
- WASTE OVERFLOW/OUTLET (ROUND)
- FLOOR WASTE (SQUARE)
- WASTE OVERFLOW/OUTLET (SQUARE)
- FLOOR WASTE (TILE INSERT)
- MH MANHOLE 700X500
- METER BOX
- GAS METER
- INVERTER PV CELL METER BOX
- A/C DUCTWORK
- ROOF VENT
- GB GAS BOTTLES

To the extent of any inconsistency, this plan takes precedence over "Building Envelope Plan - Proposed Lots 301-344" prepared by N H VOLKER & Co. PTY. LTD for the purpose of Lot 341 only.

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

WINDOW HEAD HEIGHT SCHEDULE

CODE	TOP OF ALUMINIUM
A	2150
S	2425

* HEAD HEIGHTS TO GARAGE WINDOWS ARE TO BE MEASURED FROM GARAGE FLOOR LEVEL.
* ALL WINDOWS WITH A "DG" AT THE END OF THE CODE ARE DOUBLE GLAZED.
* ALL WINDOWS WITH A "BS" AT THE END OF THE CODE TO HAVE A BARRIER SCREEN.
* ALL WINDOWS SIZE CODES ARE NOMINAL.

BULKHEADS 290mm BELOW CEILING UNLESS NOTED OTHERWISE.

ALL LIVABILITY REQUIREMENTS TO COMPLY WITH ABCB STANDARD FOR LIVABLE HOUSING DESIGN.

E/SL E/ST 6* COV PMT PA DET

FINAL DRAWINGS

CHECKED BY: KA EXT No. 8875
CHECKED TO: PCV1
DATE: 16/01/25

livable housing toilet

Livable housing shower

PROVIDE STUDS 300mm OFF BACK WALL ADJACENT TO FREESTANDING VANITY & ALL SHELVING IN THE HOUSE TO ALLOW FOR SIDE FIXING

PROVIDE STUDS 300mm OFF BACK WALL ADJACENT TO OVERHEAD CUPBOARDS & ALL SHELVING IN THE HOUSE TO ALLOW FOR SIDE FIXING

PROVIDE R2.7 SOUND BREAK WALL BATTS TO INTERNAL WALLS AS INDICATED ON PLAN.

ENERGY EFFICIENCY TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.

WALL SISALATION (VAPAWRAP) TO EXTERNAL TIMBER FRAMED WALLS.
PROVIDE R2.5 WALL INSULATION BATTS TO EXTERNAL WALLS. (BUT EXCLUDES GARAGE EXTERNAL WALL).
PROVIDE R1.5 WALL INSULATION BATTS TO HOUSE/GARAGE COMMON WALL.
PROVIDE R6.0 CEILING INSULATION BATTS TO HOUSE.
PROVIDE R2.5 CEILING INSULATION BATTS TO ALFRESCO CEILING.
ROOF SARKING TO ENTIRE GROUND FLOOR ROOF.
PROVIDE R2.5 INSULATION TO CEILING EXTERNAL PERIMETER.
ASSUMES MEDIUM COLOURS & DRAPES BY OWNER AFTER HANDOVER.

BY: KA | ISSUED: 28/01/2025 | REV: C

HENLEY ARCH P/L
ALL RIGHTS RESERVED. THIS SET OF DRAWINGS IS COPYRIGHT. APART FROM ANY FAIR DEALING AS PERMITTED UNDER THE COPYRIGHT ACT NO PART MAY BE USED, REPRODUCED OR COPIED BY ANY MEANS OR IN ANY FORM WITHOUT PRIOR PERMISSION OF HENLEY ARCH P/L. THERE IS NO COPYRIGHT LICENCE, EXPRESS OR IMPLIED, GRANTED WITH RESPECT TO THESE DRAWINGS. ONLY HENLEY ARCH P/L OR ITS SUBSIDIARIES MAY BUILD A HOUSE WHICH REPRODUCES THESE DRAWINGS.
THE SIGNED FINAL DRAWINGS WILL TAKE PRECEDENCE AND WILL DIFFER FROM THE DISPLAY HOME DRAWINGS AND THE SIGNED CONTRACT DRAWINGS GIVEN ON GOING PRODUCTION CHANGES.

GROUND FLOOR PLAN

AREAS					
GROUND FLR	226.3	SQM			
SUB TOTAL	226.3	SQM			
ALFRESCO	16.2	SQM			
PORCH	6.6	SQM			
GARAGE	37.5	SQM	TOTAL	286.6	SQM

2A	RH
SCALE	1:100, 1:1
DATE DRN	23/04/2024
DRAWN BY	KM
JOB NUMBER	703773
HSE/FCD NO	9637-PAA
DATE PRINTED	28/01/2025

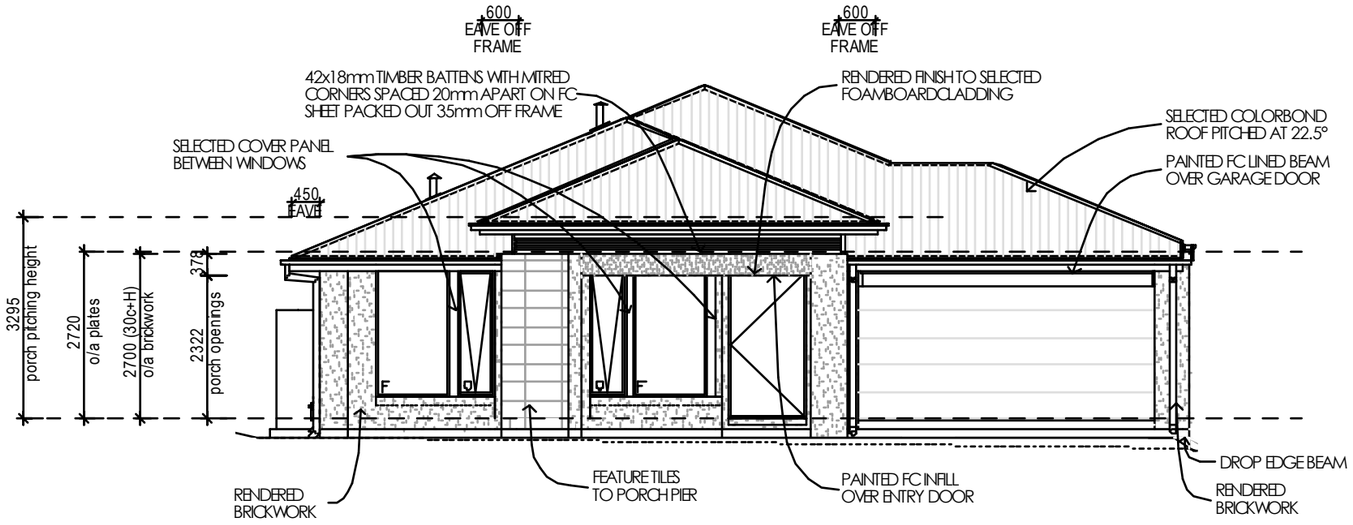
HARLOW 283-S30 Palma

CLIENT
MR SHAUN CARL SHIELDS
LOT 341 WALKER AVENUE
BELIVAH

Lot 341

* NO STUD ZONE BEHIND VANITIES TO SUIT PLUMBING.
* WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
* ALL BRICK DIMENSIONS ARE NOMINAL.
* ALL DOOR LEAFS TO BE 2040 MM HIGH, UNLESS NOMINATED OTHERWISE.
* PROVIDE TERMIMESH PROTECTION.
* PROVIDE 1:80 FALL TO BALCONY (MIN 1:100).
* PROVIDE MECHANICAL RESTRICTION TO UPPER FLOOR WINDOWS AS PER THE NCC.
* GAS BOTTLES BY OWNER, 1M MIN. FROM OPENINGS & DRAINS, 3.5M MIN FROM SOURCES OF IGNITION (INSTITU CYLINDERS ONLY), 1.5M FROM SOURCE OF IGNITION (EXCHANGE CYLINDERS ONLY)
* WATERPROOFING TO BE IN ACCORDANCE WITH NCC HOUSING PROVISIONS PART 10.2

PLANTATION HOMES RESERVE
A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD
3354 PACIFIC HIGHWAY, SPRINGWOOD
Ph: (07) 3290 8888 Fax: (07) 3290 8899

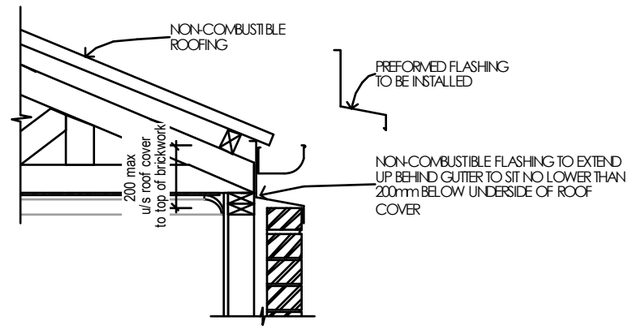


ELEVATION (A)

E/SL | E/ST | 6* | COV | PMT | PA | DET

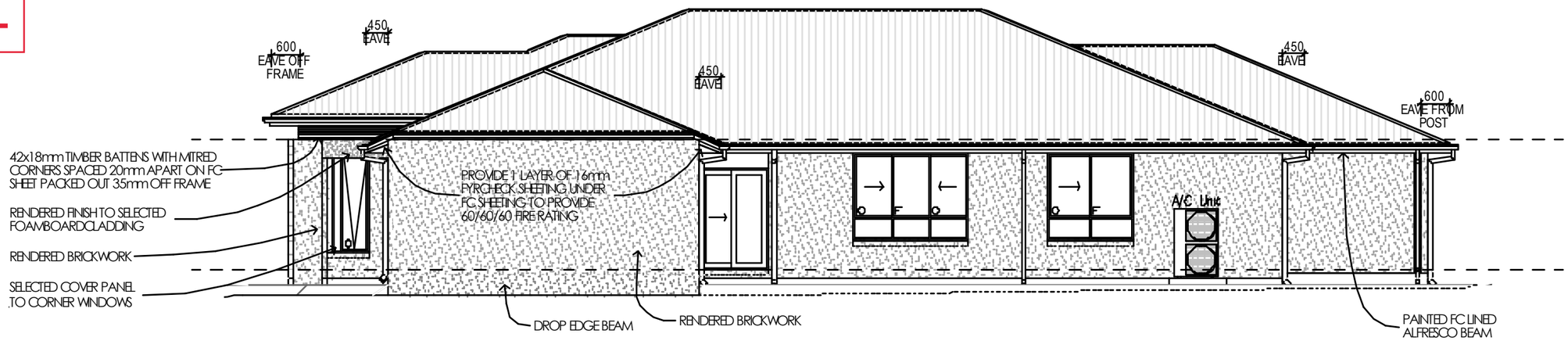
FINAL DRAWINGS

CHECKED BY: KA EXT No. 8875
CHECKED TO: PCV1
DATE: 16/01/25



GAR_SBW004 | BV ZERO LOT WALL | GUTTER OVER BRICKWORK | PITCHED ROOF | QLD

Lot 341



ELEVATION (B)

To the extent of any inconsistency, this plan takes precedence over "Building Envelope Plan - Proposed Lots 301-344" prepared by N H VOLKER & Co. PTY. LTD for the purpose of Lot 341 only.

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

BY: KA | ISSUED: 28/01/2025 | REV: C

© HENLEY ARCH P/L
ALL RIGHTS RESERVED. THIS SET OF DRAWINGS IS COPYRIGHT. APART FROM ANY FAIR DEALING AS PERMITTED UNDER THE COPYRIGHT ACT NO PART MAY BE USED, REPRODUCED OR COPIED BY ANY MEANS OR IN ANY FORM WITHOUT PRIOR PERMISSION OF HENLEY ARCH P/L. THERE IS NO COPYRIGHT LICENCE, EXPRESS OR IMPLIED, GRANTED WITH RESPECT TO THESE DRAWINGS. ONLY HENLEY ARCH P/L OR ITS SUBSIDIARIES MAY BUILD A HOUSE WHICH REPRODUCES THESE DRAWINGS.

THE SIGNED FINAL DRAWINGS WILL TAKE PRECEDENCE AND WILL DIFFER FROM THE DISPLAY HOME DRAWINGS AND THE SIGNED CONTRACT DRAWINGS GIVEN ON GOING PRODUCTION CHANGES.

ELEVATIONS

3A	RH
SCALE	1:100, 1:50, 1:1, 1:20
DATE DRN	23/04/2024
DRAWN BY	KM
JOB NUMBER	703773

HARLOW 283-S30 Palma

CLIENT

MR SHAUN CARL SHIELDS
LOT 341 WALKER AVENUE
BELIVAH

* FC SHEET INFILLS OVER ALL DOOR / WINDOW OPENINGS UNLESS INDICATED OTHERWISE.
* 150mm SLOTTED QUAD GUTTER WITH APPROVED OVERFLOW SPACER.
* BARRIER SCREENS TO ALL FIRST FLOOR LIVING/BEDROOM WINDOWS (EXCL. WINDOWS TO FRONT FACADE). ALL OTHER FIRST FLOOR WINDOWS TO HAVE OPENING RESTRICTORS WITH A MAX. 125MM OPENING.
* TEMPORARY DOWNPIPES ARE TO BE USED UNTIL DOWNPIPES ARE CONNECTED.
* CEILING HEIGHT DIMENSIONS NOMINATED ON ELEVATIONS ARE OVERALL. CEILING HEIGHTS MAY BE LOWER IN LIVING AREAS IF BATTENS TO CEILING ARE REQUIRED AS PER THE PLASTER MANUFACTURERS INSTALLATION.
* EXHAUST FANS TO BE DUCTED TO THE EXTERNAL WALL OR THROUGH THE ROOF SPACE TO OUTSIDE AIR. NO FANS TO DISCHARGE DIRECTLY INTO ROOF SPACE.

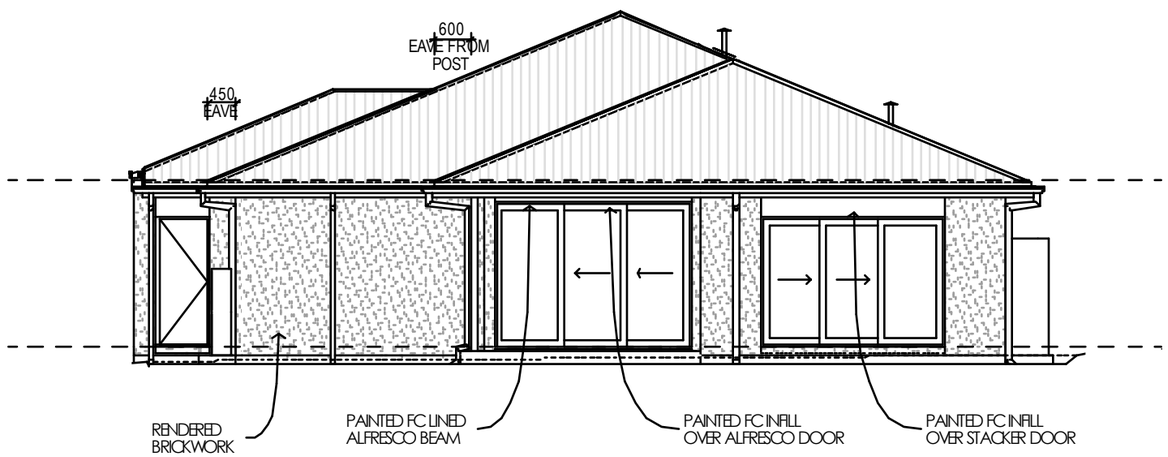
PLANTATION HOMES RESERVE
A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD
3354 PACIFIC HIGHWAY, SPRINGWOOD
Ph: (07) 3290 8888 Fax: (07) 3290 8899

Lot 341

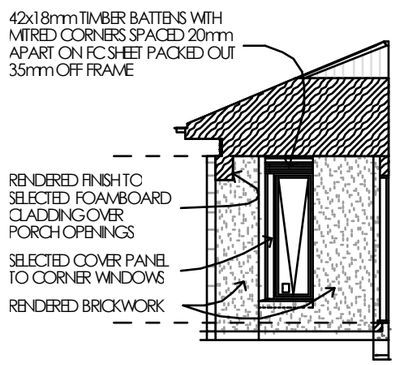
E/SL | E/ST | 6* | COV | PMT | PA | DET

FINAL DRAWINGS

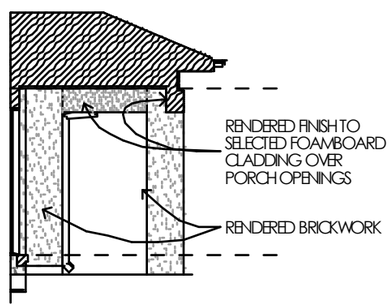
CHECKED BY: KA EXT No. 8875
CHECKED TO: PCV1
DATE: 16/01/25



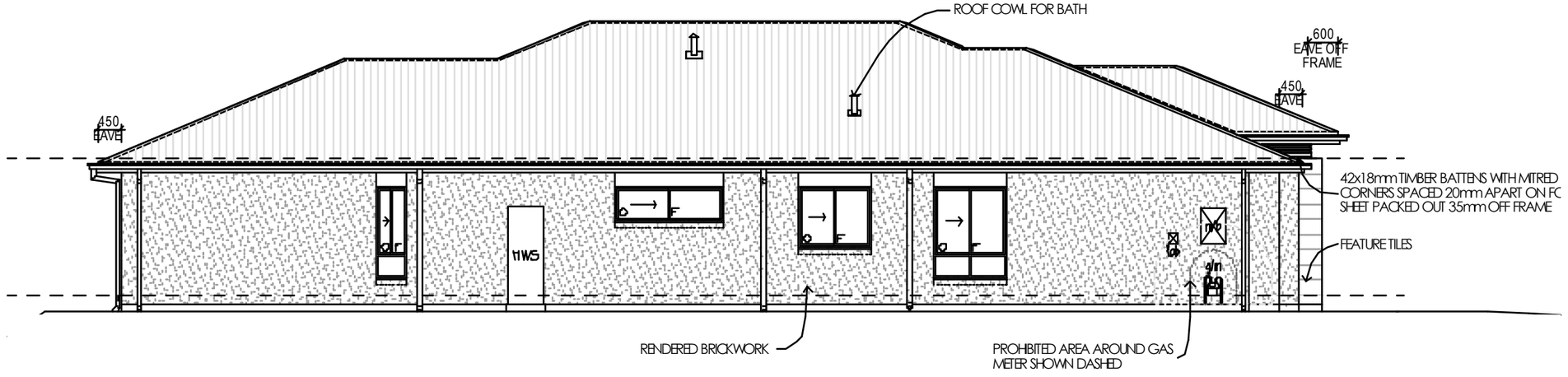
ELEVATION C



ELEVATION E



ELEVATION F



ELEVATION D

To the extent of any inconsistency, this plan takes precedence over "Building Envelope Plan - Proposed Lots 301-344" prepared by N H VOLKER & Co. PTY. LTD for the purpose of Lot 341 only.

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2023/B

BY: KA | ISSUED: 28/01/2025 | REV: C

© HENLEY ARCH P/L
ALL RIGHTS RESERVED. THIS SET OF DRAWINGS IS COPYRIGHT. APART FROM ANY FAIR DEALING AS PERMITTED UNDER THE COPYRIGHT ACT NO PART MAY BE USED, REPRODUCED OR COPIED BY ANY MEANS OR IN ANY FORM WITHOUT PRIOR PERMISSION OF HENLEY ARCH P/L.
THERE IS NO COPYRIGHT LICENCE, EXPRESS OR IMPLIED, GRANTED WITH RESPECT TO THESE DRAWINGS. ONLY HENLEY ARCH P/L OR ITS SUBSIDIARIES MAY BUILD A HOUSE WHICH REPRODUCES THESE DRAWINGS.

THE SIGNED FINAL DRAWINGS WILL TAKE PRECEDENCE AND WILL DIFFER FROM THE DISPLAY HOME DRAWINGS AND THE SIGNED CONTRACT DRAWINGS GIVEN ON GOING PRODUCTION CHANGES.

SECTIONS / ELEVATIONS

3B	RH
SCALE	1:100, 1:50, 1:1
DATE DRN	23/04/2024
DRAWN BY	KM
JOB NUMBER	703773

HARLOW 283-S30 Palma

CLIENT
MR SHAUN CARL SHIELDS
LOT 341 WALKER AVENUE
BELIVAH

* FC SHEET INFALLS OVER ALL DOOR / WINDOW OPENINGS UNLESS INDICATED OTHERWISE.
* 150mm SLOTTED QUAD GUTTER WITH APPROVED OVERFLOW SPACER.
* BARRIER SCREENS TO ALL FIRST FLOOR LIVING/BEDROOM WINDOWS (EXCL. WINDOWS TO FRONT FACADE). ALL OTHER FIRST FLOOR WINDOWS TO HAVE OPENING RESTRICTORS WITH A MAX. 125MM OPENING.
* TEMPORARY DOWNPIPES ARE TO BE USED UNTIL DOWNPIPES ARE CONNECTED.
* CEILING HEIGHT DIMENSIONS NOMINATED ON ELEVATIONS ARE OVERALL. CEILING HEIGHTS MAY BE LOWER IN LIVING AREAS IF BATTENS TO CEILING ARE REQUIRED AS PER THE PLASTER MANUFACTURERS INSTALLATION.
* EXHAUST FANS TO BE DUCTED TO THE EXTERNAL WALL OR THROUGH THE ROOF SPACE TO OUTSIDE AIR. NO FANS TO DISCHARGE DIRECTLY INTO ROOF SPACE.

PLANTATION HOMES RESERVE
A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD
3354 PACIFIC HIGHWAY, SPRINGWOOD
Ph: (07) 3290 8888 Fax: (07) 3290 8899

DEVELOPMENT CONDITIONS

APPLICANT:	**PLANTATION HOMES C/- PROFESSIONAL CERTIFICATION GROUP PTY LTD**
APPLICATION NUMBER:	**COM/5/2023/B**
TYPE & DESCRIPTION:	**COMBINED APPLICATION- MINOR CHANGE (RECONFIGURING A LOT (1 LOT INTO 123 LOTS) AND MATERIAL CHANGE OF USE (DWELLING HOUSE))**

OFFICER DETAILS

The Assessment Manager for this application was:

Officer Name:	Lawson Edward
Contact Number:	(07) 3412 5269
Please Quote:	COM/5/2023/B
Document Number:	18426939

LAND

Development Conditions to apply to the following land:

Street Address:	Lot 3, 47, 49, 51, 53, 61, 62, 63, 64, 65, 66, 67, 68, 70, 72, 74, 76 Jim Davidson Boulevard, Lot 600, 1, 2, 3, 4, 5, 6, 7, 8 Lucas Way, 5, 6, 7, 8 Penelope Way, Lot 600, 1, 2, 3, 4 Stuart Way, 13, 15, 17, 19, 20, 21, 22, 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 36, 38 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56 Walker Avenue (Formerly described as Lot 3 Jim Davidson Boulevard, BELIVAH QLD 4207)
Real Property Description:	Lot 3 SP 290608, Lot 271, Lot 270, Lot 269, Lot 268, Lot 287, Lot 276, Lot 286, Lot 277, Lot 285, Lot 278, Lot 284, Lot 279, Lot 280, Lot 281, Lot 282, Lot 283, Lot 600, Lot 275, Lot 272, Lot 274, Lot 273, Lot 289, Lot 266, Lot 288, Lot 267 SP 290611, & Lot 343, Lot 301, Lot 344, Lot 302, Lot 600 Lot 320, Lot 317, Lot 319, Lot 318, Lot 313, Lot 312, Lot 311, Lot 310, Lot 314, Lot 309, Lot 315, Lot 308, Lot 316, Lot 307, Lot 306, Lot 305, Lot 321, Lot 304, Lot 322, Lot 303, Lot 323, Lot 324, Lot 325, Lot 342, Lot 326, Lot 327, Lot 340, Lot 328, Lot 339, Lot 329, Lot 338, Lot 330, Lot 337,Lot 331, Lot 336, Lot 332 Lot 335, Lot 333, Lot 334, Lot 341 SP 290612 (Formerly described as Lot 3 SP 290608)

CONDITIONS OF DEVELOPMENT:

PART A – RECONFIGURING A LOT – 1 LOT INTO 123 LOT SUBDIVISION

1. GENERAL
Approved Documents

1.1. Undertake development generally in accordance with the following approved plan(s) of development and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s):

Title	Plan Number	Rev	Date	Prepared by
Proposed Amendment to Lots 319 and 320 as previously defined on Sheet 3 of LCC Approved plan of Development COM/5/2023	BLV_014-PA-1	V1	15/11/2023	N H Volker Cadastral Surveyor
PROPOSED SUBDIVISION DAVIDSONS at	1 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD

BELIVAH: PROPOSED LOTS 266-289 & 301-399				
PROPOSED LOTS 266-289	2 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
PROPOSED LOTS 301-344	3 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
PROPOSED LOTS 345-375	4 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
PROPOSED LOTS 376-399	5 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
TRUNCATION DETAILS	6 of 11	V2	17/02/2023	N H VOLKER & Co. PTY. LTD

Title	Document Number	Rev/Amd't	Date	Prepared by
LANDSCAPE CONCEPT PLAN – STAGE 3A-D	2303	B	20/3/23	Mark Baldock Landscape Architect

Compliance Timing

1.2. Comply with all conditions of this development approval at no cost to Council and prior to the Council's endorsement of any Subdivision Plan (eg. a Plan of Survey) unless otherwise stated in a specific condition.

1.3. Ensure that the registration of the Survey Plan for Stage 2B (COM/23/2021) takes place prior to the registration of Stage 3A (COM/5/2023).

Terms

1.4. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

Development in Stages

1.5. Develop the site in accordance with the stages identified on the approved plan of development with the stages to be developed in the consecutive numeric or alphabetic order of each stage as identified on the plan. The applicant must comply with each condition of this development approval as it relates to each stage, unless otherwise specifically stated in the condition.

2. PROPERTY

New Street Address

2.1. Submit to and have approved by Council a request for street addresses for each proposed lot.

2.2. Submit the approval for street addresses for each proposed lot to the Council with a request to Council for approval of a Subdivision Plan (ie. Survey Plan).

Street Names

2.3. Submit to and have approved by Council a request for naming any proposed new road prior to or concurrently with any application to Council for operational works for constructing the proposed new road with a copy of the approval submitted with a request to Council for approval of a Subdivision Plan (ie. Survey Plan). The request must include:

2.3.1. a minimum of 3 proposed names for each new road;

2.3.2. the reasons for selection of the proposed names;

2.3.3. proposed names that;

2.3.3.1. are not offensive, profane or racist;

2.3.3.2. are not the name of another road in the local government area;

2.3.3.3. are not difficult to spell;

2.3.3.4. allow for logical and unambiguous street numbering in accordance with road/street hierarchy;

2.3.3.5. are single names rather than double or hyphenated names; and

2.3.3.6. enable Emergency Services to readily locate properties.

Land dedication specifically as road reserve

2.4. Dedicate to the state the following land as road reserve:

2.4.1. land identified as Jim Davidson Boulevard, Learmonth Drive, Penelope Way, Walker Avenue, Road 3A and Road 3B as shown on the approved plan of development;

2.4.2. a 6.0 metre radius or dimension by 3 chord truncation on the corner of roads or as shown on the approved plan of development, whichever is the greater.

2.5. The land is to be dedicated at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

Further Advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the applicant's expense.

Easement(s)

2.6. Lodge for registration at the office of the Land Registry the following easement(s):

2.6.1. temporary access easements, within adjacent lot/s, to accommodate the turn around movements of a refuse vehicle or as otherwise determined in any approval for operational works, to the benefit of Council and its agents at the end of Road 3A, Road 3B, Learmonth Drive, Walker Avenue and Jim Davidson Boulevard where the development is being staged.

2.6.2. Sewerage easements over any sewerage infrastructure within private property and the land where it is in Council ownership or where Council is the trustee, in accordance with the South-East Queensland Design and Construction Code (SEQ D&C Code) at no cost to Council.

2.6.3. A 1m wide access easement along the side boundary for any allotment where maintenance structure (maintenance hole, maintenance shaft or terminal entry point) is proposed/located at the rear of the lot at the applicant's cost.

***Further Advice**:*

Documentation in relation to any easement proposed to be registered to the benefit of Council is required to:

1. *Include Council's standard terms for easements (as amended from time to time), relevant at the time the request for approval of plan of subdivision is made. At time of writing, the Titles Registry Dealing Numbers for Council's standard terms documents are 720963430 for easements over freehold land and 716055287 for easements over trust and reserves; or*
2. *be prepared and carried out by Council's solicitors at the owner's expense if Council's standard terms are not used, or not permitted by a condition of approval.*

3. LANDSCAPE AND AMENITY

Landscaping Works

3.1. Ensure landscaping works on site are undertaken in accordance with Planning Scheme Policy 5 – Infrastructure, at no cost to Council, consistent with the approved plan(s) and approved documents(s) of development and modified as follows:

3.1.1. Provide street trees, ensuring;

3.1.1.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;

3.1.1.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure;

3.1.1.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres.

This condition is imposed under section 145 of the Planning Act 2016.

Boundary Fence Lots 389-396

3.2. Provide a rear boundary fence for Lots 389-396 on top of the retaining wall that does not exceed a combined height of 2.7 metres when calculated from the base of the retaining wall, with the fence component provided at the maximum height achievable within the 2.7 metre allowance, capped at a maximum height of 1.8 metres.

Further advice:

For clarity, the height of the fence must be 1.8 metres, unless it would exceed a combined height of 2.7 metres when measured from the bottom of the retaining wall. In instances where a 1.8 metre fence would exceed a combined height of 2.7 metres, the fence must be reduced to a height that will result in a combined height of 2.7 metres or less.

For example, a property where the retaining wall is 1.5 metres would result in a rear boundary fence height of 1.2 metres. Where the retaining wall is 0.5 metres, the rear boundary fence would be 1.8 metres.

Boundary Fence

3.3. Unless otherwise required by other conditions of this approval or works on site, install a 1.8 metre high fence at the applicant's expense:

3.3.1. on all shared property boundaries between the development site and private land unless it can be demonstrated to Council that a 1.8 metre high fence in good condition already exists or an adjoining land owner for the respective part of the property boundary advises the applicant in writing that the existing fence is not to be replaced;

3.3.2. using quality materials and that if constructed using soft wood, the timber is CCA treated and 3 rails are used;

3.3.3. that if there is any existing fence on the property boundary, replaces that fence and is not constructed as a second fence abutting the existing fence with a narrow gap between; and

3.3.4. has a gap between the bottom of the fence and the finished ground level of no more than 100mm.

Further advice:

Where there is an existing 1.8 metre high fence in good condition that is proposed to be retained, supporting evidence must be provided to demonstrate the fence is in satisfactory condition, such as photos of all sections of the fencing to be retained.

4. ENGINEERING

General - Other Permits

4.1. Obtain an operational works permit for Roadworks (internal), Stormwater Quantity and Sewer and Water.

4.2. An operational works permit is not required for Access and Parking, Erosion and Sediment Control and Electrical Reticulation.

General - Engineering standard

4.3. Construct all works in accordance with the approved plan(s) of development and in accordance with the Council's adopted standards.

Rectification & Replacement

4.4. Undertake, at no cost to Council, any alteration or relocation necessary to any service, public utility, installation, plant, equipment, easements or other item belonging to or under the control of the Council or other public utility provider resulting from construction works required with the development.

4.5. Replace existing Council infrastructure (including but not limited to street trees, water, sewer, stormwater and footpaths) at the time the damage occurs as part of construction works, to Council's standards.

This condition is imposed under section 145 of the Planning Act 2016.

Stormwater Quantity - Lawful Point of Discharge

4.6. The lawful point of discharge for the development is Beaudesert Beenleigh Road.

4.7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

Stormwater Quantity – Connection

4.8. Connect all proposed lots to the existing stormwater system, at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

Stormwater Quantity - Design

4.9. An operational works permit is required to address Stormwater Quantity design.

4.10. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section 3.6 of the Planning Scheme Policy 5, at no cost to Council. Where there is any inconsistency, the planning scheme takes precedence

This condition is imposed under section 145 of the Planning Act 2016.

4.11. Provide measures to manage overland flows draining to and through the land to ensure no actionable nuisance is created to any person or premises, at no cost to Council. The development must not result in ponding on adjacent land, redirection of overland flows to other premises and/or blockage of an overland flow relief paths.

This condition is imposed under section 145 of the Planning Act 2016.

4.12. Design and construct stormwater drainage, at no cost to Council, to ensure that the development will achieve 'no worsening' as described in section 3.6 of Planning Scheme Policy 5 and not:

4.12.1. make material changes to the pre-development overland flows and/or peak flow; or

4.12.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves and the like. This must be based on the range of design storms of Q2, Q5, Q10, Q20, Q50 and Q100.

This condition is imposed under section 145 of the Planning Act 2016.

4.13. Design and construct stormwater drainage, at no cost to Council that provides:

4.13.1. for stormwater infrastructure to be included in easements where the infrastructure is located in downstream properties;

4.13.2. a network that commands the whole of the site and provides for external upstream catchments;

4.13.3. pipeline connections to the upstream catchment;

4.13.4. an extension to and/or upgrades of the downstream stormwater infrastructure required to convey design flows to the lawful point of discharge;

4.13.5. inter-allotment drainage that complies with the Queensland Urban Drainage Manual (QUDM); and

4.13.6. two drainage outlets (approved metal kerb adaptor) in the kerb and channel for each lot draining towards the road along its frontage;

This condition is imposed under section 145 of the Planning Act 2016.

4.14. Submit to Council a stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm of 100 year ARI. The design must have a minimum freeboard determined in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM)

for overland flow paths and provides an underground network designed to cater for the minor storm of 2 year ARI.

Sediment & Erosion Control

4.15. An operational works permit is not required for Sediment and Erosion Control.

4.16. Install, maintain, and amend where necessary erosion and sediment control measures during all phases of the construction to ensure all reasonable and practicable actions are taken to prevent environmental harm.

4.17. Prior to each rainfall event ensure:

4.17.1. concentrated stormwater flow paths are diverted around the site to prevent any clean stormwater from mixing with polluted / contaminated site stormwater or conveyed through the site without causing erosion and without contaminating the flow and receiving waters;

4.17.2. erosion control measures are implemented which prevent or minimise erosion; and

4.17.3. sediment control measures are installed and implemented as necessary to maximise sediment capture.

4.18. Effectively stabilise all site surfaces using methods which achieve effective short term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

Roadworks – internal / new roads (Residential)

4.19. An operational works permit is required for the following new roads.

4.20. Design and construct the new roads on the approved plan(s) of development identified as Learmonth Drive, Penelope Way, Walker Avenue, Road 3A and Road 3B as urban access roads and more specifically include the following:

4.20.1. a minimum road reserve width of 15.5 metres;

4.20.2. concrete mountable kerb and channel on a 4.0 metre alignment from the road reserve boundary;

4.20.3. a minimum carriageway width of 7.5 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;

4.20.4. minimum intersection kerb return radii of 10 metres;

4.20.5. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;

4.20.6. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge coincident with the location of street lights wherever possible that connects into any existing paths adjacent to the site;

4.20.7. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawings 8-00411, 8-00412 or 8-00413;

4.20.8. speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths of 4.0 metres, generally in accordance with the approved plan(s) of development;

4.20.9. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;

4.20.10. temporary turning areas at the ends of Road 3A, Road 3B, Learmonth Drive and Walker Avenue, designed to accommodate the turning movements of a 12.5m HRV to undertake a maximum 3-point turn in accordance with Council's Planning Scheme Policy 5 - Infrastructure and adopted standards.

4.21. Design and construct the new road on the approved plan(s) of development identified as Jim Davidson Boulevard, as an urban access road and more specifically include the following:

4.21.1. a minimum road reserve width of 17.5 metres;

4.21.2. concrete mountable kerb and channel on a 4.0 metre alignment from the road reserve boundary;

4.21.3. a minimum carriageway width of 9.5 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;

4.21.4. minimum intersection kerb return radii of 10 metres;

4.21.5. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;

4.21.6. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge coincident with the location of street lights wherever possible that connects into any existing paths adjacent to the site;

4.21.7. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawings 8-00411, 8-00412 or 8-00413;

4.21.8. speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths of 4.0 metres, generally in accordance with the approved plan(s) of development;

4.21.9. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;

4.21.10. temporary turning areas at the road end designed to accommodate the turning movements of a 12.5m HRV to undertake a maximum 3-point turn in accordance with Council's Planning Scheme Policy 5 - Infrastructure and adopted standards.

4.22. The roads are to be provided at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

Electricity and Telecommunications

4.23. An operational works permit is not required for electricity and telecommunications.

4.24. Design and provide underground electricity supply and telecommunications to all lots within the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground Distribution Construction Manual. Ensure all conduits are located with the 0-750mm corridor measured from the road reserve boundaries.

4.25. Remove all redundant electrical and telecommunications connections and reinstate the land.

4.26. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.

4.27. Prior to Council's endorsement of the survey plan, submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.

4.28. Prior to Council's endorsement of the survey plan, submit to Council written confirmation from a telecommunications carrier that an agreement has been made for the supply of telecommunications to the development and where staged, written confirmation is required for each stage of the development.

4.29. Do not install any electrical transformers or telephone control pillars within existing or proposed park unless otherwise approved by Council in writing.

4.30. Do not install property poles or flying fox overhead connections.

4.31. Design and install, where required, a street and path light system on all roads in accordance with Australian Standard1158 and on all footpaths/bikeways within park and road reserves associated with the development at no cost to Council. The street and path light system must be designed in accordance with the 'Crime Prevention through Environmental Design: Guidelines for Queensland' (CPTED)

produced by the State and unless otherwise approved by Council in writing, be powered using underground reticulation.

This condition is imposed under section 145 of the Planning Act 2016.

4.32. Install street lighting in all road reserves on the same side of the road that accommodates any footpath.

4.33. Submit the electrical reticulation and street lighting design plans to ENERGEX for approval prior to commencement of any electrical works.

Electricity and Telecommunications – Road Crossing

4.34. Construct electrical and telecommunications conduits where required under any existing road to service the development by thrust boring.

5. WATER OPERATIONS

Water:

5.1. Ensure that each lot is provided with direct access to Council's water reticulation network, prior to the endorsement of survey plans, at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

5.2. An operational works permit is required for the construction of water supply infrastructure assets to be owned and/or operated by Council.

5.3. Extend the Council's water supply reticulation to ensure each proposed allotment can be serviced in accordance with all requirements of the SEQ D&C Code, subject to Operational Works approval at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

5.4. Ensure the extension of Council's water supply network makes allowance for any adjacent property requiring future connection, subject to Operational Works approval at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

5.5. Ensure that with the construction of any new Council water main, any required service connections and water meter boxes are provided for with a suitably sized property service connection and conduits where necessary. Any connection to Council's reticulation main is to be made with an approved tapping band.

5.6. The installation of water meters for the development requires the lodgement of a "Water Meter Connection" application with Council's Water Operations Branch via waterapplications@logan.qld.gov.au at building stage.

5.7. Ensure that every house plumbing is wholly contained within the lot being serviced or within a dedicated services easement.

5.8. Ensure that all properties have a Council installed and owned fire hydrant within 40m of its property boundary in accordance with SEQ D&C Code requirements and standards.

5.9. Disused and/or redundant water meter connections must be removed by Logan City Council at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

Further Advice: *The removal of property service connections and water meters for the development requires a lodgement of a "Water Meter Disconnection" application with Council Water Operations Branch via* waterapplications@logan.qld.gov.au

Sewer:

5.10. Ensure that each lot is provided with a separate sewerage property connection to Council's sewerage reticulation network, prior to the endorsement of survey plans, at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

5.11. Provide a 150 mm diameter property service connection for any lot where future multi-unit development is proposed, unless otherwise approved by Logan City Council.

This condition is imposed under section 145 of the Planning Act 2016.

5.12. An operational works permit is required for the construction of sewerage infrastructure assets to be owned and/or operated by Council.

5.13. Extend Council's existing sewerage reticulation to ensure each proposed allotment can be serviced in accordance with all requirements of the SEQ D&C Code, subject to Operational Works approval at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

5.14. Ensure the extension of Council's sewerage network makes allowance for any adjacent property requiring future connection, subject to Operational Works approval at the applicant's cost.

This condition is imposed under section 145 of the Planning Act 2016.

5.15. Ensure that any redundant sewerage property connections are removed by Council, at the applicant's cost.

Further Advice: *The removal of any redundant sewerage property connection requires the lodgement of a "Sewer Disconnection" Application with Council's Water Operations Branch via* waterapplications@logan.qld.gov.au

5.16. Ensure that any sanitary house drainage is wholly contained within the lot being serviced.

PART B – MATERIAL CHANGE OF USE – PLAN OF DEVELOPMENT

6. GENERAL

6.1. Undertake development generally in accordance with the following approved plan(s) of development and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s):

Title	Plan No.	Rev	Date	Prepared by
BUILDING ENVELOPE PLAN - PROPOSED LOTS 266-289	7 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
BUILDING ENVELOPE PLAN - PROPOSED LOTS 301-344	8 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
BUILDING ENVELOPE PLAN - PROPOSED LOTS 345-375	9 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
BUILDING ENVELOPE PLAN - PROPOSED LOTS 376-399	10 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
DEVELOPMENT CRITERIA - PLAN OF DEVELOPMENT	11 of 11	V3	22/11/2023	N H VOLKER & Co. PTY. LTD
Site Plan (Lot 341)	**1A**	**C**	**23/04/2024**	**Henley Arch P/L**
Ground Floor Plan (Lot 341)	**2A**	**C**	**23/04/2024**	**Henley Arch P/L**
Elevations (Lot 341)	**3A**	**C**	**23/04/2024**	**Henley Arch P/L**
Section / Elevations (Lot 341)	**3B**	**C**	**23/04/2024**	**Henley Arch P/L**

Compliance Timing

6.2. Development in accordance with the approved Plan of Development cannot occur until the registration of the lots within the corresponding stage of the Reconfiguring a lot component (Part A) of the COM/5/2023 development permit has occurred with the Titles Office.

6.3. Comply with all conditions of this development approval at no cost to Council and prior to the Final Inspection Certificate by a Building Certifier or commencement of the use, whichever comes and ensure that compliance is maintained thereafter, unless otherwise stated in a specific condition.

Terms

6.4. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

7. PROPERTY

Development envelope area

7.1. Do not carry out development outside of the approved Development Envelope area unless another condition of this development approval specifically states otherwise.

7.2. Carry out development within the approved Development Envelopes (refer approved Plans of Development and Development Criteria prepared by N H Volker & Co. Pty. Ltd, Plan Numbers: DAB - Stages 3A (Proposed Lots 266-289), DAB - Stages 3B (Proposed Lots 301-344), DAB - Stages 3C (Proposed Lots 345-375), DAB - Stages 3D (Proposed Lots 376-399) and Plan of Development – Development Criteria, dated 17 February 2023 (revision v2) unless another condition of this development approval specifically states otherwise or unless otherwise approved in writing by Council.

7.3. A Property Record Notation will be imposed on Lots 266-399 advising that a building envelope encumbers the property. The Property Record notation is to read as follows:

"Building Envelope restrictions apply in respect to the use and development of this property. A copy of the building envelope plan is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch."

FURTHER ADVICE TO THE APPLICANT

In relation to the application, the applicant is further advised:

1. The currency period for this approval is in accordance with Section 85 of the *Planning Act 2016*.
2. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).
3. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
4. Prior to commencing work which will ultimately become the responsibility of Council; or work on adjacent roads or drainage schemes; Council is to be advised in writing of the name of the principal contractor and the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*. The contractor is to execute the appropriate form for appointment of Principal Contractor prior to commencing work.
5. *Aboriginal Cultural Heritage Act 2003*

   There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

   The *ACH Act establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage."* It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

   You should contact the Cultural Heritage Unit on 07 3238 3838 to discuss any obligations under the *ACH Act.*

THE APPLICANT AND OWNER BE FURTHER ADVISED:-

It is the owner's and occupants responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

The landowner is advised of their responsibilities under the Local Government Act 2009 and Local Law No. 10. It is recommended vegetation cleared as a result of this development approval and requiring disposal is disposed of:

- on the premises for landscaping and sediment and erosion control purposes (for example as mulch);
- at a waste disposal facility operated by Council; and
- ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except where consistent with the local law or under a permit issued by the Queensland Fire and Emergency Services.

Further, the landowner is advised of their responsibilities under the Nature Conservation Act 1992 that all vegetation that is to be removed is checked for wildlife prior to removal. Where native vertebrate animals are found, clearing must cease and a Wildlife Spotter Catcher (Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time approved) contacted. All native vertebrate animals located within, on and amongst plants or areas of plants proposed to be harmed in accordance with this approval are only to be managed under the guidance of a Wildlife Spotter Catcher (Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time approved).

The *Plumbing and Drainage Act 2018* requires a Plumbing and Drainage Permit for any regulated plumbing and drainage work. The Plumbing and Drainage application must be lodged and approved by Council's Plumbing Services section prior to the commencement of any plumbing and drainage work onsite.

Regulated work can be defined as plumbing and drainage works that will not become a service provider's asset. Examples are where:

- House drainage and/or water service is to be installed along an access driveway/easement to rear lots
- Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters

In the case of a Dual Occupancy, a separate wastewater (sewer) connection, roof water and water meter connection must be provided for each unit within their own designated area

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties apply where the duty of care is breached.

For further information in regard to the provisions of the *Aboriginal Cultural Heritage Act 2003*, please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Water on (07) 3238 3838.