

NOTES

- (1) This plan was prepared for the purpose and exclusive use of ADC GROUP NO 15 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 (B3602SA8-DA26-258A) dated 13/05/2025.
- (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 (B3602SA8-DA26-258A) dated 13/05/2025.
- (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
 LOTS 74, 75 & 92 ON RP87803,
 LOT 2 & PART OF LOT 1 ON SP339110
 TOTAL AREA 5.616 ha

- LEGEND**
- STAGING
 - HIGH ECOLOGICAL SIGNIFICANCE
 - HIGH ECOLOGICAL SIGNIFICANCE STRATEGIC
 - EXISTING TREE (Surveyed)
 - NO DIRECT LOT ACCESS

BCC DS RECEIVED
 12/05/2026
APPLICATION REF
 A006935362

STATISTICS	STAGE 1	STAGE 2	TOTAL
NO. OF LOTS	8	17	25 (30%)
300m ² -399m ²	23	24	47 (57%)
400m ² -449m ²	7	4	11 (13%)
450m ² min.	38	45	83 (100%)
LENGTH OF NEW			
12.5m-14m ROAD (m)	179	383	562
20m ROAD (m)	201	201	402
STAGE AREA (ha)	2.596	3.02	5.616
DENSITY (lots/ha)	14.6	14.9	14.8
AVERAGE LOT SIZE (m ²)	413	374	392

