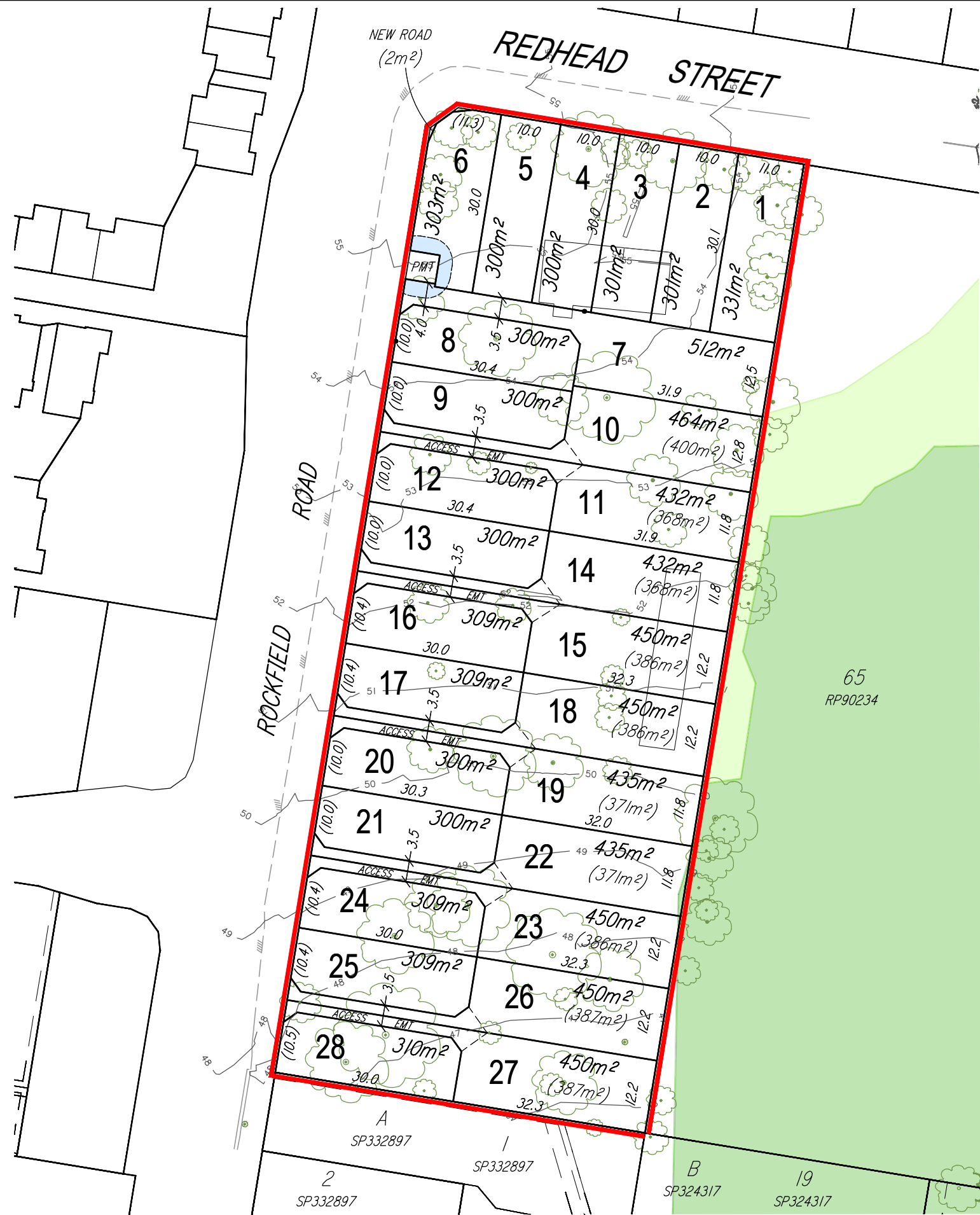


BCC DS  
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APPLICATION REF  
A006928472



NOTES

- (1) This plan was prepared for the purpose and exclusive use of AUSBUILD PTY LTD to accompany an application to BRISBANE CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.  
JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5, 6 or 7 hereof.
- (2) The contours on this plan are from field survey - see JFP detail plan (B4687SA2DA6-19A) dated 07/10/2025.
- (3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (4) The trees shown on this plan have been surveyed on JFP detail plan (B4687SA2DA6-19A) dated 07/10/2025.
- (5) Safety in Design  
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.  
Non-standard design solutions adopted in the preparation of the layout are listed as follows;  
• None
- (6) The State Government proposes changes to the Queensland Development Code to reflect the provisions of the National Construction Code 2022. These changes once implemented will have an impact on the design of the future dwellings on the proposed allotments identified on this plan. The amendments to the QDC may also be subject to transitional provisions and we would strongly recommend that you discuss these matters further with your preferred Building Certifier.
- (7) This plan may not be reproduced unless these notes are included.

PROPERTY DESCRIPTION

LOT 64 ON RP90234  
TOTAL AREA 1.018 ha (Deed)  
TOTAL AREA 1.017 ha (Survey)

LEGEND

- SUBJECT SITE
- EXISTING BUILDING (Surveyed)
- EXISTING TREE (Surveyed)
- BIODIVERSITY AREAS - HIGH ECOLOGICAL SIGNIFICANCE
- BIODIVERSITY AREAS - HIGH ECOLOGICAL SIGNIFICANCE STRATEGIC
- ENERGEX PMT BUFFER

STATISTICS

|                                    |           |
|------------------------------------|-----------|
| NO. OF LOTS                        |           |
| 300m <sup>2</sup> min.             | 21 (75%)  |
| 450m <sup>2</sup> min.             | 7 (25%)   |
| TOTAL                              | 28 (100%) |
| TOTAL AREA (ha)                    | 1.018     |
| DENSITY (lots/ha)                  | 27.5      |
| AVERAGE LOT SIZE (m <sup>2</sup> ) | 362       |

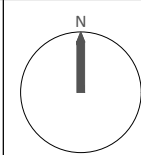


**JFOP**  
URBAN CONSULTANTS

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BRISBANE - JFP House  
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South Brisbane Qld 4101  
P 07 3012 0100 W www.jfp.com.au

PLANNERS  
URBAN DESIGNERS  
SURVEYORS  
ENGINEERS  
LANDSCAPE ARCHITECTS

NORTH:



SCALE:

SCALE: @ A3 1:800

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)

DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

|          |     |          |    |                            |
|----------|-----|----------|----|----------------------------|
| DESIGNED | TJM | CHECKED  | JC | COUNCIL REF                |
| DRAWN    | TJM | APPROVED | ST | L.A. BRISBANE CITY COUNCIL |

ISSUES:

|        |                           |          |       |
|--------|---------------------------|----------|-------|
| H      | 1.5m DRAINAGE EMT REMOVED | 02-07-26 | TJM   |
| G      | PMT SITE SHIFTED          | 25-06-26 | TJM   |
| F      | PMT SITE RELOCATED        | 04-03-26 | TJM   |
| E      | PMT SITE ADDED TO LOT 6   | 26-02-26 | TJM   |
| D      | EMT ADDED TO LOTS 1-3     | 19-11-25 | DWW   |
| A      | ORIGINAL                  | 17-10-25 | TJM   |
| ISSUE: | DETAILS:                  | DATE:    | INIT: |

TITLE:

RECONFIGURATION PLAN  
AUSBUILD PTY LTD  
92 REDHEAD STREET, DOOLANDELLA

DETAILS:

JOB NUMBER:  
B4687PA2\_DA6 R1 H  
SHEET:  
1 OF 1  
DATE:  
2nd July 2026