



NOTES

- (1) This plan was prepared for the purpose and exclusive use of ADC GROUP NO 14 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 (B4687SA1DA7-23A) dated 05/11/2025.
- (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 (B4687SA1DA7-23A) dated 05/11/2025.
- (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 44 ON RP90234
 TOTAL AREA 1.018 ha (Survey)

BCC DS
 RECEIVED
 11/05/2026
 APPLICATION REF
 A006938065

LEGEND

- SUBJECT SITE
- EXISTING TREE (Surveyed)
- HIGH ECOLOGICAL SIGNIFICANCE STRATEGIC
- HIGH ECOLOGICAL SIGNIFICANCE
- BASIN

| STATISTICS | |
|---|------------------|
| NO OF LOTS | |
| 300m ² min. | 20 (95%) |
| 400m ² min. | 1 (5%) |
| TOTAL | 21 (100%) |
| LENGTH OF NEW | |
| 5.0m PATHWAY (m) | 10 |
| ROAD WIDENING (m) | 62 |
| 14.0m ROAD (m) | 170 |
| TOTAL AREA (ha) | 1.018 |
| DENSITY (lots/ha) | 20.6 |
| AVERAGE LOT SIZE (m²) | 315 |

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

| | | | |
|---------|--------------------|----------|-------|
| ISSUES: | | TITLE: | |
| D | PMT ADDED IN LOT 8 | 30-04-26 | TJM |
| C | LAYOUT AMENDED | 08-12-25 | TJM |
| B | LAYOUT AMENDED | 28-11-25 | TJM |
| A | ORIGINAL | 10-11-25 | TJM |
| ISSUE: | DETAILS: | DATE: | INIT: |

RECONFIGURATION PLAN
ADC GROUP NO 14 PTY LTD
58 CROSSACRES STREET, DOOLANDELLA

DETAILS:
 JOB NUMBER: **B4687PA1_DA7 R1 D**
 PLAN: ISSUE:
 SHEET:
1 OF 1
 DATE:
 30th April 2026