

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.

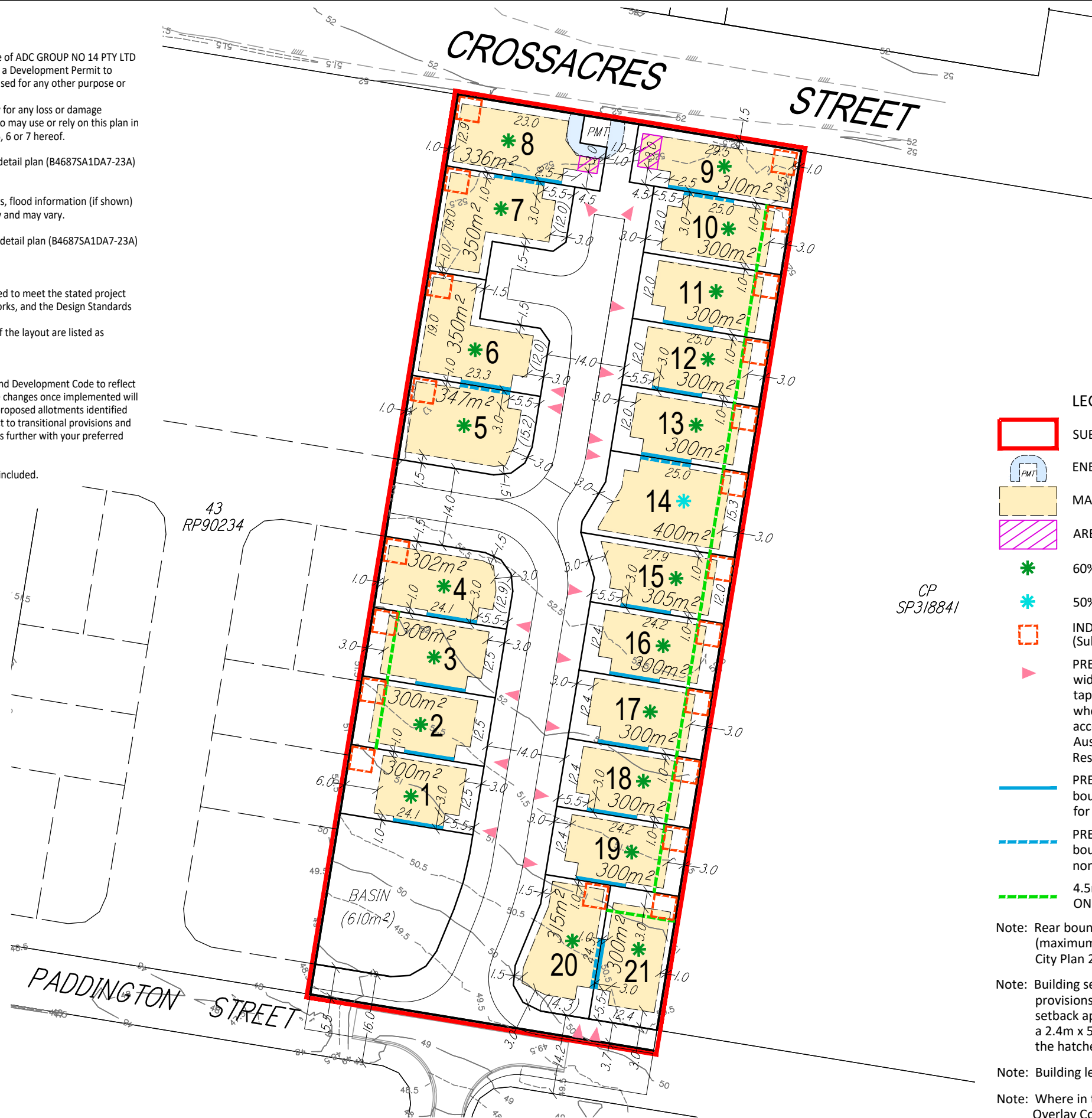
Non-standard design solutions adopted in the preparation of the layout are listed as follows;

- 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
- ENERGEX PMT BUFFER
- MAXIMUM BUILDING ENVELOPE
- AREA FOR ADDITIONAL PARKING SPACE
- * 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 - 4.5m maximum width where the crossover is constructed without apron tapers, or 4.0m maximum width (excluding apron tapers) where the crossover is constructed with apron tapers in accordance with Institute of Public Works Engineering Australia Standard Drawing 'Vehicle Crossing Low Density Residential Plan 1 of 2, Drawing No. RS-049'.
- PREFERRED 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 9m)
- PREFERRED BUILT TO BOUNDARY WALL (where minimum side boundary setback is 0-0.75m and maximum height is 3.5m for non-habitable spaces only; maximum total wall length is 9m)
- 4.5m REAR SETBACK FOR SECOND STOREY OF DWELLINGS ON LOTS ≤ 25m DEEP

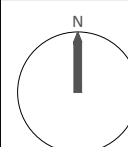
Note: Rear boundary setback excludes unenclosed patio or gazebo (maximum roofed area 16m² and maximum height 3m, as per City Plan 2014 Table 5.3.4.1 "Prescribed accepted development").

Note: Building setbacks to ground and first floor levels to be as per the provisions of the Dwelling House (Small Lot) Code. A minimum 5.5m setback applies to the garage door on lots 449m² and less or accommodate a 2.4m x 5.5m rectangle on driveway for an additional car parking space in the hatched area.

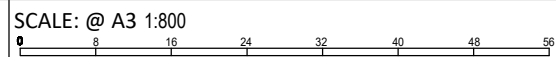
Note: Building length as per the provisions of the Dwelling House (Small Lot) Code.

Note: Where in the Emerging Community Zone, the Dwelling House Character Overlay Code is assumed to apply following Council's endorsement of this plan.

NORTH:



SCALE:



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:

ISSUE	DETAILS	DATE	INIT
F	PMT ADDED TO LOT 8	05-05-26	TJM
E	LOT 1 ENVELOPE AMENDED	15-04-26	TJM
D	LOTS 8 & 9 ENVELOPES AMENDED	12-12-25	TJM
C	NOTES UPDATED	11-12-25	TJM
B	LAYOUT AMENDED	09-12-25	TJM
A	ORIGINAL	26-11-25	TJM

TITLE:

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

DETAILS:

JOB NUMBER: B4687PA1_DA7 B1 F
 PLAN: ISSUE:
 SHEET: 1 OF 1
 DATE: 5th May 20026

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 LANDSCAPE ARCHITECTS