

Notes:
 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 cm².
 The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
 Site boundaries: Saunders Hovill.
 Adjoining information: DCOB.
 Contours: ETS

CLIENT
PEET
 PROJECT
EDENS CROSSING
 Naturally connected

PLAN OF DEVELOPMENT
 STAGE 2
 ALLOTMENT
 LAYOUT

Date: 14 October 2018
 Drawn By: MNW
 Checked By: AZ

Lot Reference: 132030-1
 Local Authority: City Council
 State: Redbank Plains

Scale: 1:500
 Sheet: A1
 Plan Ref: 132030-1B
 Rev: C



RPS Australia Pty Ltd
 ABN 44 40292762
Urban Design
 4/6 Brinkwood Street
 Forsters Valley QLD 4006
 P 61 7 324 8398
 W engine.com.au

Development Control Notes

General

- All development is to be undertaken in accordance with the Development Plan.
- Approving setbacks and built to boundary wall locations shown are subject to future assessed 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 outer most projection (OMP).
- 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 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 adjacent 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.

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.

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 (street, alleyway, driveway, 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 500m² in area. 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.

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)
- Preferred Garage Location (on Multi Family Dwellings)
- Indicative Bit Pad

Plan of Development Table	Villas Allotments		Premium Villas Allotments		Cottage Allotments		Duplex Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side - General Lots	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Not Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Preferred 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.							
Garage Location	Preferred Garage Location (on Single Family Dwellings)							
On site parking requirements (minimum)	2 car parking spaces with 1 space to be covered and enclosed. Single tandem or double garage acceptable enclosed per dwelling.							
Site Coverage (maximum)	60% for Lots 600m ² or less, 50% for Lots greater than 600m ²							

KEY MAP
 Scale: 1:5000

Plan of Development Table

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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side - General Lots	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
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Site Coverage (maximum)
 Note: Garage or Carport Door
 60% for Lots 600m² or less, 50% for Lots greater than 600m²

