

NOTES

(1) This plan was prepared for the purpose and exclusive use of PENDERYN ATF AGM TRUST 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 LAND SOLUTION level and detail survey plan (6450-DS-01B) dated 26/08/2026.

(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
LOT 8 ON SP227436
TOTAL AREA 1.111 ha

LEGEND

- SUBJECT SITE
- ENERGEX PMT EASEMENT
- MAXIMUM BUILDING ENVELOPE
- 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)

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.

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

Note: The rear boundary setback on a lot with an average depth of 25m or less is 4.5m, for a part of a building or structure over 4.5m high.

JFP URBAN CONSULTANTS
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: N

SCALE: SCALE: @ A3 1:800
0 8 16 24 32 40 48 56
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	AP	COUNCIL REF
DRAWN	TJM	APPROVED	ST	L.A. BRISBANE CITY COUNCIL

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
C	LOT 15 ENVELOPE UPDATED	15-10-26	TJM
B	TEMPORARY TURNAROUND RELOCATED	25-09-26	TJM
A	ORIGINAL	02-09-26	TJM

TITLE:
BUILDING ENVELOPE PLAN
PENDERYN ATF AGM TRUST
441 BECKETT ROAD,
BRIDGEMAN DOWNS
evansland

DETAILS:
JOB NUMBER: B4296PA1_DA2 PLAN: B1 ISSUE: C
SHEET: 1 OF 1
DATE: 15th October 2026

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