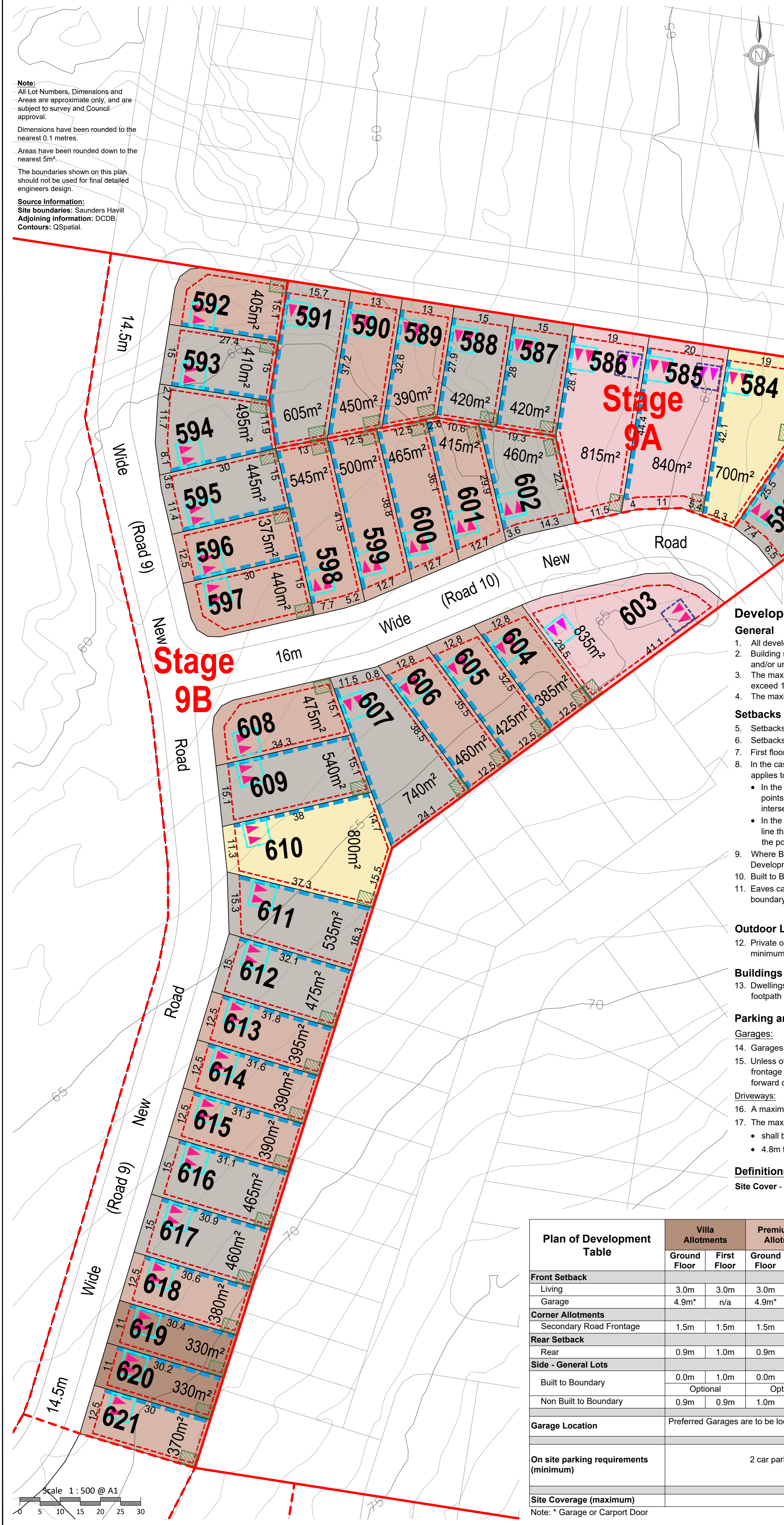
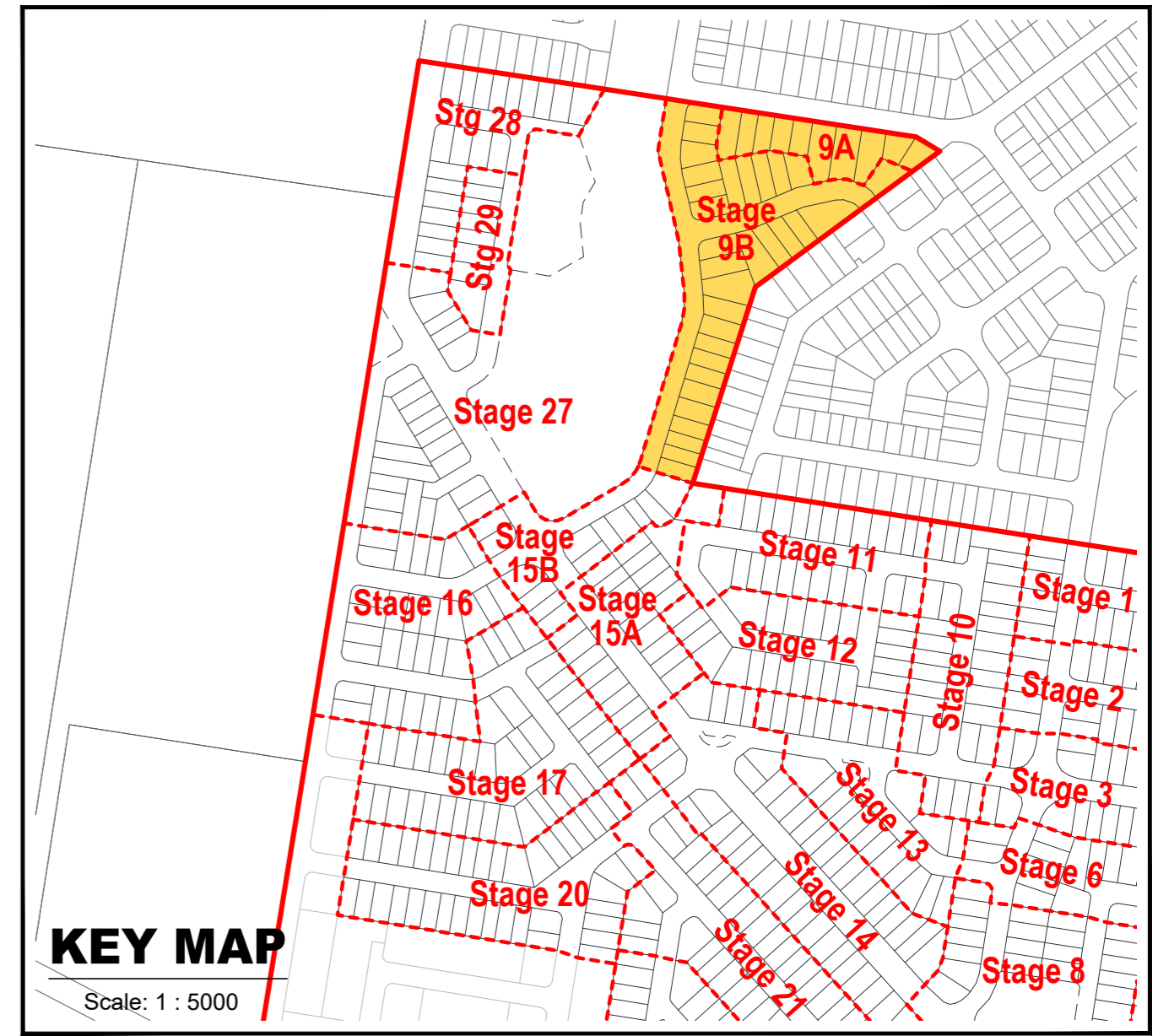


Note:
 - All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
 Site boundaries: Saunders Havill
 Adjoining information: DCDB
 Contours: QSpatial.



Legend
 - Site Boundary
 - Proposed Stage Boundary

Allotment Details
 - Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Optional Built to Boundary Wall
 - Preferred Garage Location (on Single Family Dwellings)
 - Preferred Garage Location (on Multi Family Dwellings)

Development Control Notes

- General**
- All development is to be undertaken in accordance with the Development Approval.
 - Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
 - The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except when existing grades exceed 15% where the building may be up to 10m and 2 storeys in height.
 - The maximum site coverage for each lot is to be in accordance with the Plan of Development Table.
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified.
 - Setbacks are measured to the wall.
 - First floor setbacks must not exceed the minimum ground floor setbacks.
 - In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Villa and Premium Villa Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Courtyard, Premium Courtyard and Duplex Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
 - Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 - Built to Boundary walls are to have a maximum length of 9 metres and a maximum height of 4.5 metres.
 - Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- Outdoor Living Space**
- Private outdoor living space, must be provided for each dwelling, not less than 20m² in area with a minimum dimension of 3.0m.
- Buildings facing a park or more than one street**
- Dwellings on lots with more than one frontage to a public right of way (including a road, bikeways, public footpath or the like) must address all public frontages.
- Parking and Driveways**
- Garages:**
- Garages must not project forward of the main facade (front wall) of the dwelling.
 - Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area, provided that the garage or parking structure is not located forward of the main building line of the dwelling.
- Driveways:**
- A maximum of one driveway per dwelling is permitted.
 - The maximum width of a driveway where crossing the verge:
 - shall be 3.5m for single garages; and
 - 4.8m for double garages.
- Definitions**
- Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Duplex Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback												
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	4.9m*	n/a	4.9m*	n/a	4.9m*	n/a	4.9m*	n/a	4.9m*	n/a	4.9m*	n/a
Corner Allotments												
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	3.0m	3.0m
Rear Setback												
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
Side - General Lots												
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Garage Location	Preferred Garages are to be located along the built to boundary wall or if no BTB wall on Western or Southern Boundary or Low Side of the Allotment.											
On site parking requirements (minimum)	2 car parking spaces with 1 space to be covered and enclosed Single, tandem or double garage acceptable											1 space to be covered and enclosed per dwelling
Site Coverage (maximum)	60% for Lots 600m ² or less; 50% for Lots greater than 600m ²											

Note: * Garage or Carport Door

Scale 1:500 @ A1

REVISION	PROJECT	CLIENT
A: 14/02/19 Amend Stage 9A	EDEN'S CROSSING	PEET
B: 08/03/19 Information Request Amendments	Naturally connected	PLAN OF DEVELOPMENT
C: 20/08/19 POD Setback Amendment		STAGES 9A & 9B
D: 06/08/20 Sub-staging Stage 15		ALLOTMENT LAYOUT
E: 15/02/21 Lot 583 Amendment		
F: 20/04/21 Stage 20 Updates		

Job Ref.	132030	Date.	20 April 2021
Comp By.	JC	DWG Name.	132030-LOT 89 STG 9-29
Chk'd By.	MD	Locality.	IPSWICH CITY COUNCIL
Local Authority.	REDBANK PLAINS		

CLIENT

PEET

PLAN OF DEVELOPMENT
 STAGES 9A & 9B
 ALLOTMENT LAYOUT

Scale 1:500

Sheet A1

Plan Ref 132030-94

Rev F

URBAN DESIGN
 Level 4 HQ South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
 W rpsgroup.com

© COPYRIGHT PROTECTS THIS PLAN
 Unauthorised reproduction or amendment not permitted. Please contact the author.