

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



- 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.

**LEGEND**

- SUBJECT SITE
- ENERGEX PMT BUFFER
- MAXIMUM BUILDING ENVELOPE
- 60% MAX. SITE COVER (300-399m<sup>2</sup> lots)
- 50% MAX. SITE COVER (≥400m<sup>2</sup> lots)
- INDICATIVE PRIVATE OPEN SPACE (16m<sup>2</sup>) (Subject to building design)
- PREFERRED VEHICULAR CROSSING - 4.5m maximum width where the crossover is constructed without apron tapers, or 4.0m maximum width (excluding apron tapers) where the crossover is constructed with apron tapers in accordance with Institute of Public Works Engineering Australia Standard Drawing 'Vehicle Crossing Low Density Residential Plan 1 of 2, Drawing No. RS-049'.
- PREFERRED BUILT TO BOUNDARY WALL (where minimum side boundary setback is 0-0.2m nominal and maximum height is 3.5m for non-habitable spaces only; maximum total wall length is 9m)
- PREFERRED BUILT TO BOUNDARY WALL (where minimum side boundary setback is 0-0.75m and maximum height is 3.5m for non-habitable spaces only; maximum total wall length is 9m)

Note: Rear boundary setback excludes unenclosed patio or gazebo (maximum roofed area 16m<sup>2</sup> and maximum height 3m, as per City Plan 2014 Table 5.3.4.1 "Prescribed accepted development").

Note: Building setbacks to ground and first floor levels to be as per the provisions of the Dwelling House (Small Lot) Code. A minimum 5.5m setback applies to the garage door on lots 449m<sup>2</sup> and less.

Note: Building length as per the provisions of the Dwelling House (Small Lot) Code.

Note: Where in the Emerging Community Zone, the Dwelling House Character Overlay Code is assumed to apply following Council's endorsement of this plan.

BCC DS  
RECEIVED  
02/07/2026  
APPLICATION REF  
A006928472

BRISBANE - SUNSHINE COAST - CENTRAL QLD  
BRISBANE - JFP House  
76 Ernest Street,  
South Brisbane Qld 4101  
P 07 3012 0100 W www.jfp.com.au  
JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045

PLANNERS  
URBAN DESIGNERS  
SURVEYORS  
ENGINEERS  
LANDSCAPE ARCHITECTS

NORTH:

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        | 16-03-26 | 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:

**BUILDING ENEVELOPE PLAN**  
**AUSBUILD PTY LTD**  
**92 REDHEAD STREET, DOOLANDELLA**

DETAILS:

JOB NUMBER: B4687PA2\_DA6 B1 H

PLAN: ISSUE:

SHEET: 1 OF 1

DATE: 2nd July 2026