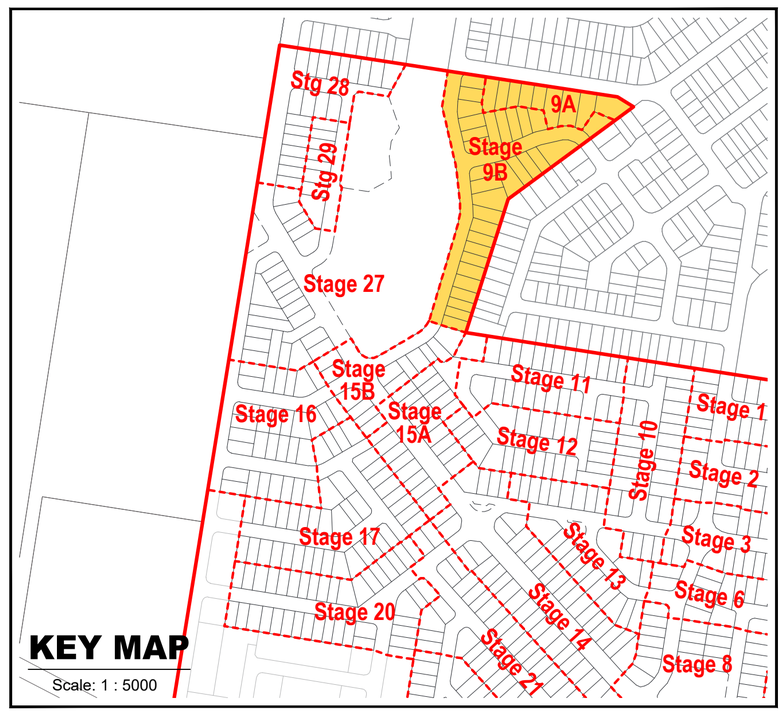
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

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

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. 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.
4. The maximum site coverage for each lot is to be in accordance with the Plan of Development Table.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Setbacks are measured to the wall.
7. First floor setbacks must not exceed the minimum ground floor setbacks.
8. 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.
9. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
10. Built to Boundary walls are to have a maximum length of 9 metres and a maximum height of 4.5 metres.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Outdoor Living Space

12. 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

13. 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:

14. Garages must not project forward of the main facade (front wall) of the dwelling.
15. 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:

16. A maximum of one driveway per dwelling is permitted.
17. 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 600m² or less; 50% for Lots greater than 600m²											

Note: * Garage or Carport Door

Scale 1 : 500 @ A1
0 5 10 15 20 25 30

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

PROJECT EDEN'S CROSSING Naturally connected

Job Ref.	132030	Date.	06 August 2020
Comp By.	LZ	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

URBAN DESIGN
Level 4 HQ South
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Fortitude Valley QLD 4006
T +61 7 3539 9500
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Scale	Sheet	Plan Ref	Rev
1:500	A1	132030-94	D