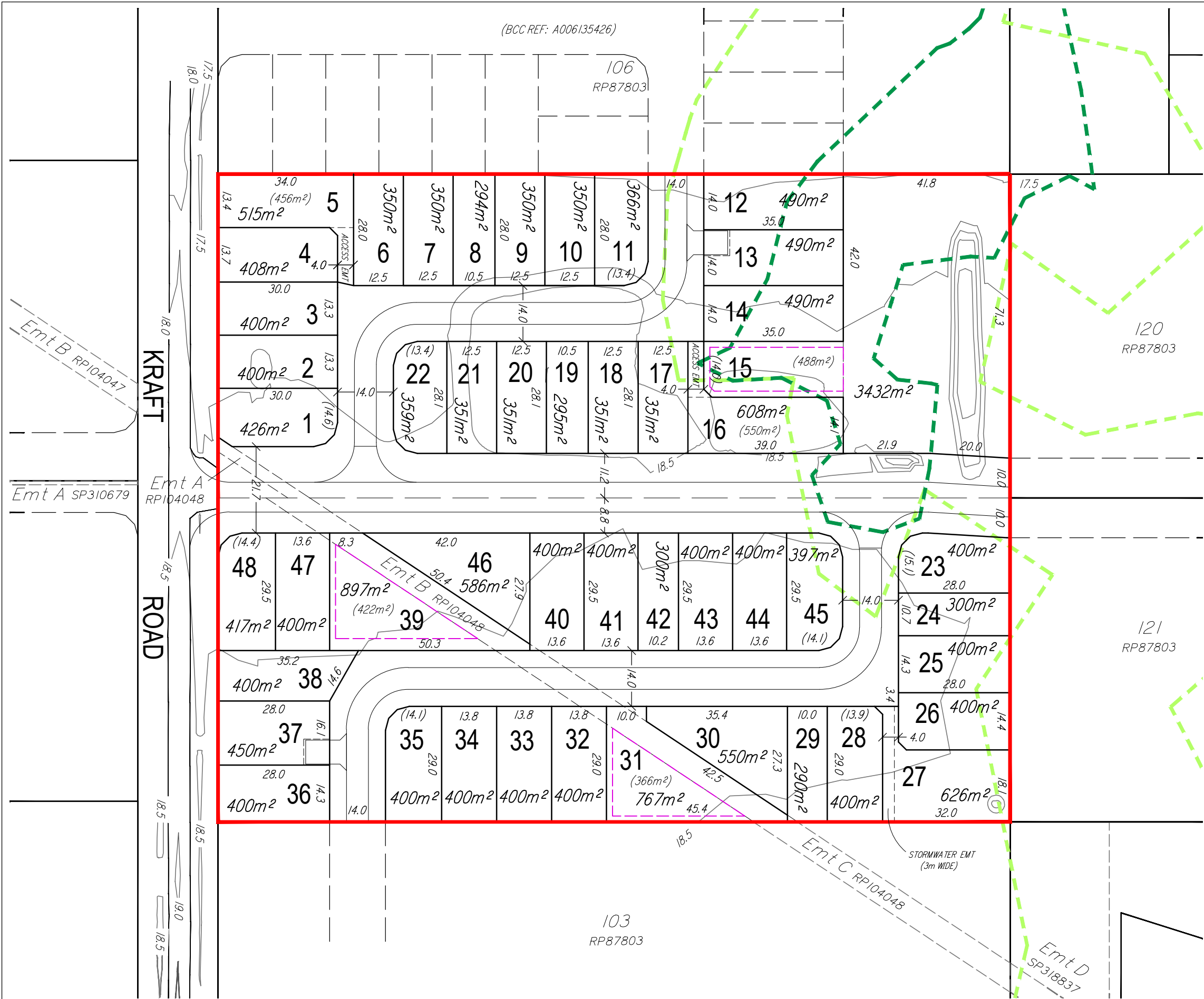




NOTES

- (1) This plan was prepared for the purpose and exclusive use of LANOCHY 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 or 6 hereof.
- (2) The base information shown on this plan is from DSQ Land Surveyors contour and detail plan (14286-DTM-02A) dated 30/01/2023.
- (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) 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
- (5) 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.
- (6) This plan may not be reproduced unless these notes are included.

PROPERTY DESCRIPTION
LOTS 104 & 105 ON RP87803
TOTAL AREA 3.23 ha
BRISBANE CITY COUNCIL

BCC DS
RECEIVED
06/08/2026
APPLICATION REF
A006952466

LEGEND

- SUBJECT SITE
- BIODIVERSITY AREA - STRATEGIC HIGH ECOLOGICAL SIGNIFICANCE (Council)
- CORE KOALA HABITAT AREA (State)
- DEVELOPMENT FOOTPRINT PLAN

STATISTICS

NO. OF LOTS		
SMALLER THAN 400m ²	16	(33%)
400m ² - 449m ²	20	(42%)
450m ² - 900m ²	11	(23%)
LARGER THAN 900m ²	1	(2%)
TOTAL	48	(100%)
LENGTH OF NEW		
14m ROAD	330m	
20m-21.7m ROAD	199m	
TOTAL AREA	3.23ha	
DENSITY	14.9 lots/ha	
AVERAGE LOT SIZE*	425m ²	

* Excludes Lot 15 (larger than 900m²)

BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House
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South Brisbane Qld 4101
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JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:

SCALE:

SCALE: @ A3 1:1000

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	ST	COUNCIL REF
DRAWN	TJM	APPROVED	ST	L.A. BRISBANE CITY COUNCIL

ISSUES:

D	LOTS 1-4 AMENDED	20-07-13	IAJ
C	LOTS 5,6,16,17 AMENDED	01-05-26	TJM
B	ROAD REALIGNMENT	31-03-26	TJM
A	ORIGINAL	16-12-25	TJM
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

RECONFIGURATION PLAN
LANOCHY PTY LTD
70 & 78 KRAFT ROAD, PALLARA

DETAILS:

JOB NUMBER:
B4621PA1_DA1 R1 D

SHEET:
1 OF 1

DATE:
20th July 2026