

PROPERTY DESCRIPTION
 LOT 66 ON RP90234
 TOTAL AREA 1.019 ha

NOTES

- (1) This plan was prepared for the purpose and exclusive use of ADC GROUP NO 17 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 approximate and are suitable only for the purpose of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.
- (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 tree location survey plan (B4321-01A) dated 06/03/2023.
- (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) This plan may not be reproduced unless these notes are included.

**BCC DS
 RECEIVED**
 18/06/2026
APPLICATION REF
 A007024702

LEGEND

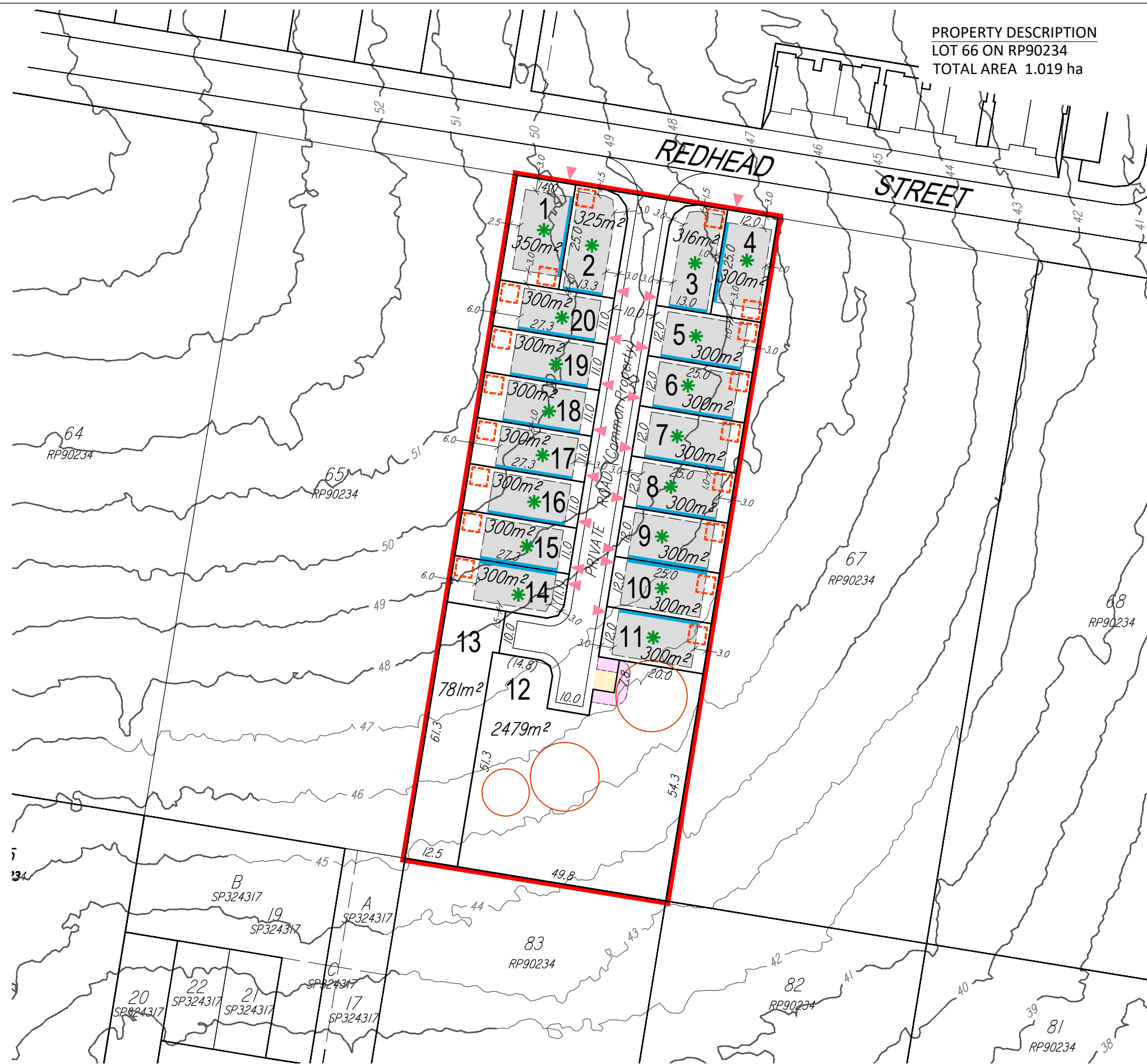
- SUBJECT SITE
- TPZ FOR TREES TO BE RETAINED (refer to TRP for further details)
- PMT SITE
- PMT BUFFER
- MAXIMUM BUILDING ENVELOPE
- * 60% MAX. SITE COVER (300-399m² lots)
- * 50% MAX. SITE COVER (400-449m² lots)
- INDICATIVE PRIVATE OPEN SPACE (16m²) (Subject to building design)
- ▶ PREFERRED VEHICULAR 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 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.

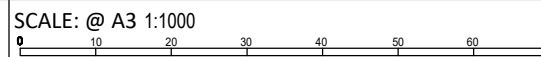
Note: Building length as per the provisions of the Dwelling House (Small Lot Code).

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.



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

ISSUES:

A	ORIGINAL	18-06-26	TJM
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

BUILDING ENVELOPE PLAN
ADC GROUP NO 17 PTY LTD
74 REDHEAD STREET, DOOLANDELLA

DETAILS:

JOB NUMBER: B4687PA2_DA4 B1 A
 PLAN: ISSUE:
 SHEET: 1 OF 1
 DATE: 18th June 2026



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