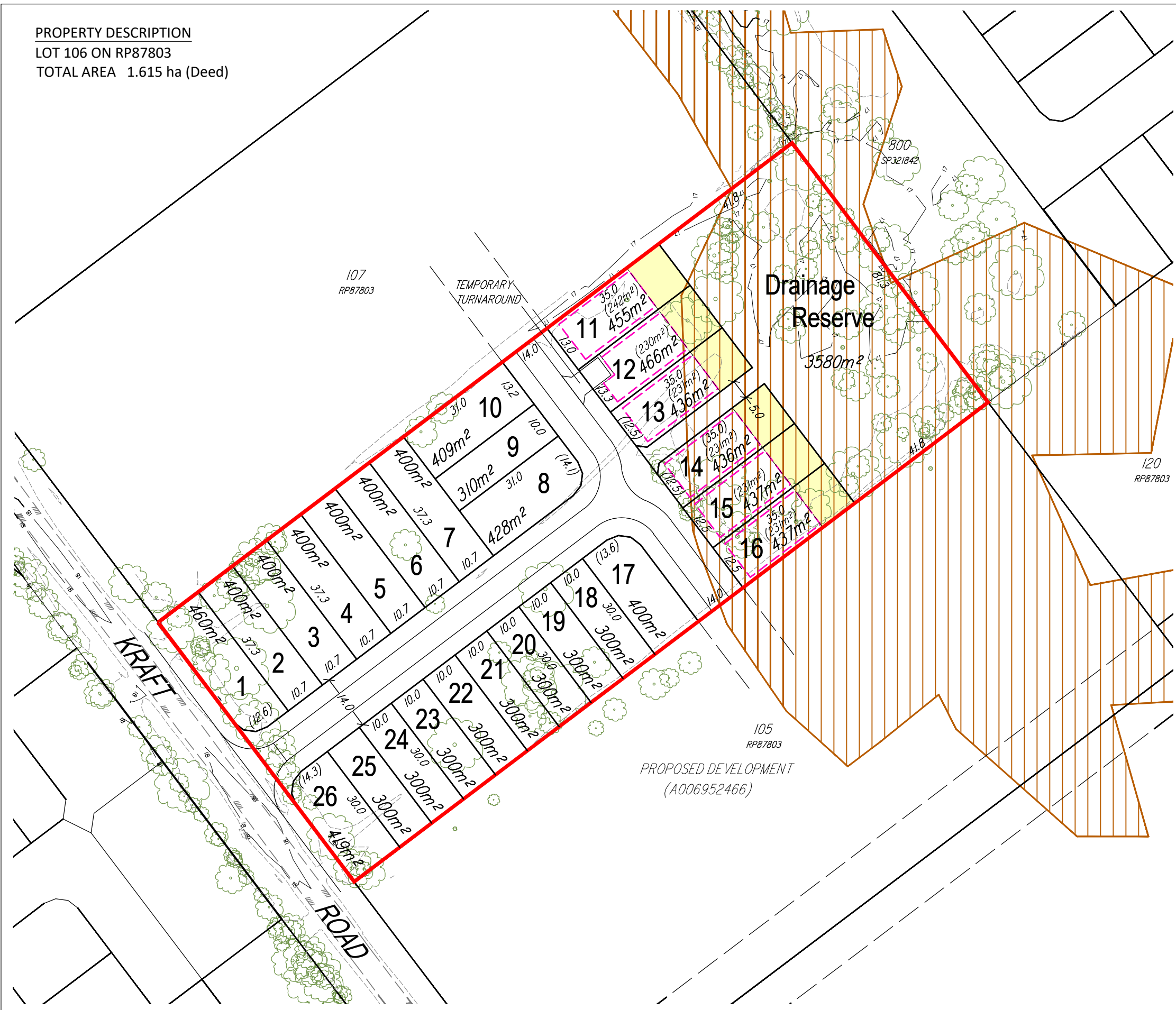


PROPERTY DESCRIPTION
 LOT 106 ON RP87803
 TOTAL AREA 1.615 ha (Deed)

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, 6 or 7 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) 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
- EXISTING TREE (SURVEYED)
- BIODIVERSITY AREA - STRATEGIC HIGH ECOLOGICAL SIGNIFICANCE
- 10m BUSHFIRE BUFFER
- DEVELOPMENT FOOTPRINT (max. 50% site cover). Please note that building works associated with any new dwelling can be accommodated between the front & side boundaries & the edge of the DFP.

BCC DS RECEIVED
 08/06/2026
APPLICATION REF
 A006135426

STATISTICS

NO. OF LOTS	
300m ² - 399m ²	9 (34%)
400m ² - 449m ²	14 (54%)
450m ² - 900m ²	3 (12%)
TOTAL	26 (100%)
LENGTH OF NEW 14m ROAD (m)	190
TOTAL AREA (ha)	1.615
DENSITY (lots/ha)	16.1
DRAINAGE RESERVE AREA (m ²)	3580
AVERAGE LOT SIZE (m ²)	381

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PLANNERS
 URBAN DESIGNERS
 SURVEYORS
 ENGINEERS
 LANDSCAPE ARCHITECTS

NORTH:

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

ISSUES:

E	LOTS 11 & 12 AMENDED	21-05-26	TJM
D	ADDITIONAL 300m ² LOTS	20-04-26	TJM
C	DRAINAGE RESERVE ADDED	05-03-26	TJM
B	LAYOUT AMENDED	25-06-25	TJM
A	ORIGINAL	14-07-22	TJM

ISSUE: DETAILS: DATE: INIT:

TITLE:

RECONFIGURATION PLAN
AUSBUILD PTY LTD
62 KRAFT ROAD, PALLARA

DETAILS:
 JOB NUMBER: B3602PA7_DA19 R1 E
 PLAN: ISSUE:
 SHEET: 1 OF 1
 DATE: 21st May 2026