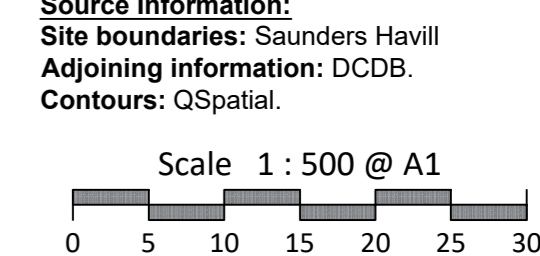


Legend

- Site Boundary
- - - Proposed Stage Boundary
- - - ICC Zoning Boundary
- - - Preliminary Approval Zoning Boundary
- - - 15.5m Bushfire Setback
- - - 500m Park Catchment
- - - 800m Commercial / Community Catchment
- * Indicative Bus Stop Location

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.



Land Use	Stage 28		Stage 29	
	Area	%	Area	%
Area of Subject Site	1.329 ha	100.0%	1.092 ha	100.0%
Saleable Area				
Residential Allotments	0.799 ha	60.1%	0.346 ha	31.7%
Total Area of Allotments	0.799 ha	60.1%	0.346 ha	31.7%
Road				
Collector Streets	0.337 ha	25.4%	—	0.0%
Local Access Streets	0.193 ha	14.5%	0.181 ha	16.6%
Pedestrian Linkage / Landscaped Treatment	—	0.0%	—	0.0%
Total Area of New Road	0.530 ha	39.9%	0.181 ha	16.6%
Open Space				
Active Park	—	0.0%	0.565 ha	51.7%
Drainage / Bio Retention	—	0.0%	—	0.0%
Total Open Space	—	0.0%	0.565 ha	51.7%

Road Lengths		
Street Type	Length	Length
16m Wide New Road	104m	126m
17m Wide New Road	—	—
21m Wide New Road	160m	—
Total Length of New Road	264m	126m

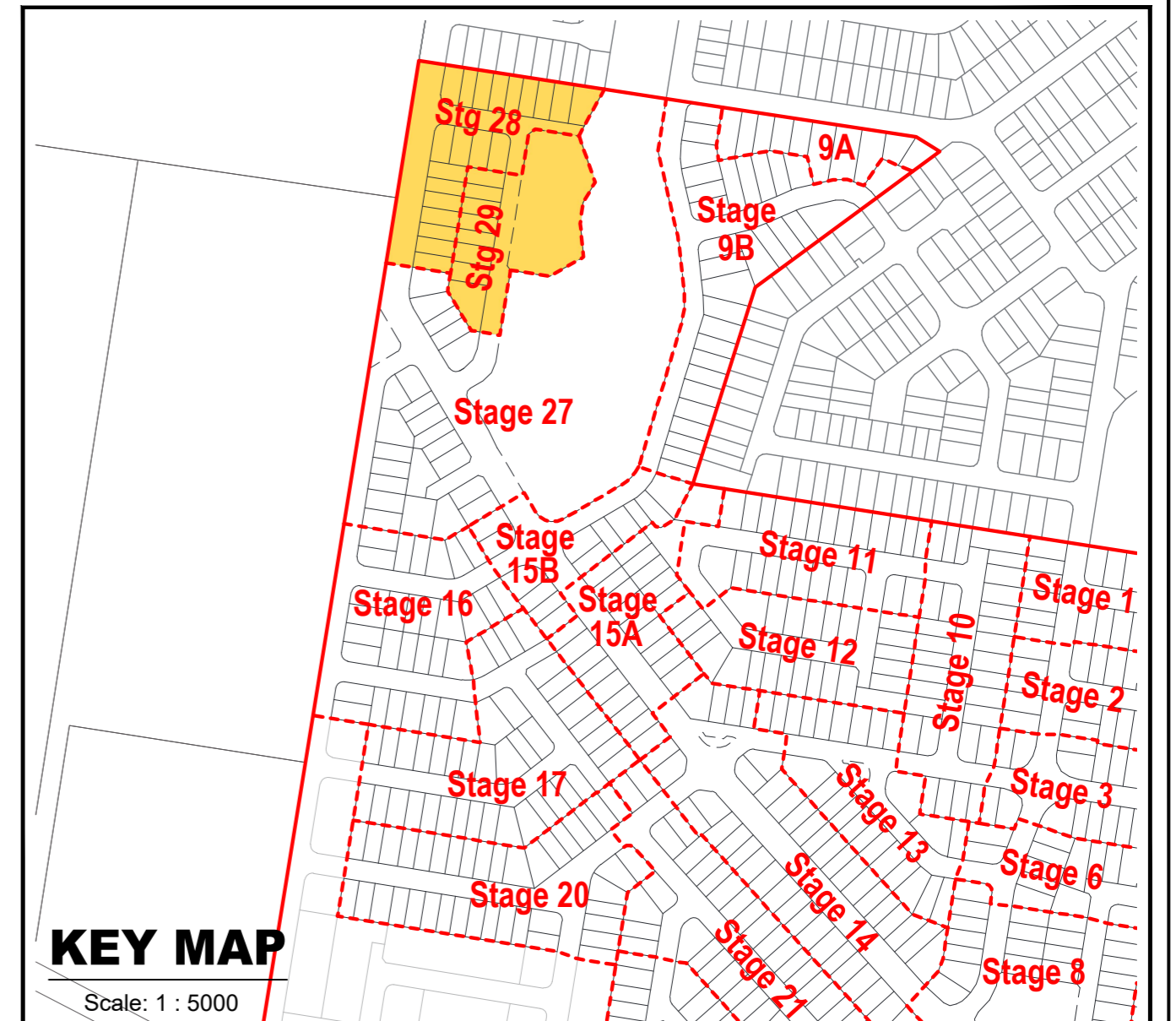
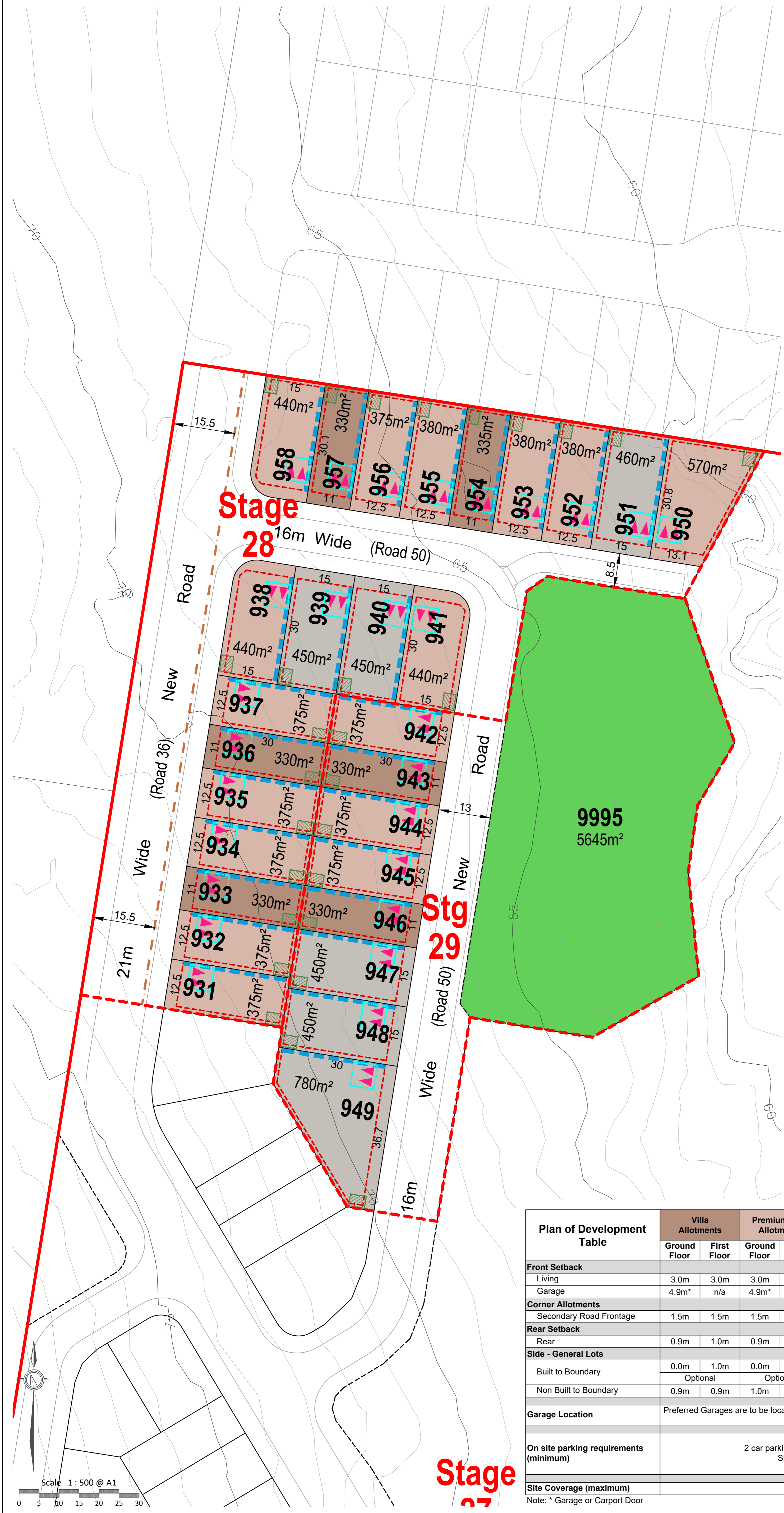
Yield Breakdown						
Residential Allotments			Stage 28		Stage 29	
Allotment Type	Typical Size	Typical Area	Lots	%	Lots	%
Premium Villa Allotment	12.5 x 25m	312.5m ²	—	0.0%	—	0.0%
Premium Courtyard	16 x 25m	400m ²	—	0.0%	—	0.0%
Villa Allotment	11 x 30m	330m ²	4	20.0%	2	25.0%
Premium Villa Allotment	12.5 x 30m	375m ²	13	65.0%	3	37.5%
Courtyard Allotment	15 x 30m	420m ²	3	15.0%	3	37.5%
Traditional Allotment	18 x 30m	540m ²	—	0.0%	—	0.0%
Duplex Allotment	>800m ²	—	—	0.0%	—	0.0%
Total Residential Allotments			20	100.0%	8	100.0%

REVISION
A: 14/02/19 Amend Stage 9A
B: 08/03/19 Information Request Amendments
C: 20/08/19 POD Setback Amendment
D: 06/08/20 Sub-staging Stage 15
E: 15/02/21 Lot 583 Amendments
F: 20/04/21 Stage 20 Updates
G: 22/12/21 Stage 9A, 16 & 27 Updates
H: 19/01/22 Stage 27 Updates
I: 10/02/22 Stage 27 & 29 Updates
J: 27/05/22 Stage 9A Updates

PROJECT	EDEN'S CROSSING	CLIENT
Job Ref. 132030	Date. 27 MAY 2022	
Comp By. JC	DWG Name. 132030-LOT 89 STG 9-29	
Chk'd By. MD	Locality. IPSWICH CITY COUNCIL	
Local Authority. REDBANK PLAINS		

PLAN OF SUBDIVISION	
STAGE 28 & 29	
ALLOTMENT LAYOUT	

Scale	Sheet	Plan Ref	Rev
1:500	A1	132030-92	J



- Legend**
- Site Boundary
 - Proposed Stage Boundary
 - 15.5m Bushfire Setback
- 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)
- 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: Saunders Havill
Adjoining Information: DCDB.
Contours: QSpatial.

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
		Optional		Optional		Optional		Optional		Optional		
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

0 5 10 15 20 25 30

REVISION	PROJECT	CLIENT
A: 14/02/19 Amend Stage 9A B: 08/03/19 Information Request Amendments C: 20/08/19 POD Setback Amendment D: 06/08/20 Sub-staging Stage 15 E: 15/02/21 Lot 583 Amendments F: 20/04/21 Stage 20 Updates G: 22/12/21 Stage 9A, 16 & 27 Updates H: 19/01/22 Stage 27 Updates I: 10/02/22 Stage 27 & 29 Updates J: 27/05/22 Stage 9A Updates	EDEN'S CROSSING Naturally connected	PEET
Job Ref. 132030 Comp By. JC Chk'd By. MD Local Authority. REDBANK PLAINS	Date. 27 MAY 2022 DWG Name. 132030-LOT 89 STG 9-29 Locality. IPSWICH CITY COUNCIL	PLAN OF DEVELOPMENT STAGE 28 & 29 ALLOTMENT LAYOUT

Scale	Sheet	Plan Ref	Rev
1:500	A1	132030-100	J

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