


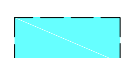




**LEGEND**

-  STAGING
-  ASSET PROTECTION ZONE (APZ)
-  BUILDING ENVELOPE (To the Wall)
-  EASEMENT
-  INDICATIVE LOCATION OF PRIVATE OPEN SPACE
-  MANDATORY DRIVEWAY LOCATION

**Allotment Setbacks Table**

Primary Frontage			Secondary Frontage			Side Boundary Setbacks	Rear Boundary Setbacks
To the Wall	OMP	Garages	To the Wall	OMP	Garages	OMP	OMP
6.0m	4.5m	5.4m	3.0m	2.0m	5.4m	1.5m up to 4.5m in height, 2.0m from 4.5m or more	QDC

Notes:  
 (1) Site Cover - Maximum 50% (Excluding Eaves, Sunshades, patios, balconies and other unenclosed structures)  
 (2) Services - Setbacks may need to be varied to accommodate infrastructure services.  
 (3) All non-compliances with the nominated setbacks (alternatives provisions to the QDC) will require a Building Referral Agency Application to Council. Please discuss any alternative solutions with your building certifier.



**NOTES**

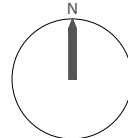
- (1) This plan was prepared for the purpose and exclusive use of DFC (PROJECT MANAGEMENT) PTY LTD to accompany an application to MORETON BAY CITY COUNCIL to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS 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, 7 & 8 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) 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
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**PROPERTY DESCRIPTION**

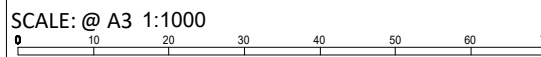
LOT 800 ON SP331595  
 LOCALITY OF D'AGUILAR  
 MORETON BAY CITY COUNCIL  
 TOTAL AREA 5.705ha

# D'AGUILAR HIGHWAY

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	TB	L.A. MORETON BAY CITY COUNCIL
DRAWN	TLP	APPROVED	GB	COUNCIL REF

ISSUES:

A	ORIGINAL ISSUE	21-10-2024	TLP
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

**STAGE 5 BUILDING ENVELOPE PLAN**  
**DFC (PROJECT MANAGEMENT) PTY LTD**  
**CASH STREET, D'AGUILAR**

DETAILS:




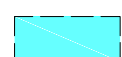


JOB NUMBER: M2584P\_DA1 06 A  
 PLAN: ISSUE:  
 SHEET: 1 OF 2  
 DATE: 21st October, 2024



BRISBANE - SUNSHINE COAST - CENTRAL QLD  
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 Tower 1, Level 2, 55 Plaza Parade,  
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 JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 434 045

PLANNERS  
 URBAN DESIGNERS  
 SURVEYORS  
 ENGINEERS  
 LANDSCAPE ARCHITECTS

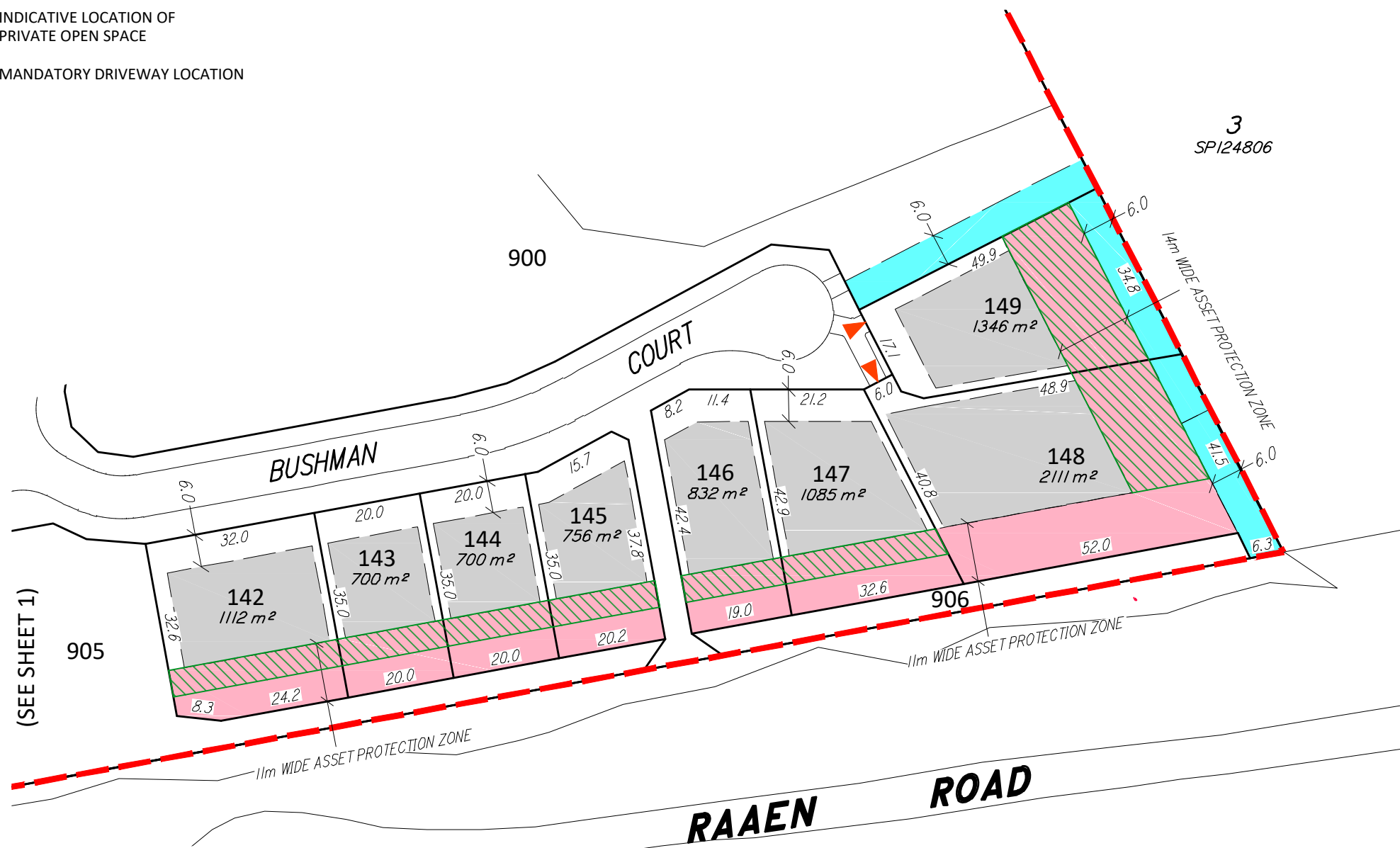
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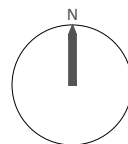
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 MORETON BAY CITY COUNCIL  
 TOTAL AREA 5.705ha

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SCALE: @ A3 1:1000  
 0 10 20 30 40 50 60 70

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STAGE 5 BUILDING ENVELOPE PLAN  
 DFC (PROJECT MANAGEMENT) PTY LTD  
 CASH STREET, D'AGUILAR

DETAILS:

JOB NUMBER: M2584P\_DA1 06 A  
 PLAN: ISSUE:  
 SHEET: 2 OF 2  
 DATE: 21st October, 2024



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