

PROPERTY DESCRIPTION

LOT 106 ON RP87803

TOTAL AREA 1.615 ha (Deed)

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 or 6 hereof.

(2) The contours on this plan are from field survey - see JFP detail plan (B3602SA7-DA19-207A) dated 27/06/2022.

(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 (B3602SA7-DA19-207A) dated 27/06/2022.

(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) Lots 12, 13, 14, 15 & 16 are subject to the Biodiversity Areas Overlay under the Planning Scheme. The associated provisions in relation to future dwellings on these lots have been addressed in the Code Responses prepared by JFP Urban Consultants.

(7) All lots are subject to the Flood Overlay under the Planning Scheme. The associated provisions in relation to future dwellings on these lots have been addressed in the Code Responses prepared by JFP Urban Consultants.

(8) This plan may not be reproduced unless these notes are included.



BCC DS
RECEIVED
 08/06/2026
APPLICATION REF
 A006135426

LEGEND

- SUBJECT SITE
- MAXIMUM BUILDING ENVELOPE (300-449m² lots)
- ✱ 60% MAX. SITE COVER (300-399m² lots)
- ✱ 50% MAX. SITE COVER (≥400m² lots)
- INDICATIVE PRIVATE OPEN SPACE (16m²) (Subject to building design)
- ▶ PREFERRED VEHICULAR CROSSING (where the maximum crossover width is 4.5m, excluding apron tapers)
- 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 12m for a single width tandem garage or 9m in any other circumstance)
- BUILT TO BOUNDARY WALL (where minimum side boundary setback is 0.75m and maximum height is 3.5m for non-habitable spaces only; maximum total wall length is 12m for a single width tandem garage or 9m in any other circumstance)

Note: Rear boundary setback excludes unenclosed patio or gazebo (maximum roofed area 16m² 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 5.5 metre setback applies to the garage door on lots 449m² and less.

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

 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. 050 434 045	PLANNERS URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS	NORTH: 	SCALE: SCALE: @ A3 1:1000 	ISSUES: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>E</td><td>LOTS 11 & 12 AMENDED</td><td>26-05-26</td><td>TJM</td></tr> <tr><td>D</td><td>LAYOUT AMENDED</td><td>19-05-26</td><td>TJM</td></tr> <tr><td>C</td><td>DRAINAGE RESERVE ADDED</td><td>12-03-26</td><td>TJM</td></tr> <tr><td>B</td><td>LAYOUT AMENDED</td><td>02-07-25</td><td>TJM</td></tr> <tr><td>A</td><td>ORIGINAL</td><td>16-08-22</td><td>TJM</td></tr> </table>	E	LOTS 11 & 12 AMENDED	26-05-26	TJM	D	LAYOUT AMENDED	19-05-26	TJM	C	DRAINAGE RESERVE ADDED	12-03-26	TJM	B	LAYOUT AMENDED	02-07-25	TJM	A	ORIGINAL	16-08-22	TJM	TITLE: BUILDING ENVELOPE PLAN AUSBUILD PTY LTD 62 KRAFT ROAD, PALLARA	DETAILS: JOB NUMBER: B3602PA7_DA19 B1 E SHEET: 1 OF 1 DATE: 26th May 2026
		E	LOTS 11 & 12 AMENDED	26-05-26	TJM																					
D	LAYOUT AMENDED	19-05-26	TJM																							
C	DRAINAGE RESERVE ADDED	12-03-26	TJM																							
B	LAYOUT AMENDED	02-07-25	TJM																							
A	ORIGINAL	16-08-22	TJM																							
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 L.A. BRISBANE CITY COUNCIL	DRAWN: TJM APPROVED: ST COUNCIL REF	ISSUE: DETAILS: DATE: INIT:																					