

The proposed boundary between the lots labelled □ Balance Area 1 and □ Balance Area 2 □ is to be amended to follow a logical separation between proposed lots/roads having regard to the subject development approval (including Condition 5 Requirements Before the Development May Start) and development approval reference 2098/2015/CA

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
Approval No: 1489/2017/MAMC/B
Date: 11 October 2019
Signed: *[Signature]*

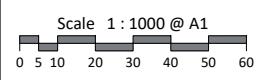
Yield Breakdown							
Residential Allotments		Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall
Allotment Type	Typical Size	Typical Area	Lots	Lots	Lots	Lots	Lots
Villa Allotment	10 x 30m	300m ²	2	3	—	2	7
Villa Allotment	11 x 30m	330m ²	5	2	4	4	21
Premium Villa Allotment	12.5 x 30m	375m ²	12	12	11	12	65
Courtyard Allotment	14 x 30m	420m ²	—	2	—	—	2
Courtyard Allotment	15 x 30m	450m ²	11	4	8	4	44
Duplex Allotment	>800m ²	—	1	1	2	—	4
Total Residential Allotments			30	24	24	24	143

Land Budget							
Land Use	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall	%
	Area	Area	Area	Area	Area	Area	
Area of Subject Site	1.649 ha	1.416 ha	1.343 ha	1.431 ha	2.593 ha	8.432 ha	100.0%
Saleable Area							
Residential Allotments	1.213 ha	0.973 ha	1.051 ha	1.059 ha	1.747 ha	6.043 ha	71.7%
Total Area of Allotments	1.213 ha	0.973 ha	1.051 ha	1.059 ha	1.747 ha	6.043 ha	71.7%
Road							
Collector Streets	—	—	—	—	0.634 ha	0.634 ha	7.5%
Local Access Streets	0.436 ha	0.443 ha	0.292 ha	0.354 ha	0.194 ha	1.719 ha	20.4%
Pedestrian Linkage / Landscaped Treatment	—	—	—	0.018 ha	0.018 ha	0.036 ha	0.4%
Total Area of New Road	0.436 ha	0.443 ha	0.292 ha	0.372 ha	0.846 ha	2.389 ha	28.3%

REVISION
 A: 16/02/17 Amend Staging
 B: 14/06/17 Amend Layout
 C: 12/09/17 Amend Stage 10 & 11 Layout
 D: 24/10/18 Amend Stage 13 & 14 Layout
 E: 09/09/19 POD Setback Amendments

Note:
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 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: ETS.

Legend
 — Site Boundary
 - - - Stage Boundary

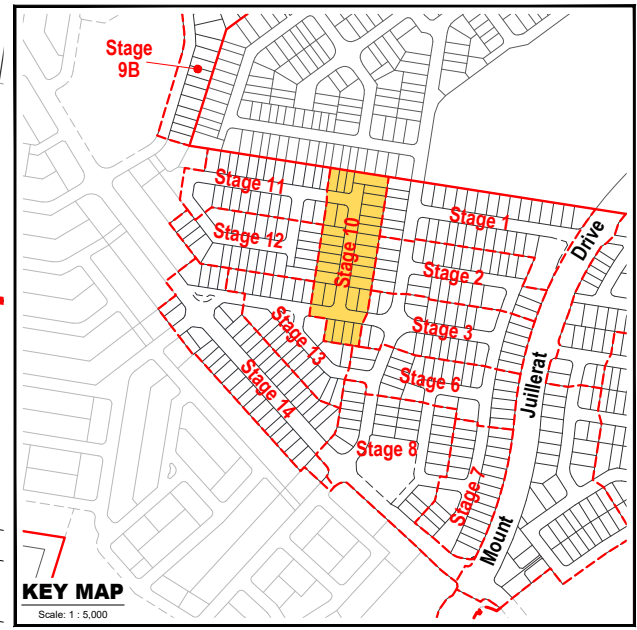
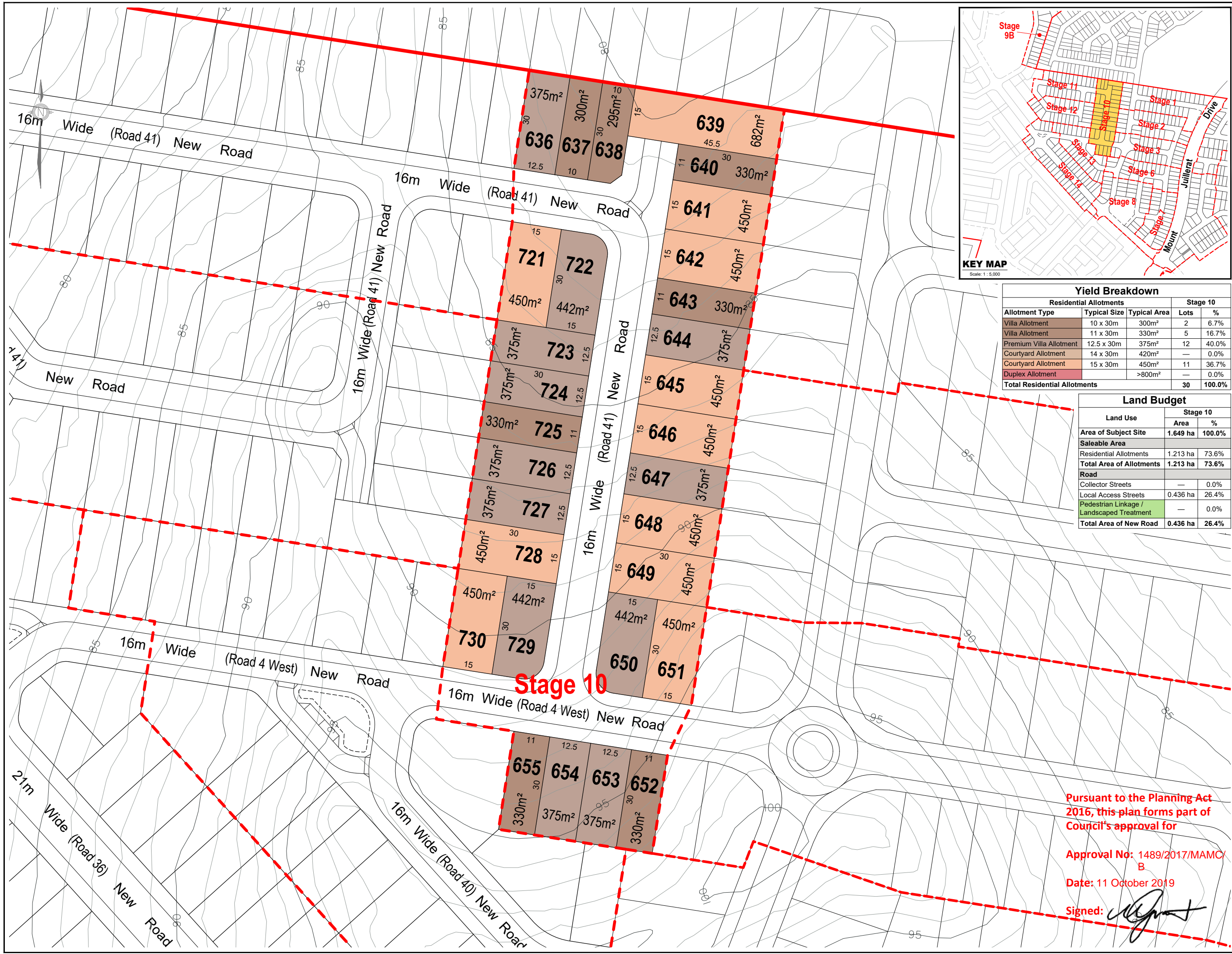


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PLAN OF SUBDIVISION
 STAGES 10 – 14
 ALLOTMENT
 LAYOUT

Date:	09 SEPTEMBER 2019
Comp By:	WNW / JC / MD
Checked By:	MD
DWG Name:	132030-34 Stages 10-15
Job Ref:	132030
Local Authority:	IPSWICH CITY COUNCIL
Locality:	REDBANK PLAINS
Scale:	1 : 1000
Sheet:	A1
Plan Ref:	132030 – 34
Rev:	E

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Yield Breakdown

Residential Allotments			Stage 10	
Allotment Type	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m ²	2	6.7%
Villa Allotment	11 x 30m	330m ²	5	16.7%
Premium Villa Allotment	12.5 x 30m	375m ²	12	40.0%
Courtyard Allotment	14 x 30m	420m ²	—	0.0%
Courtyard Allotment	15 x 30m	450m ²	11	36.7%
Duplex Allotment	>800m ²	—	—	0.0%
Total Residential Allotments			30	100.0%

Land Budget

Land Use	Stage 10	
	Area	%
Area of Subject Site	1.649 ha	100.0%
Saleable Area		
Residential Allotments	1.213 ha	73.6%
Total Area of Allotments	1.213 ha	73.6%
Road		
Collector Streets	—	0.0%
Local Access Streets	0.436 ha	26.4%
Pedestrian Linkage / Landscaped Treatment	—	0.0%
Total Area of New Road	0.436 ha	26.4%

REVISION

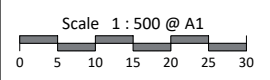
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 Contours: ETS.

Legend

— Site Boundary
 - - - Stage Boundary



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**PLAN OF SUBDIVISION
 STAGE 10
 ALLOTMENT
 LAYOUT**

Date:	09 SEPTEMBER 2019
Comp By:	WNW
Checked By:	MD
DWG Name:	132030-34 Stages 10-15
Job Ref:	132030
Local Authority:	IPSWICH CITY COUNCIL
Locality:	REDBANK PLAINS
Scale:	1 : 500
Sheet:	A1
Plan Ref:	132030 - 35
Rev:	E

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 1489/2017/MAMC/B

Date: 11 October 2019

Signed:

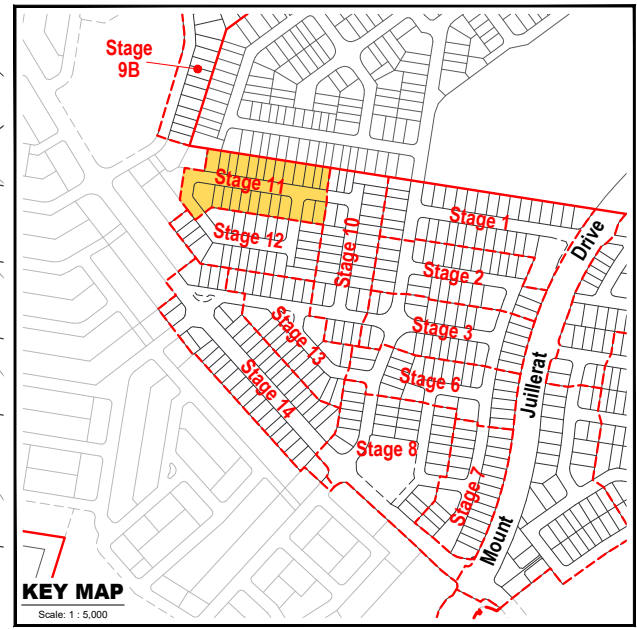
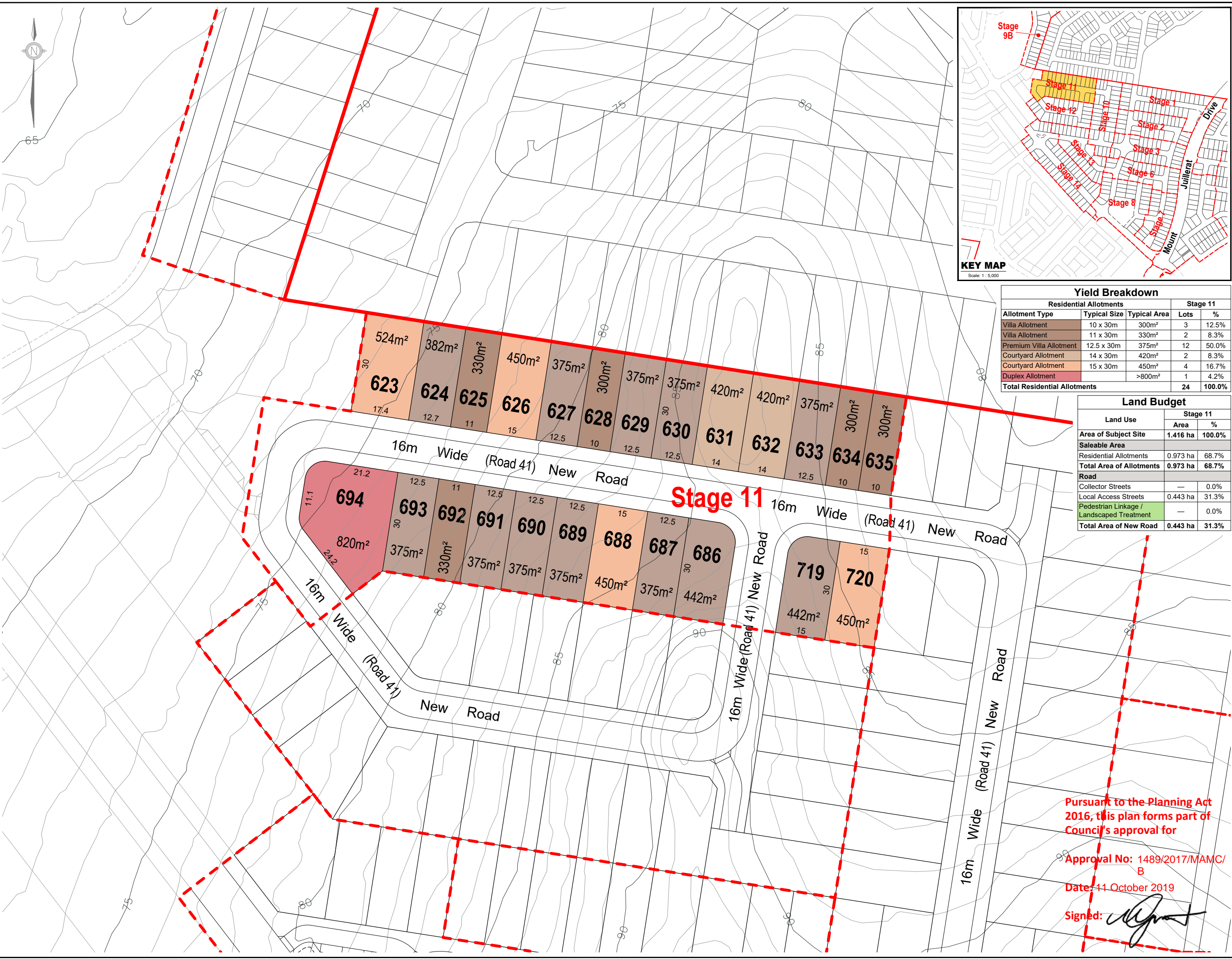
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Yield Breakdown

Residential Allotments			Stage 11	
Allotment Type	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m²	3	12.5%
Villa Allotment	11 x 30m	330m²	2	8.3%
Premium Villa Allotment	12.5 x 30m	375m²	12	50.0%
Courtyard Allotment	14 x 30m	420m²	2	8.3%
Courtyard Allotment	15 x 30m	450m²	4	16.7%
Duplex Allotment		>800m²	1	4.2%
Total Residential Allotments			24	100.0%

Land Budget

Land Use	Stage 11	
	Area	%
Area of Subject Site	1.416 ha	100.0%
Saleable Area		
Residential Allotments	0.973 ha	68.7%
Total Area of Allotments	0.973 ha	68.7%
Road		
Collector Streets	—	0.0%
Local Access Streets	0.443 ha	31.3%
Pedestrian Linkage / Landscaped Treatment	—	0.0%
Total Area of New Road	0.443 ha	31.3%

REVISION

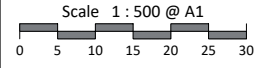
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 Adjoining information: DCDB.
 Contours: ETS.

Legend

- Site Boundary
- - - Stage Boundary



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**PLAN OF SUBDIVISION
 STAGE 11
 ALLOTMENT
 LAYOUT**

Date: 09 SEPTEMBER 2019
 Comp By: WNW / JC / MD
 Checked By: MD
 DWG Name: 132030-34 Stages 10-15
 Job Ref: 132030
 Local Authority: IPSWICH CITY COUNCIL
 Locality: REDBANK PLAINS
 Scale: 1 : 500 Sheet A1
 Plan Ref: 132030 - 36 Rev E

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

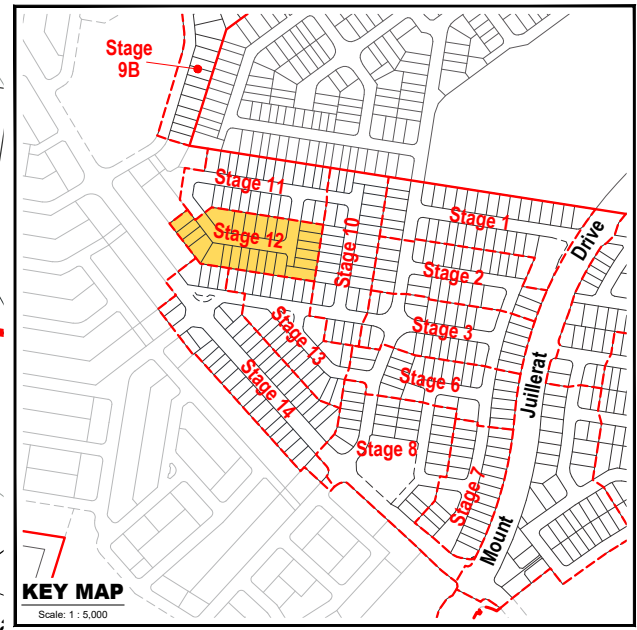
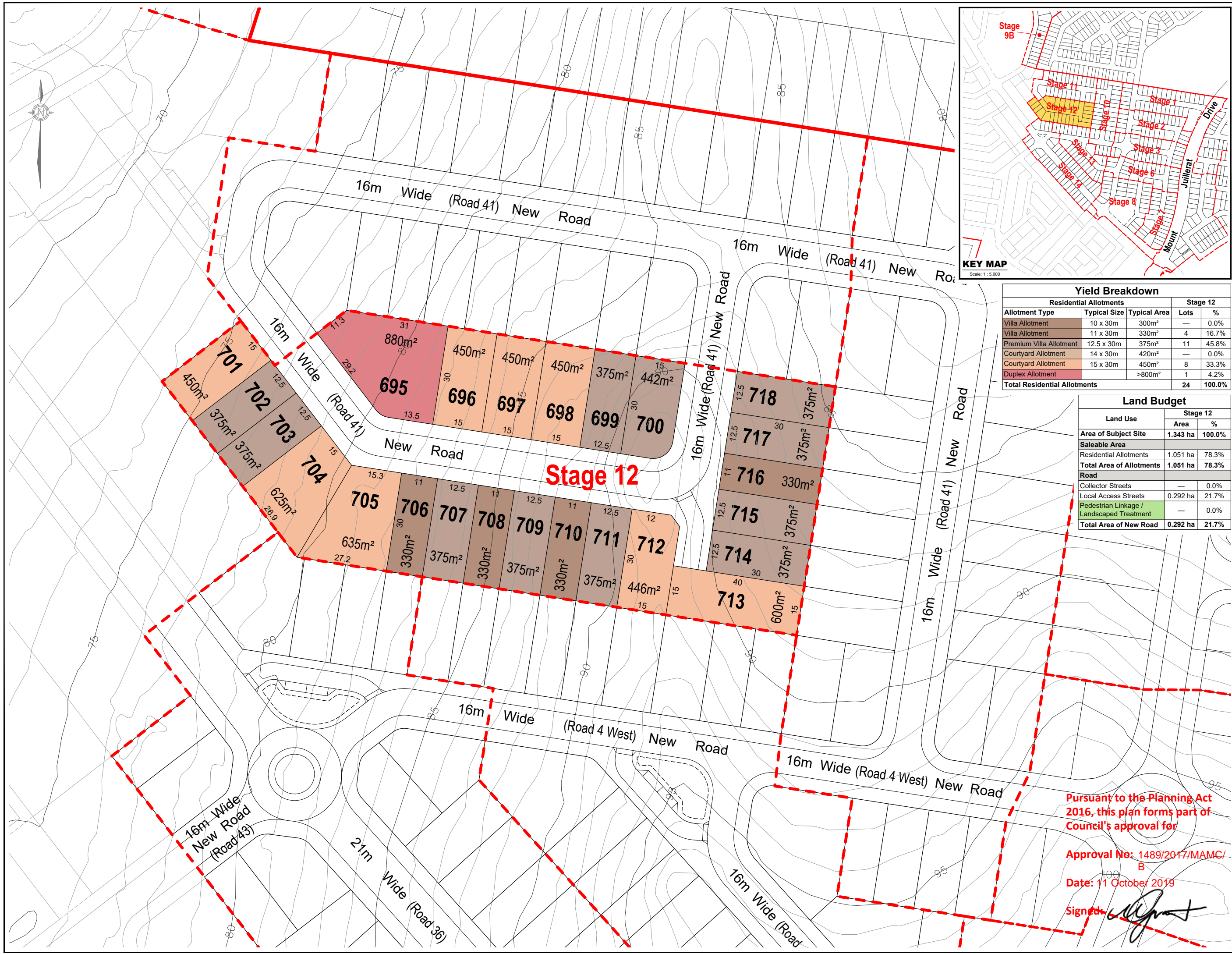
Approval No: 1489/2017/MAMC/B
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Yield Breakdown

Residential Allotments			Stage 12	
Allotment Type	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m ²	—	0.0%
Villa Allotment	11 x 30m	330m ²	4	16.7%
Premium Villa Allotment	12.5 x 30m	375m ²	11	45.8%
Courtyard Allotment	14 x 30m	420m ²	—	0.0%
Courtyard Allotment	15 x 30m	450m ²	8	33.3%
Duplex Allotment	>800m ²		1	4.2%
Total Residential Allotments			24	100.0%

Land Budget

Land Use	Stage 12	
	Area	%
Area of Subject Site	1.343 ha	100.0%
Saleable Area		
Residential Allotments	1.051 ha	78.3%
Total Area of Allotments	1.051 ha	78.3%
Road		
Collector Streets	—	0.0%
Local Access Streets	0.292 ha	21.7%
Pedestrian Linkage / Landscaped Treatment	—	0.0%
Total Area of New Road	0.292 ha	21.7%

REVISION

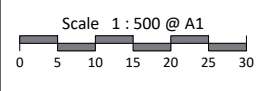
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 Contours: ETS.

Legend

- Site Boundary
- - - Stage Boundary



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**PLAN OF SUBDIVISION
 STAGE 12
 ALLOTMENT
 LAYOUT**

Date: 09 SEPTEMBER 2019
 Comp By: WNW / JC / MD
 Checked By: MD
 DWG Name: 132030-34 Stages 10-15
 Job Ref: 132030

Local Authority: IPSWICH CITY COUNCIL

Locality: REDBANK PLAINS
 Scale: 1 : 500 Sheet: A1

Plan Ref: **132030 - 37** Rev: **E**

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Date: 11 October 2019

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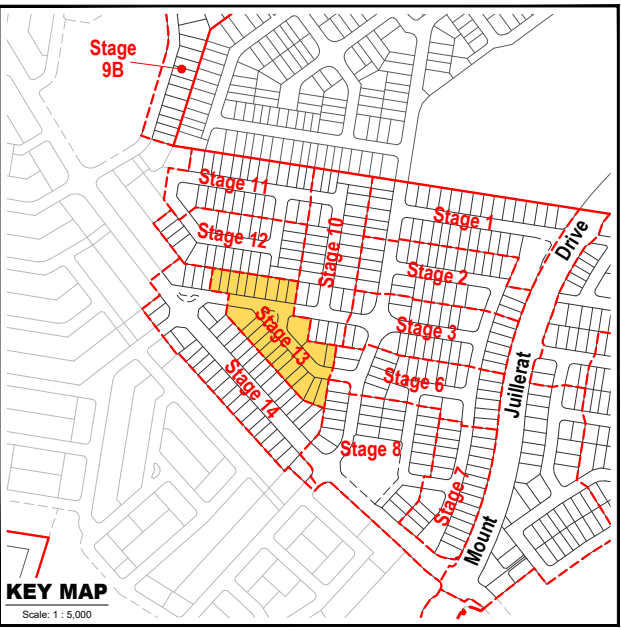
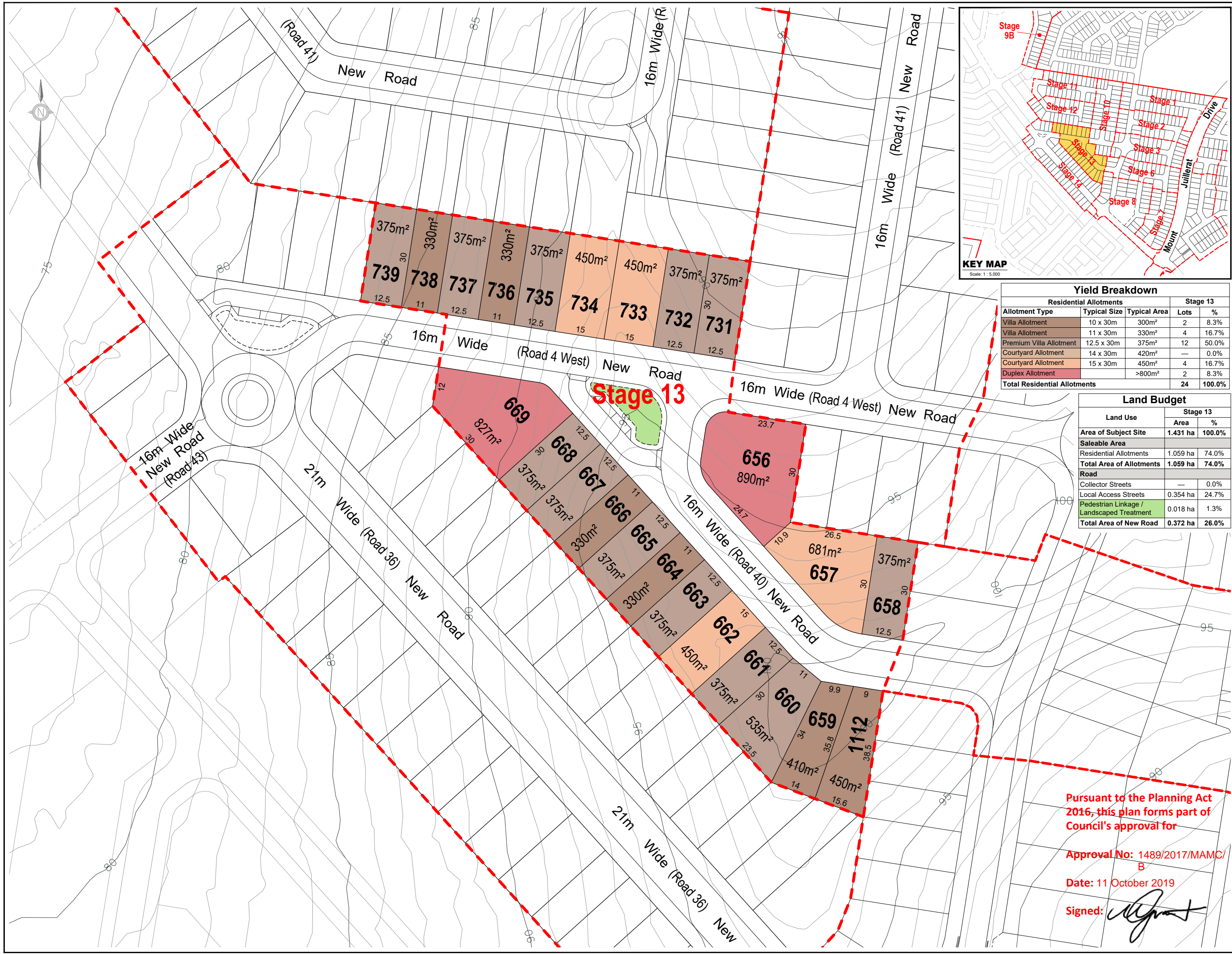
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Yield Breakdown				
Allotment Type	Residential Allotments		Stage 13	
	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m ²	2	8.3%
Villa Allotment	11 x 30m	330m ²	4	16.7%
Premium Villa Allotment	12.5 x 30m	375m ²	12	50.0%
Courtyard Allotment	14 x 30m	420m ²	—	0.0%
Courtyard Allotment	15 x 30m	450m ²	4	16.7%
Duplex Allotment	>800m ²		2	8.3%
Total Residential Allotments			24	100.0%

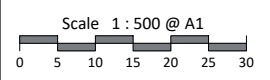
Land Budget		
Land Use	Stage 13	
	Area	%
Area of Subject Site	1.431 ha	100.0%
Saleable Area		
Residential Allotments	1.059 ha	74.0%
Total Area of Allotments	1.059 ha	74.0%
Road		
Collector Streets	—	0.0%
Local Access Streets	0.354 ha	24.7%
Pedestrian Linkage / Landscaped Treatment	0.018 ha	1.3%
Total Area of New Road	0.372 ha	26.0%

REVISION
 A: 16/02/17 Amend Staging
 B: 14/06/17 Amend Layout
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Legend
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**PLAN OF SUBDIVISION
 STAGE 13
 ALLOTMENT
 LAYOUT**

Date:	09 SEPTEMBER 2019
Comp By:	WNW / JC / MD
Checked By:	MD
DWG Name:	132030-34 Stages 10-15
Job Ref:	132030
Local Authority:	IPSWICH CITY COUNCIL
Locality:	REDBANK PLAINS
Scale:	1 : 500
Sheet:	A1
Plan Ref:	132030 - 38
Rev:	E

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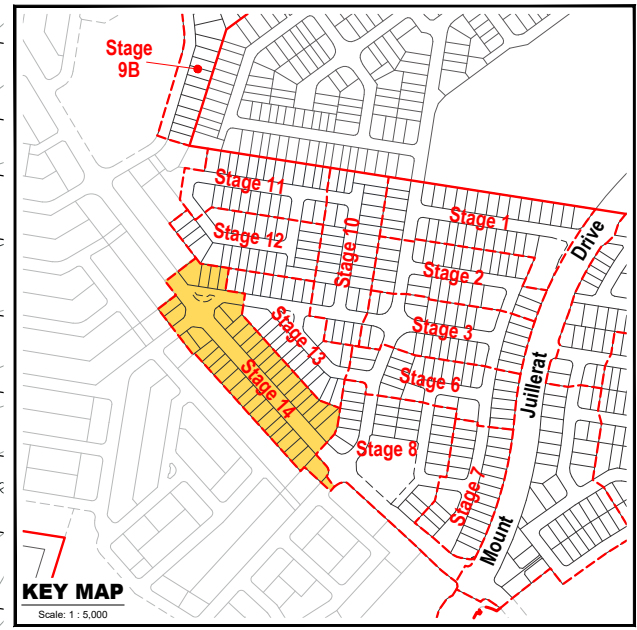
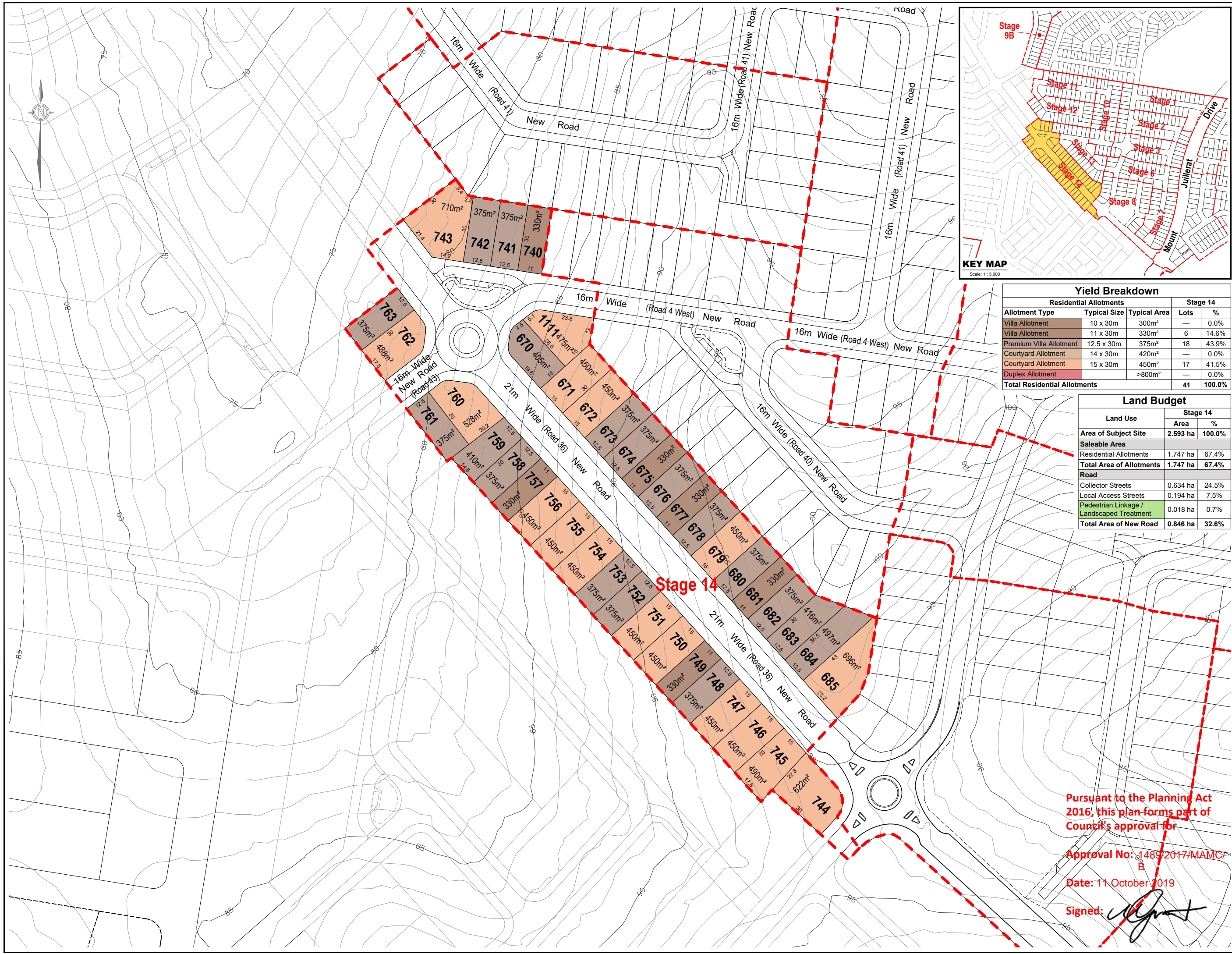
Approval No: 1489/2017/MAMC/B

Date: 11 October 2019

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Yield Breakdown

Residential Allotments			Stage 14	
Allotment Type	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m ²	—	0.0%
Villa Allotment	11 x 30m	330m ²	6	14.6%
Premium Villa Allotment	12.5 x 30m	375m ²	18	43.9%
Courtyard Allotment	14 x 30m	420m ²	—	0.0%
Courtyard Allotment	15 x 30m	450m ²	17	41.5%
Duplex Allotment	>800m ²	—	—	0.0%
Total Residential Allotments			41	100.0%

Land Budget

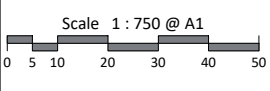
Land Use	Stage 14	
	Area	%
Area of Subject Site	2.593 ha	100.0%
Saleable Area		
Residential Allotments	1.747 ha	67.4%
Total Area of Allotments	1.747 ha	67.4%
Road		
Collector Streets	0.634 ha	24.5%
Local Access Streets	0.194 ha	7.5%
Pedestrian Linkage / Landscaped Treatment	0.018 ha	0.7%
Total Area of New Road	0.846 ha	32.6%

REVISION
 A: 16/02/17 Amend Staging
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Legend
 — Site Boundary
 - - - Stage Boundary



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**PLAN OF SUBDIVISION
 STAGE 14
 ALLOTMENT
 LAYOUT**

Date:	09 SEPTEMBER 2019
Comp By:	WNW / JC / MD
Checked By:	MD
DWG Name:	132030-34 Stages 10-15
Job Ref:	132030
Local Authority:	IPSWICH CITY COUNCIL
Locality:	REDBANK PLAINS
Scale:	1 : 750
Sheet:	A1
Plan Ref:	132030 - 39
Rev:	E

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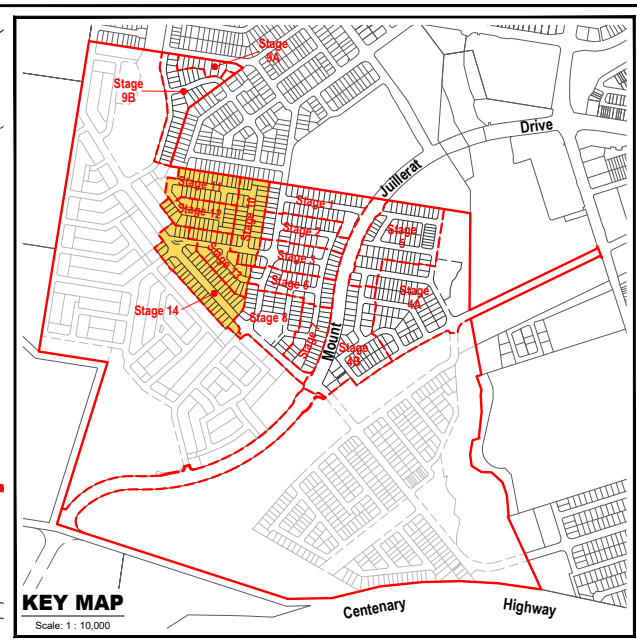
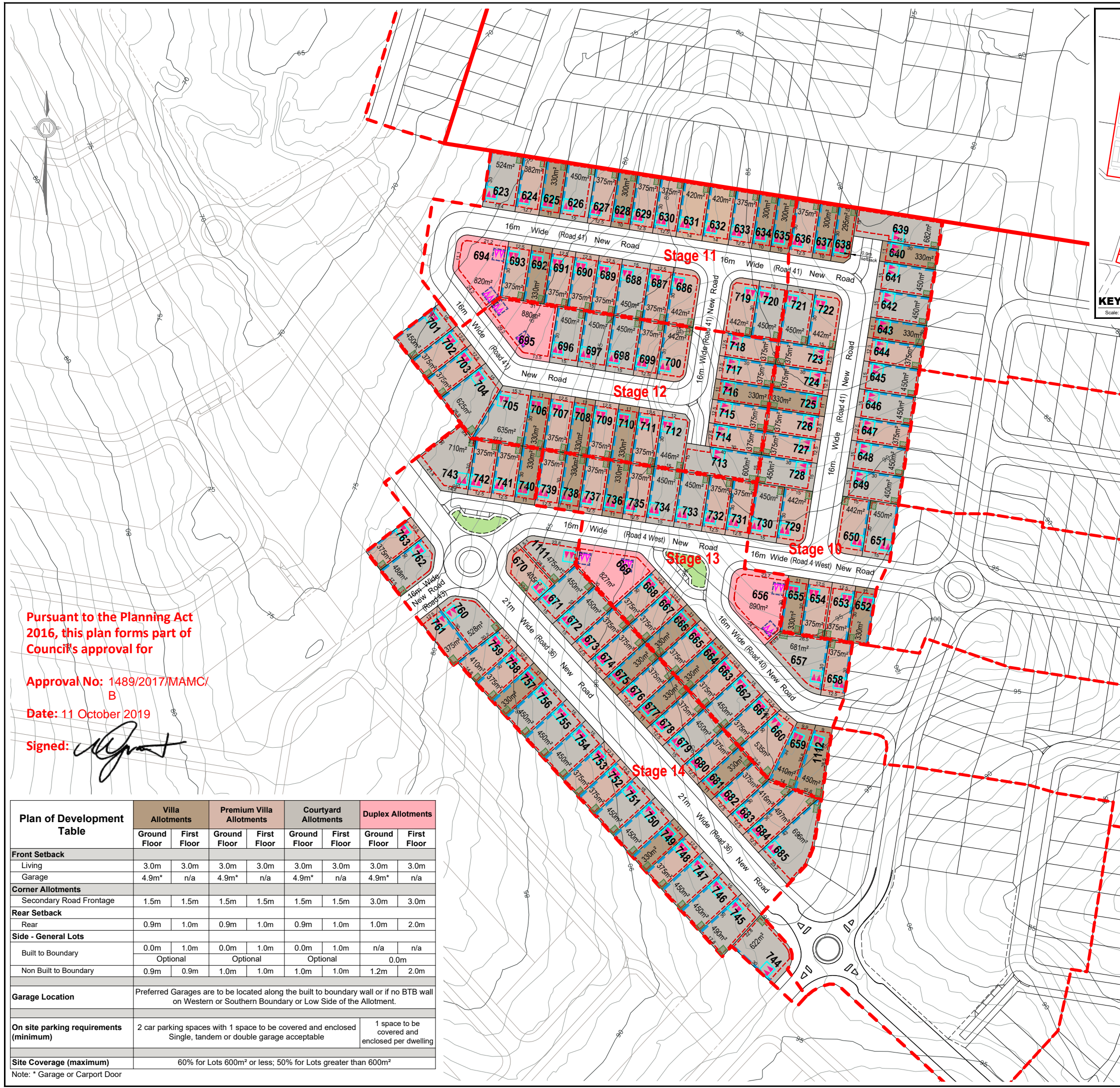
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Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Duplex Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback								
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	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	3.0m	3.0m
Rear Setback								
Rear	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	n/a	n/a
Optional		Optional		Optional		Optional		0.0m
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	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

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.
 - For lot 638 - 0.9m setback applies to the secondary frontage (eastern 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.
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- 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
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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.

REVISION

A: 16/02/17 Amend Staging
 B: 14/06/17 Amend Layout
 C: 12/09/17 Amend Stage 10 & 11 Layout
 D: 24/10/18 Amend Stage 13 & 14 Layout
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Source Information:
 Site boundaries: Saunders Havill.
 Adjoining information: DCDB.
 Contours: ETS.

Legend

- Site Boundary
- Proposed Stage Boundary
- Active Open Space
- Drainage Open Space
- Landscaped Entry Statement

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- No Vehicle Access
- Preferred Garage Location (on Single Family Dwellings)
- Indicative Garage Location (on Multi Family Dwellings - Subject to Design)

Scale 1 : 1000 @ A1

CLIENT

PEET

PROJECT

EDEN'S CROSSING
 Naturally connected

PLAN OF DEVELOPMENT
 STAGES 10 – 14
 ALLOTMENT LAYOUT

Date: 09 SEPTEMBER 2019

Comp By: WNW / JC / MD

Checked By: MD

DWG Name: 132030-34 Stages 10-15

Job Ref: 132030

Local Authority: IPSWICH CITY COUNCIL

Locality: REDBANK PLAINS

Scale: 1 : 1000 Sheet: A1

Plan Ref: 132030 – 41 Rev: E

RPS

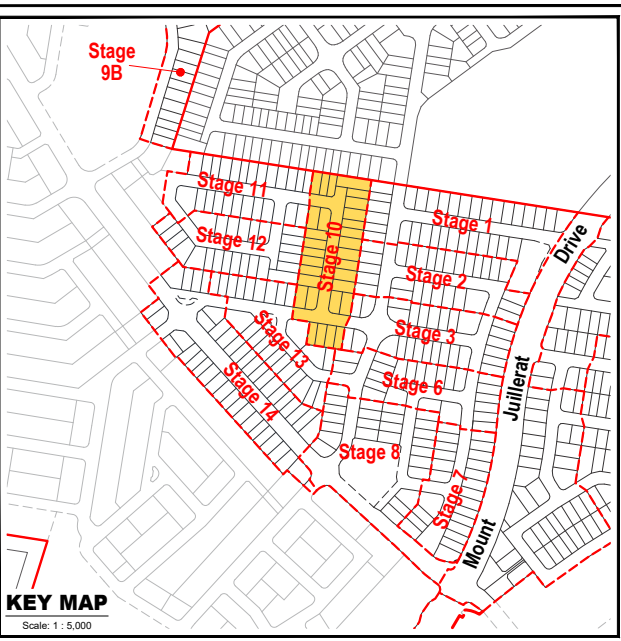
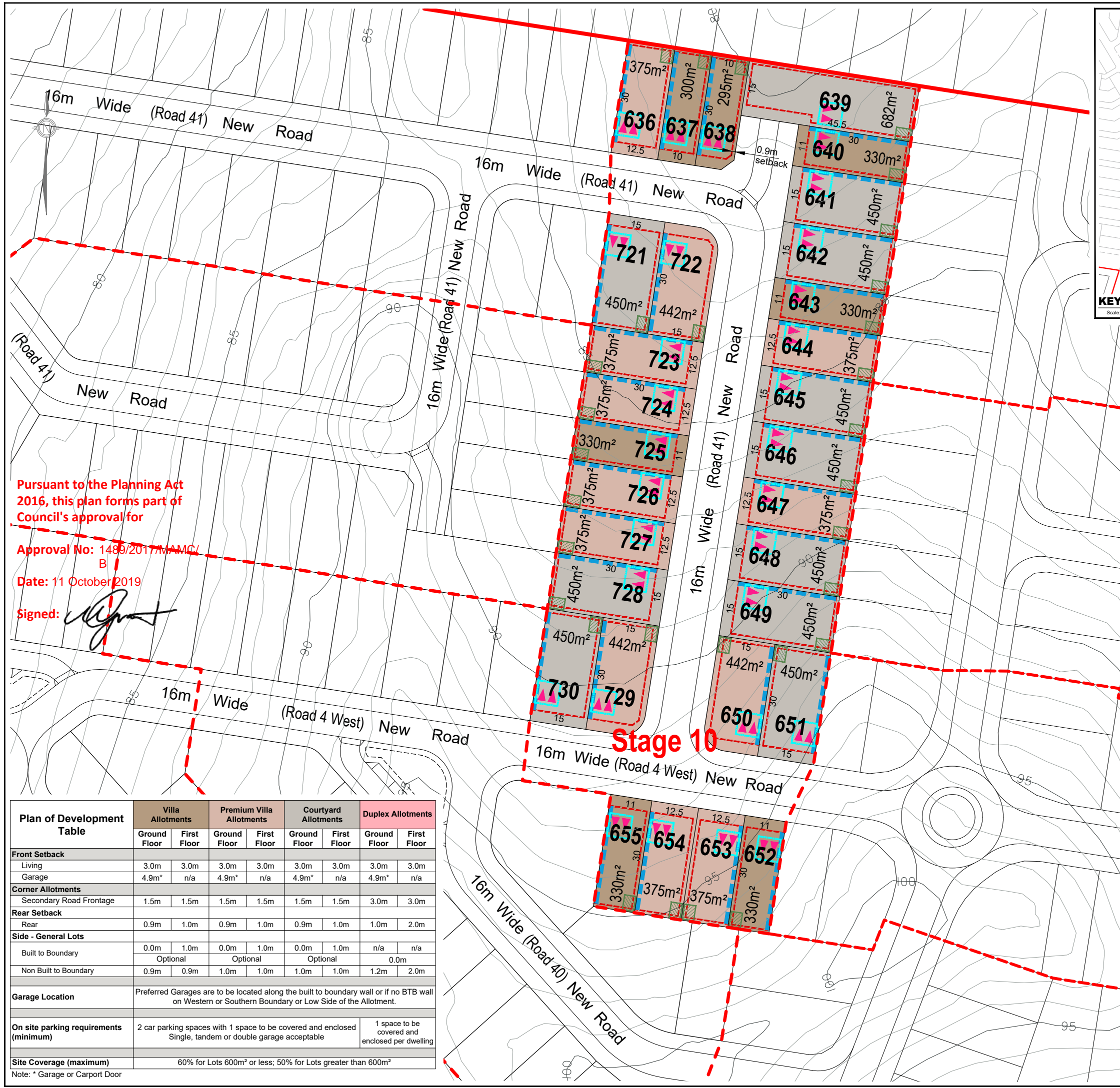
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Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
Approval No: 1489/2017/M/AMC/B
Date: 11 October 2019
Signed:

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Duplex Allotments	
	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
Garage	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	3.0m	3.0m
Rear Setback								
Rear	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	n/a	n/a
Optional		Optional		Optional		Optional		0.0m
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	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

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- Setbacks**
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 - Setbacks are measured to the wall.
 - First floor setbacks must not exceed the minimum ground floor setbacks.
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 - 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.
 - For lot 638 - 0.9m setback applies to the secondary frontage (eastern 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**
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Adjoining information: DCDB.
Contours: ETS.

Legend

- Site Boundary
- Proposed Stage Boundary
- Active Open Space
- Drainage Open Space
- Landscaped Entry Statement

Allotment Details

- Preferred Private Open Space Location
- Preferred Garage Location (on Single Family Dwellings)
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- No Vehicle Access
- Indicative Garage Location (on Multi Family Dwellings - Subject to Design)

Scale 1 : 500 @ A1

CLIENT

PROJECT

PLAN OF DEVELOPMENT
STAGE 10
ALLOTMENT
LAYOUT

Date: 09 SEPTEMBER 2019
Comp By: WNW / JC / MD
Checked By: MD
DWG Name: 132030-34 Stages 10-15
Job Ref: 132030

Local Authority: IPSWICH
CITY COUNCIL

Locality: REDBANK PLAINS

Scale: 1 : 500 Sheet A1

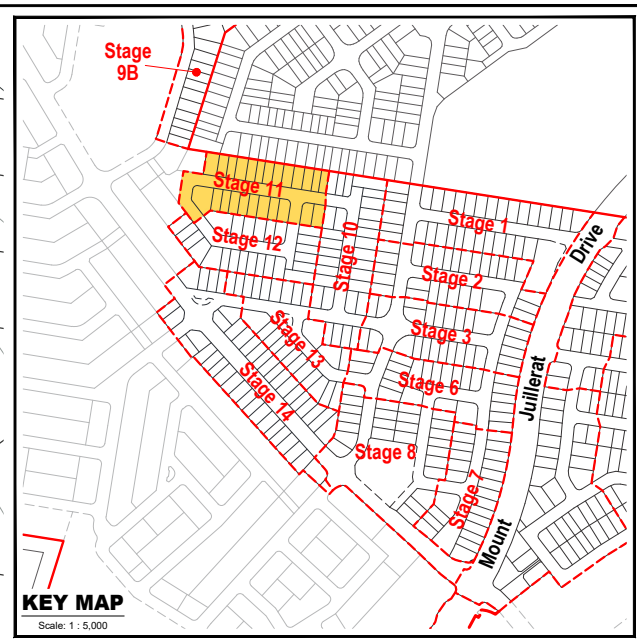
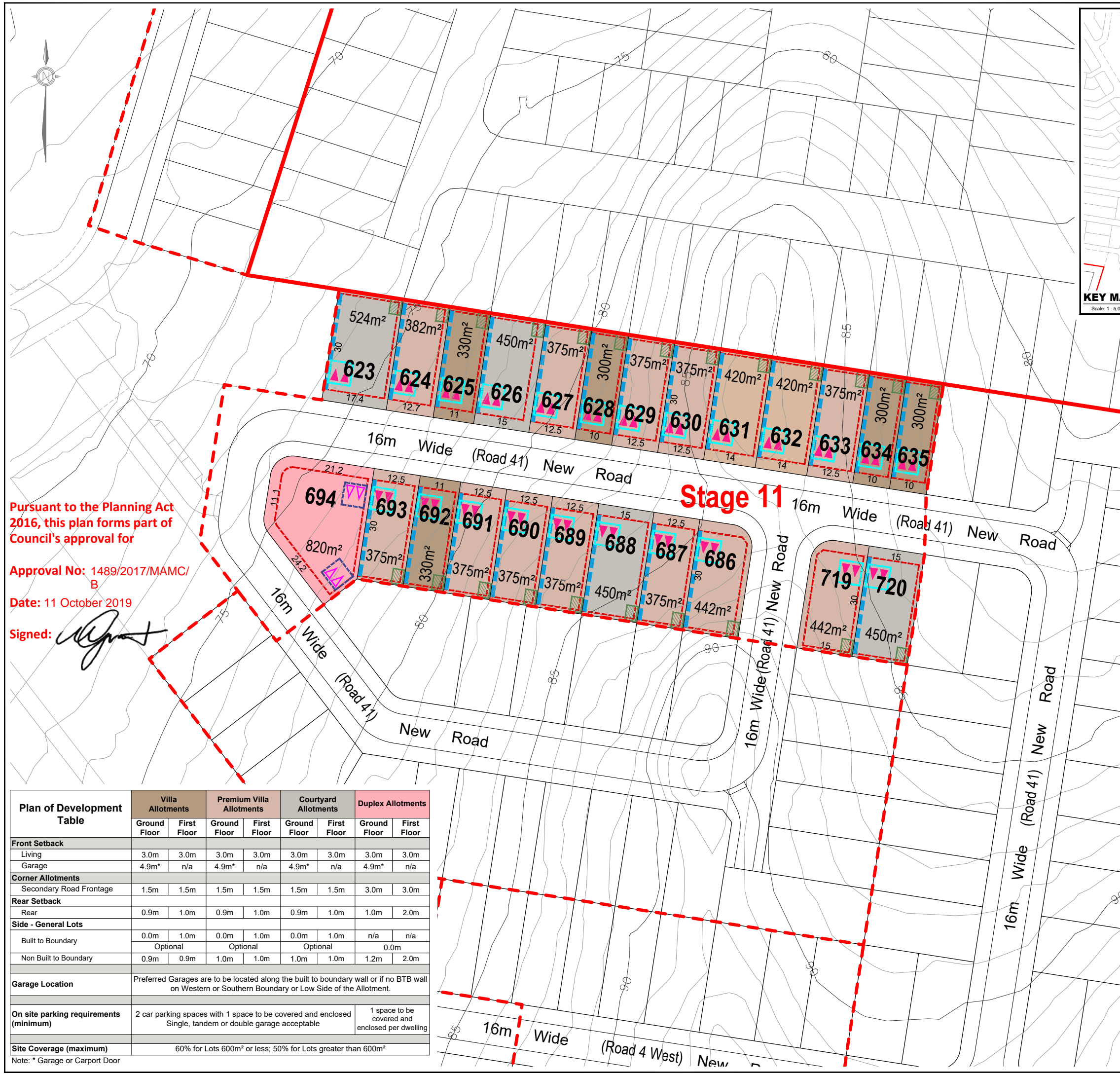
Plan Ref: 132030 - 42 Rev E

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Approval No: 1489/2017/MAMC/B

Date: 11 October 2019

Signed: *[Signature]*

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Garage	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	3.0m	3.0m
Rear Setback								
Rear	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	n/a	n/a
Optional	Optional		Optional		Optional		0.0m	
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	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	
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Legend

- Site Boundary
- Proposed Stage Boundary
- Active Open Space
- Drainage Open Space
- Landscape Entry Statement

Allotment Details

- Preferred Private Open Space Location
- Open Space Location
- Maximum Building Location Envelope
- Location Envelope
- Optional Built to Boundary Wall
- No Vehicle Access
- Preferred Garage Location (on Single Family Dwellings)
- Indicative Garage Location (on Multi Family Dwellings - Subject to Design)

Scale 1 : 500 @ A1

0 5 10 15 20 25 30

CLIENT

PEET

PROJECT

EDEN'S CROSSING
 Naturally connected

PLAN OF DEVELOPMENT
 STAGE 11
 ALLOTMENT
 LAYOUT

Date: 09 SEPTEMBER 2019

Comp By: WNW / JC / MD

Checked By: MD

DWG Name: 132030-34 Stages 10-15

Job Ref: 132030

Local Authority: IPSWICH CITY COUNCIL

Locality: REDBANK PLAINS

Scale: 1 : 500 Sheet A1

Plan Ref: 132030 - 43 Rev E

RPS

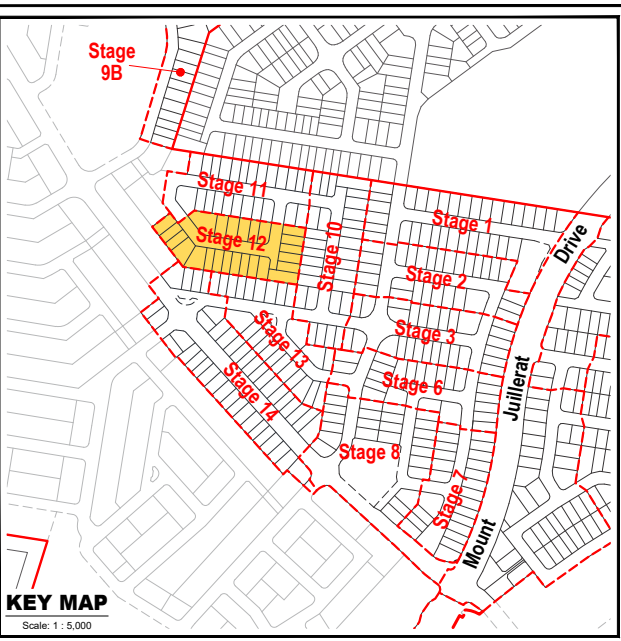
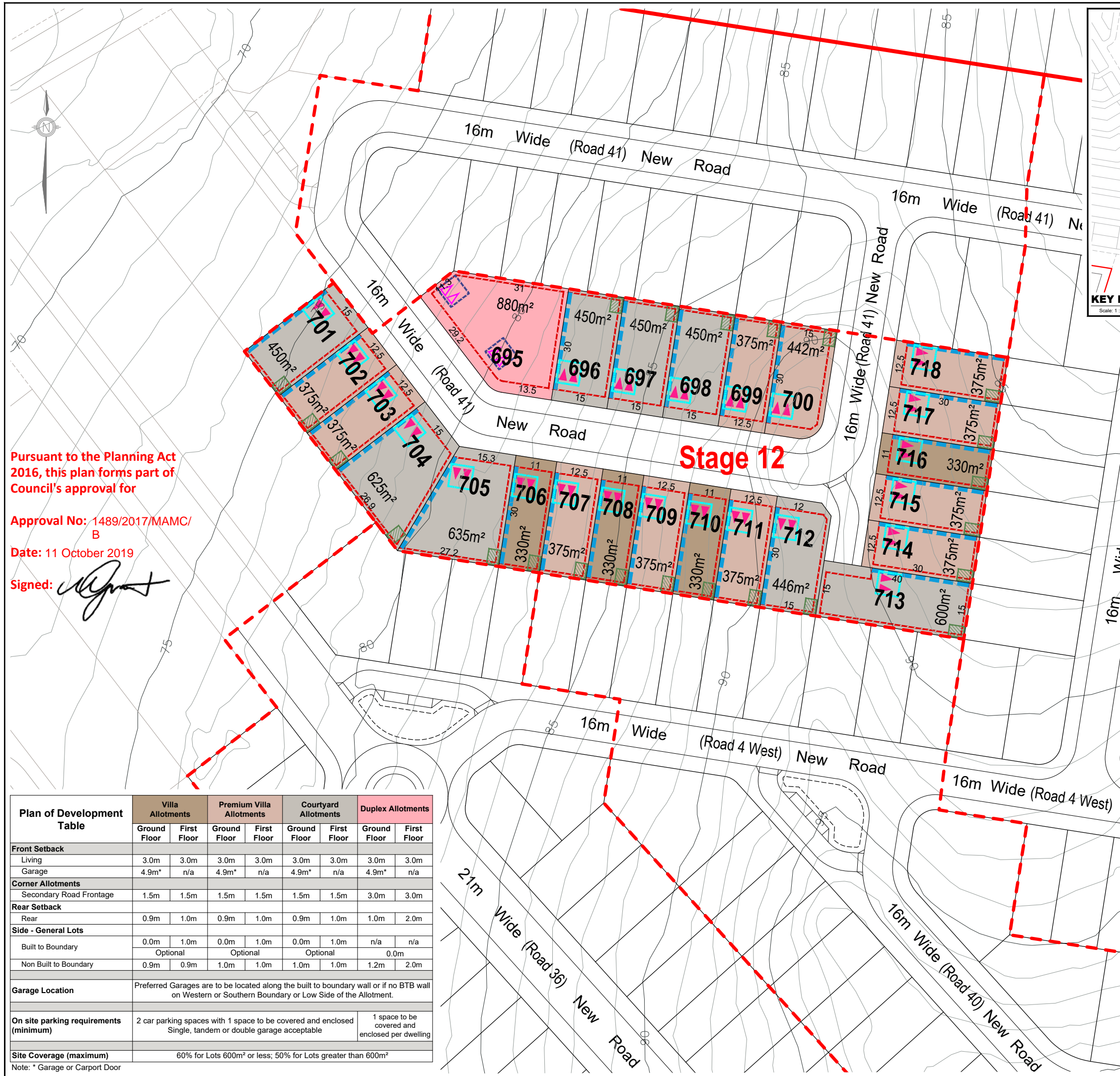
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Approval No: 1489/2017/MAMC/ B

Date: 11 October 2019

Signed: *[Signature]*

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- Optional Built to Boundary Wall
- No Vehicle Access
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Scale 1 : 500 @ A1

CLIENT

PEET

PROJECT

EDEN'S CROSSING
 Naturally connected

PLAN OF DEVELOPMENT
 STAGE 12
 ALLOTMENT
 LAYOUT

Date: 09 SEPTEMBER 2019

Comp By: WNW / JC / MD

Checked By: MD

DWG Name: 132030-34 Stages 10-15

Job Ref: 132030

Local Authority: IPSWICH CITY COUNCIL

Locality: REDBANK PLAINS

Scale: 1 : 500

Sheet: A1

Plan Ref: 132030 - 44

Rev: E

RPS

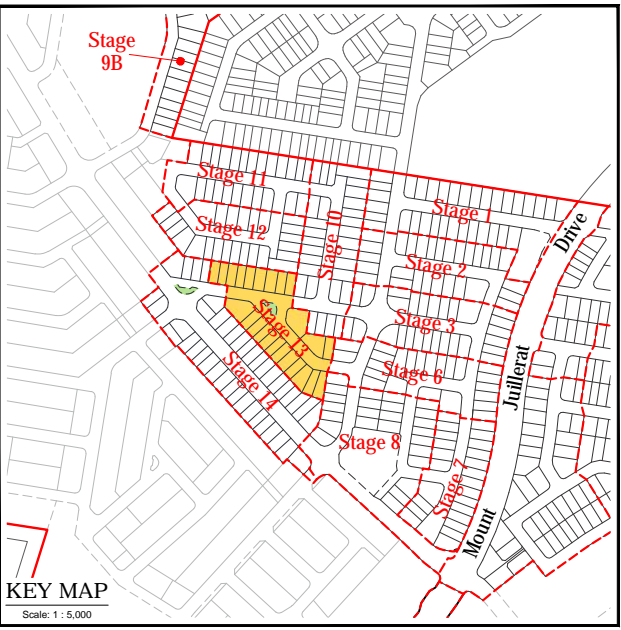
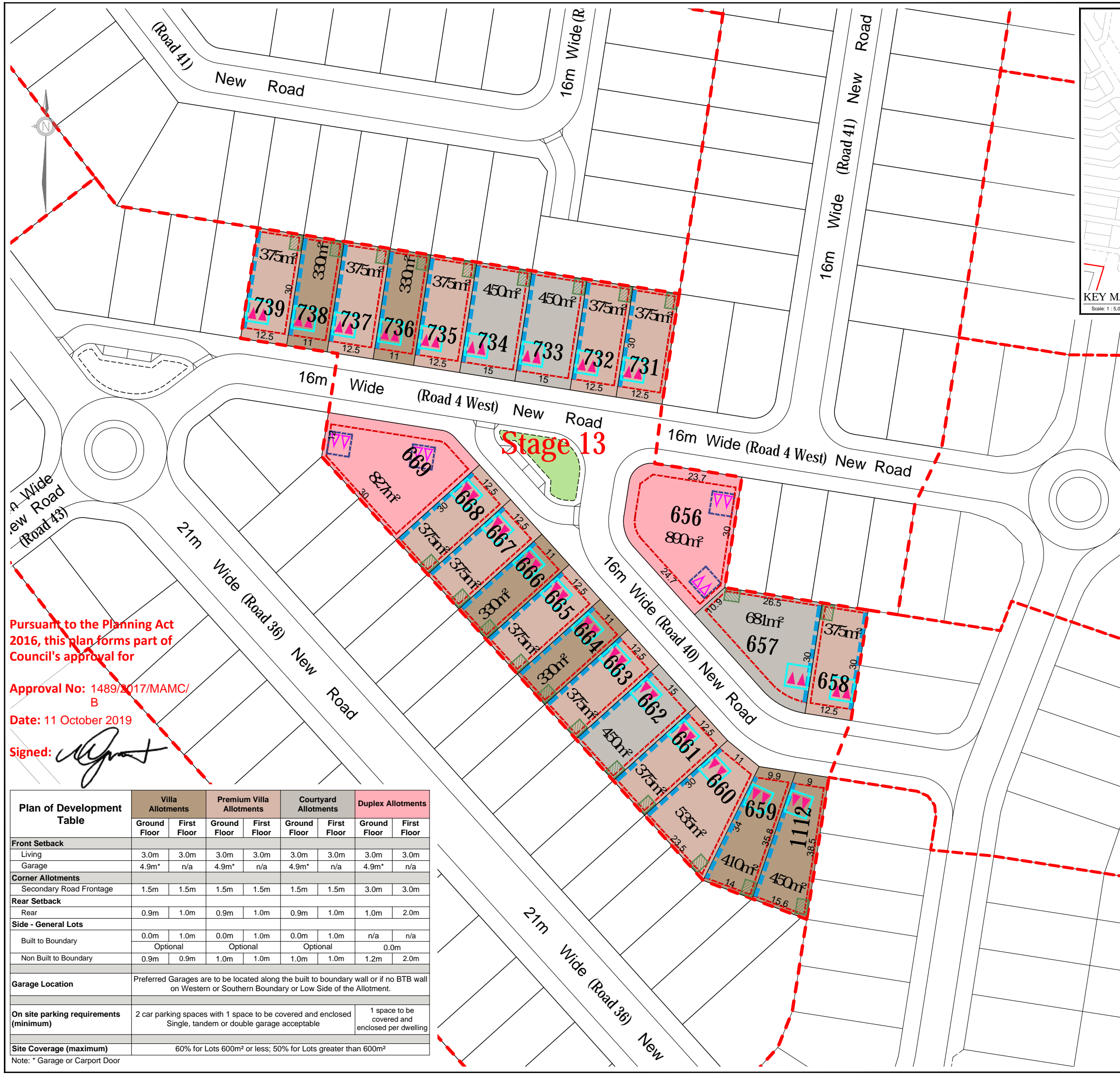
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REVISION

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Secondary Road Frontage	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	1.0m	2.0m
Side - General Lots								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Optional								0.0m
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	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

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PROJECT

PLAN OF DEVELOPMENT
STAGE 13
ALLOTMENT LAYOUT

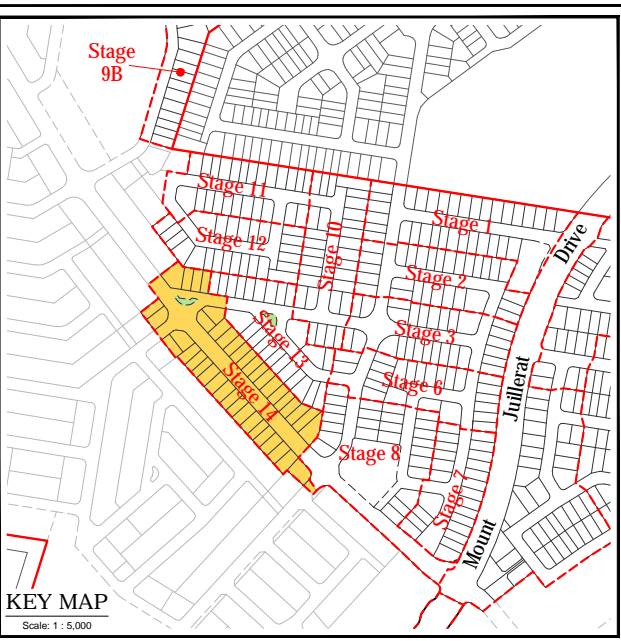
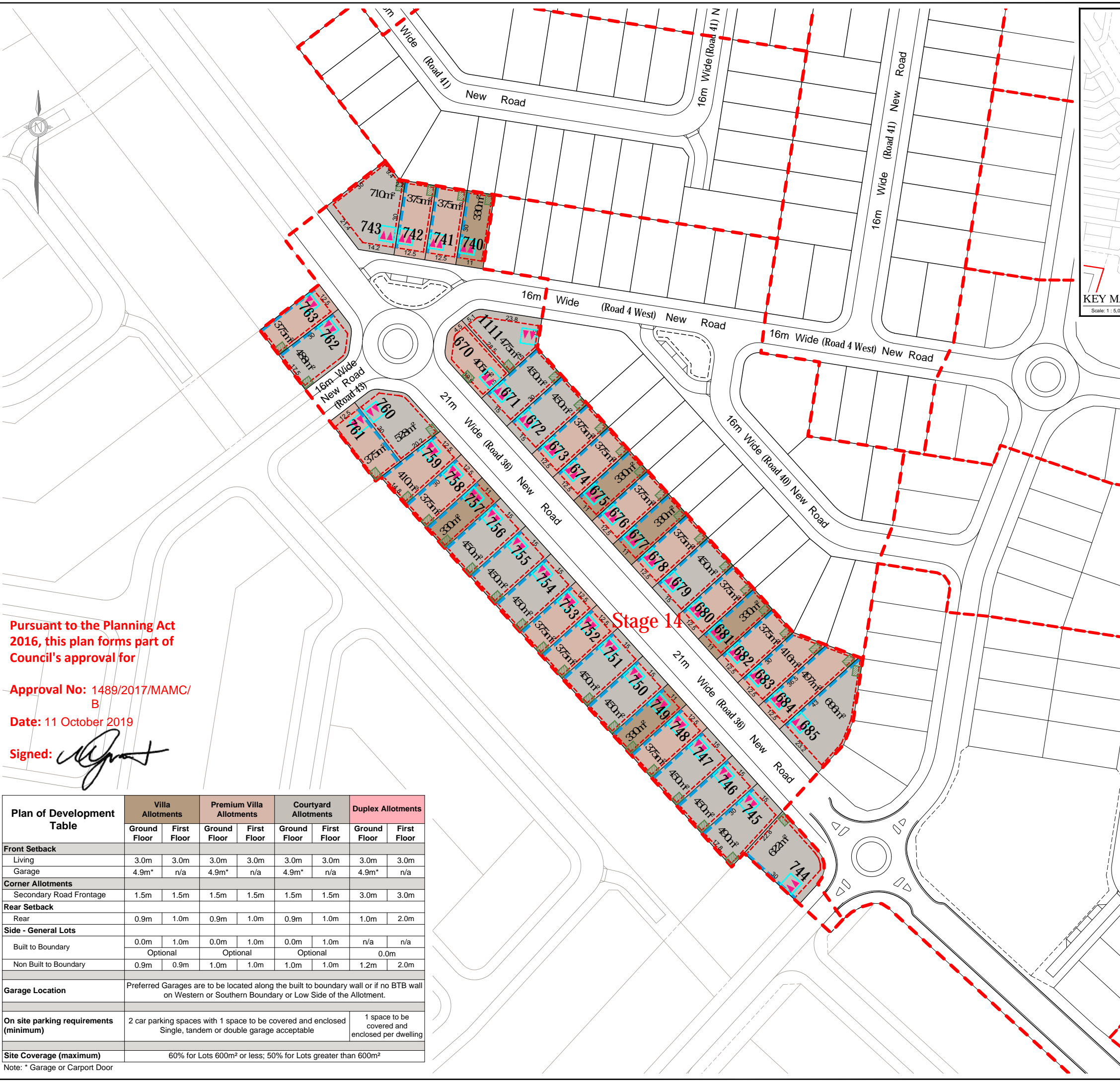
Date:	24 OCTOBER 2018
Comp By:	WNW / JC / MD
Checked By:	MD
DWG Name:	132030-34 Stages 10-15
Job Ref:	132030
Local Authority:	IPSWICH CITY COUNCIL
Locality:	REDBANK PLAINS
Scale:	1 : 500
Sheet:	A1
Plan Ref:	132030 - 45
Rev:	D

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Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 1489/2017/MAMC/B

Date: 11 October 2019

Signed:

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Duplex Allotments	
	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
Garage	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	3.0m	3.0m
Rear Setback								
Rear	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	n/a	n/a
Optional		Optional		Optional		Optional		0.0m
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	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

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.
 - For lot 638 - 0.9m setback applies to the secondary frontage (eastern 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.

REVISION

A: 16/02/17 Amend Staging
 B: 14/06/17 Amend Layout
 C: 12/09/17 Amend Stage 10 & 11 Layout
 D: 24/10/18 Amend Stage 13 & 14 Layout

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: ETS.

Legend

- Site Boundary
- Proposed Stage Boundary
- Active Open Space
- Drainage Open Space
- Landscaped Entry Statement

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- No Vehicle Access
- Preferred Garage Location (on Single Family Dwellings)
- Indicative Garage Location (on Multi Family Dwellings - Subject to Design)

Scale 1 : 750 @ A1

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PLAN OF DEVELOPMENT
STAGE 14
ALLOTMENT LAYOUT

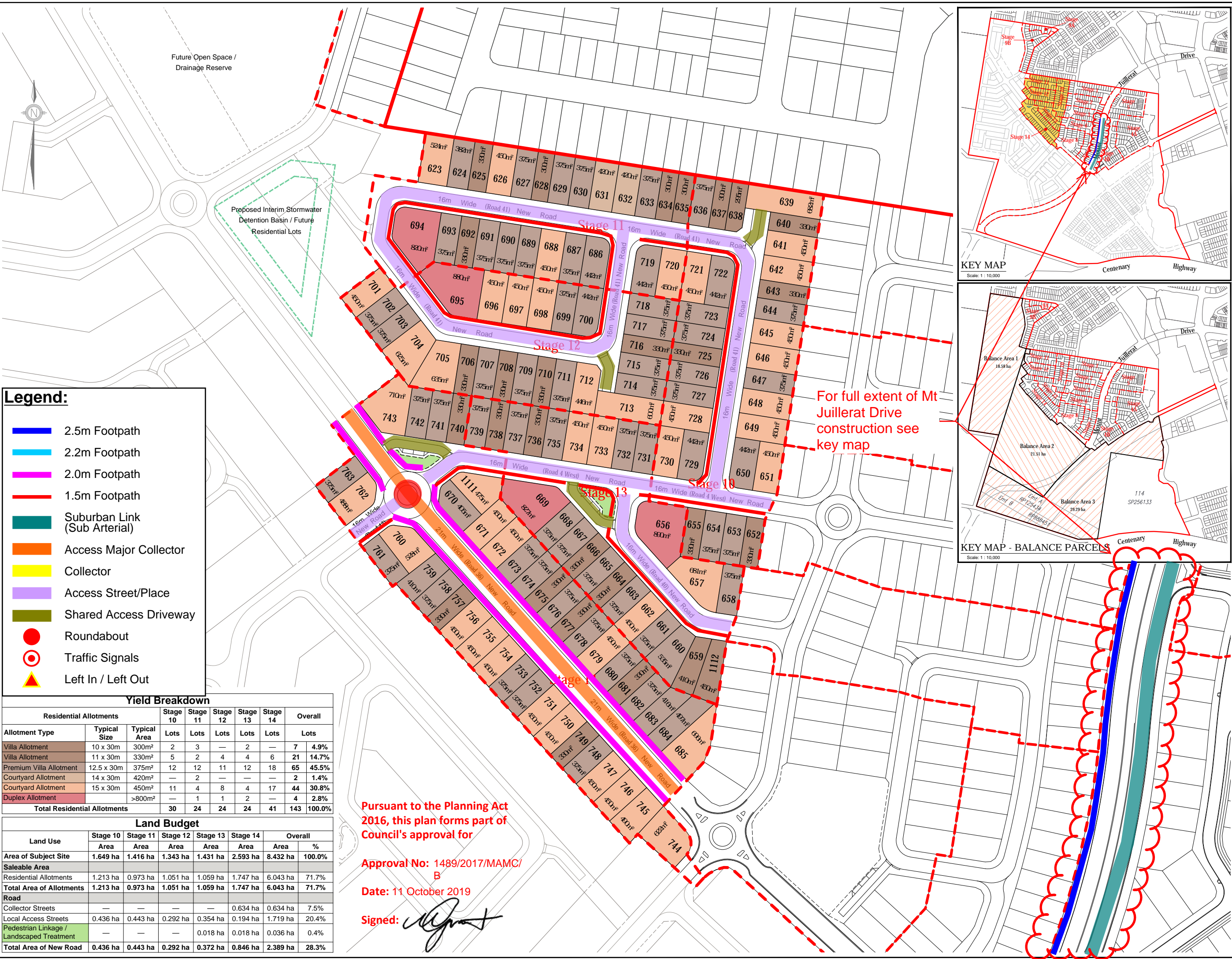
Date:	24 OCTOBER 2018
Comp By:	WNW / JC / MD
Checked By:	MD
DWG Name:	132030-34 Stages 10-15
Job Ref:	132030
Local Authority:	IPSWICH CITY COUNCIL
Locality:	REDBANK PLAINS
Scale:	1 : 750
Sheet:	A1
Plan Ref:	132030 - 46
Rev:	D

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Legend:

- 2.5m Footpath
- 2.2m Footpath
- 2.0m Footpath
- 1.5m Footpath
- Suburban Link (Sub Arterial)
- Access Major Collector
- Collector
- Access Street/Place
- Shared Access Driveway
- Roundabout
- ⊙ Traffic Signals
- ▲ Left In / Left Out

Yield Breakdown

Residential Allotments		Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall
Allotment Type	Typical Size / Typical Area	Lots	Lots	Lots	Lots	Lots	Lots
Villa Allotment	10 x 30m / 300m ²	2	3	—	2	—	7 4.9%
Villa Allotment	11 x 30m / 330m ²	5	2	4	4	6	21 14.7%
Premium Villa Allotment	12.5 x 30m / 375m ²	12	12	11	12	18	65 45.5%
Courtyard Allotment	14 x 30m / 420m ²	—	2	—	—	—	2 1.4%
Courtyard Allotment	15 x 30m / 450m ²	11	4	8	4	17	44 30.8%
Duplex Allotment	>800m ²	—	1	1	2	—	4 2.8%
Total Residential Allotments		30	24	24	24	41	143 100.0%

Land Budget

Land Use	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall
	Area	Area	Area	Area	Area	Area %
Area of Subject Site	1.649 ha	1.416 ha	1.343 ha	1.431 ha	2.593 ha	8.432 ha 100.0%
Saleable Area						
Residential Allotments	1.213 ha	0.973 ha	1.051 ha	1.059 ha	1.747 ha	6.043 ha 71.7%
Total Area of Allotments	1.213 ha	0.973 ha	1.051 ha	1.059 ha	1.747 ha	6.043 ha 71.7%
Road						
Collector Streets	—	—	—	—	0.634 ha	0.634 ha 7.5%
Local Access Streets	0.436 ha	0.443 ha	0.292 ha	0.354 ha	0.194 ha	1.719 ha 20.4%
Pedestrian Linkage / Landscaped Treatment	—	—	—	0.018 ha	0.018 ha	0.036 ha 0.4%
Total Area of New Road	0.436 ha	0.443 ha	0.292 ha	0.372 ha	0.846 ha	2.389 ha 28.3%

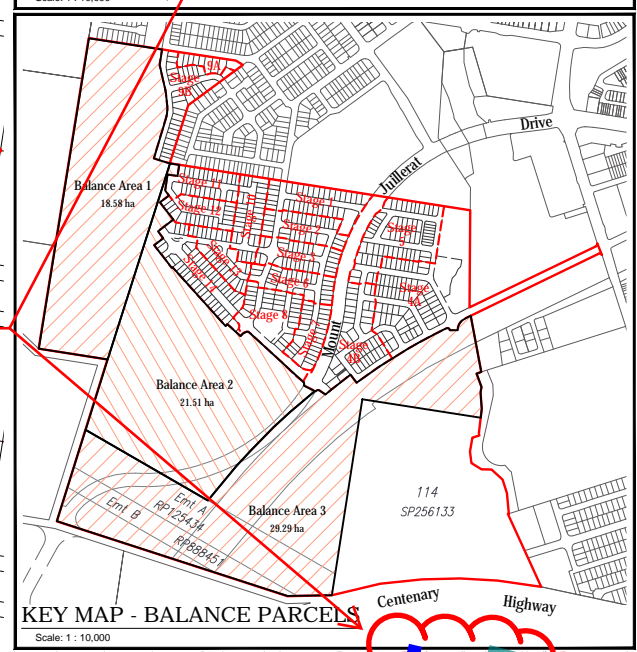
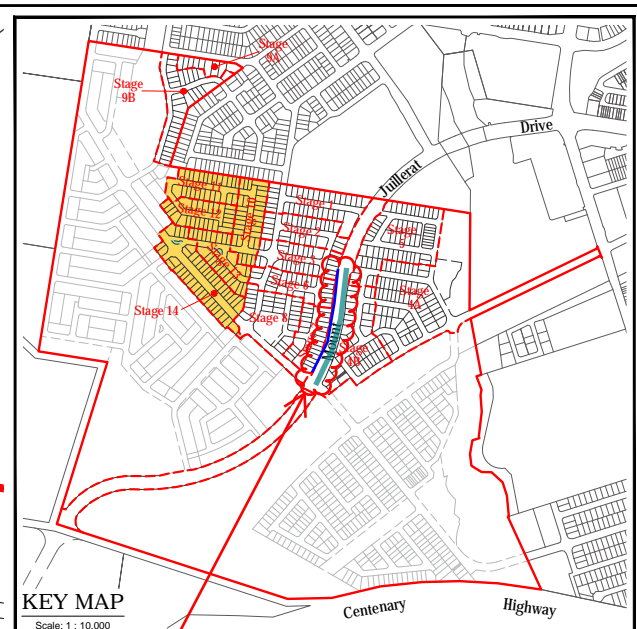
Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 1489/2017/MAMC/B

Date: 11 October 2019

Signed: *[Signature]*

For full extent of Mt Juillerat Drive construction see key map



REVISION

A: 16/02/17 Amend Staging
 B: 14/06/17 Amend Layout
 C: 12/09/17 Amend Stage 10 & 11 Layout
 D: 24/10/18 Amend Stage 13 & 14 Layout

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 Adjoining information: DCDB.
 Contours: ETS.

Legend

- Site Boundary
- - - Stage Boundary

Road and Footpath Hierarchy Plan

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

CLIENT
PEET

PROJECT
EDEN'S CROSSING
Naturally connected

PLAN OF SUBDIVISION STAGES 10 – 14 ALLOTMENT LAYOUT

Date: 24 OCTOBER 2018
 Comp By: WNW / JC / MD
 Checked By: MD
 DWG Name: 132030-34 Stages 10-15
 Job Ref: 132030
 Local Authority: IPSWICH CITY COUNCIL
 Locality: REDBANK PLAINS
 Scale: 1 : 1000 Sheet A1
 Plan Ref: 132030 - 34 Rev D

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