

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

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.

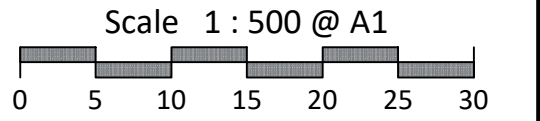
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Saunders Havill.  
Adjoining information: DCDB.  
Contours: ETS.

**Legend**

— Site Boundary

- - - Stage Boundary



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PROJECT

**EDEN'S CROSSING**  
Naturally connected

PLAN OF SUBDIVISION  
STAGE 11  
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 – 36 Rev: D

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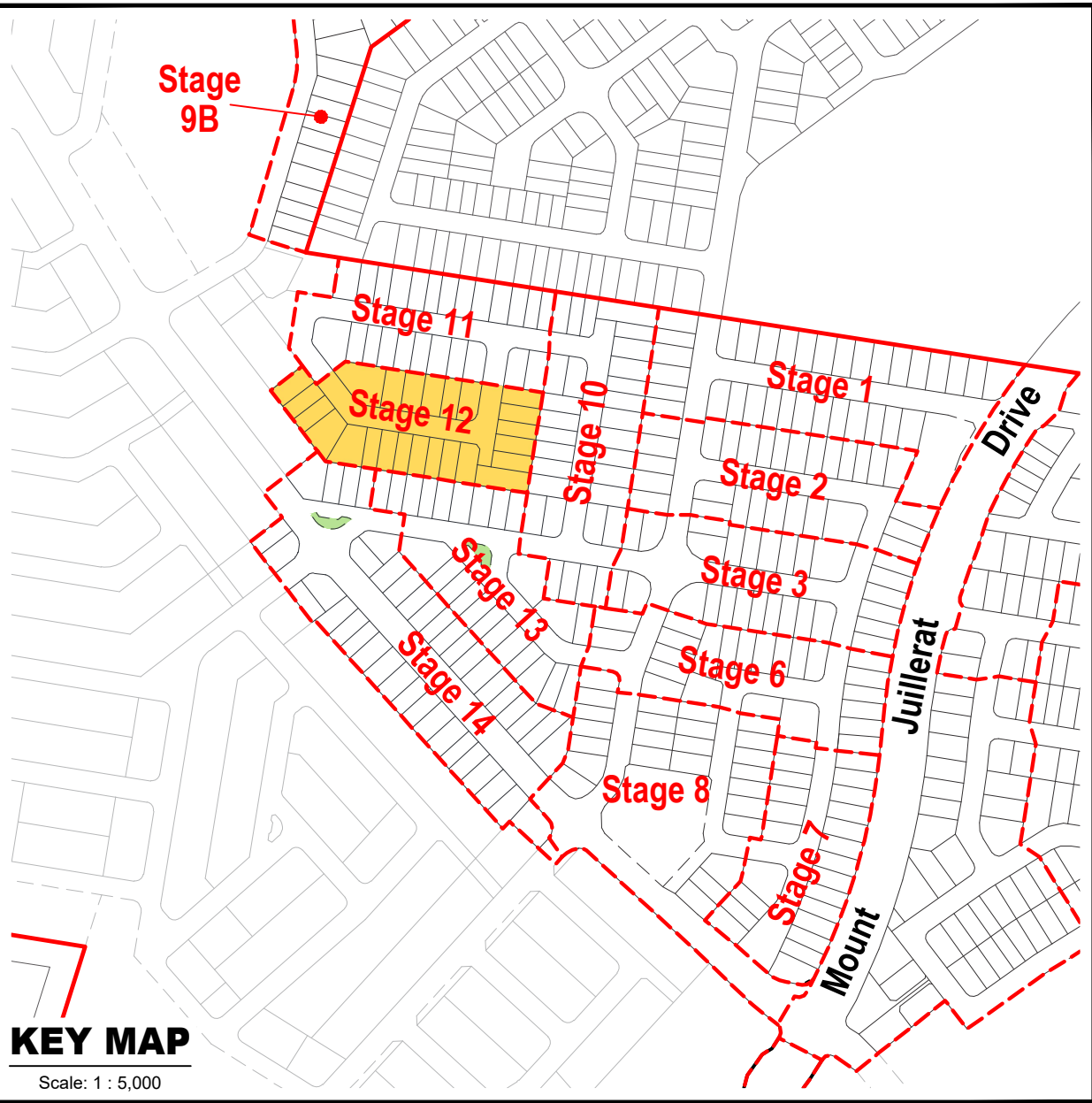
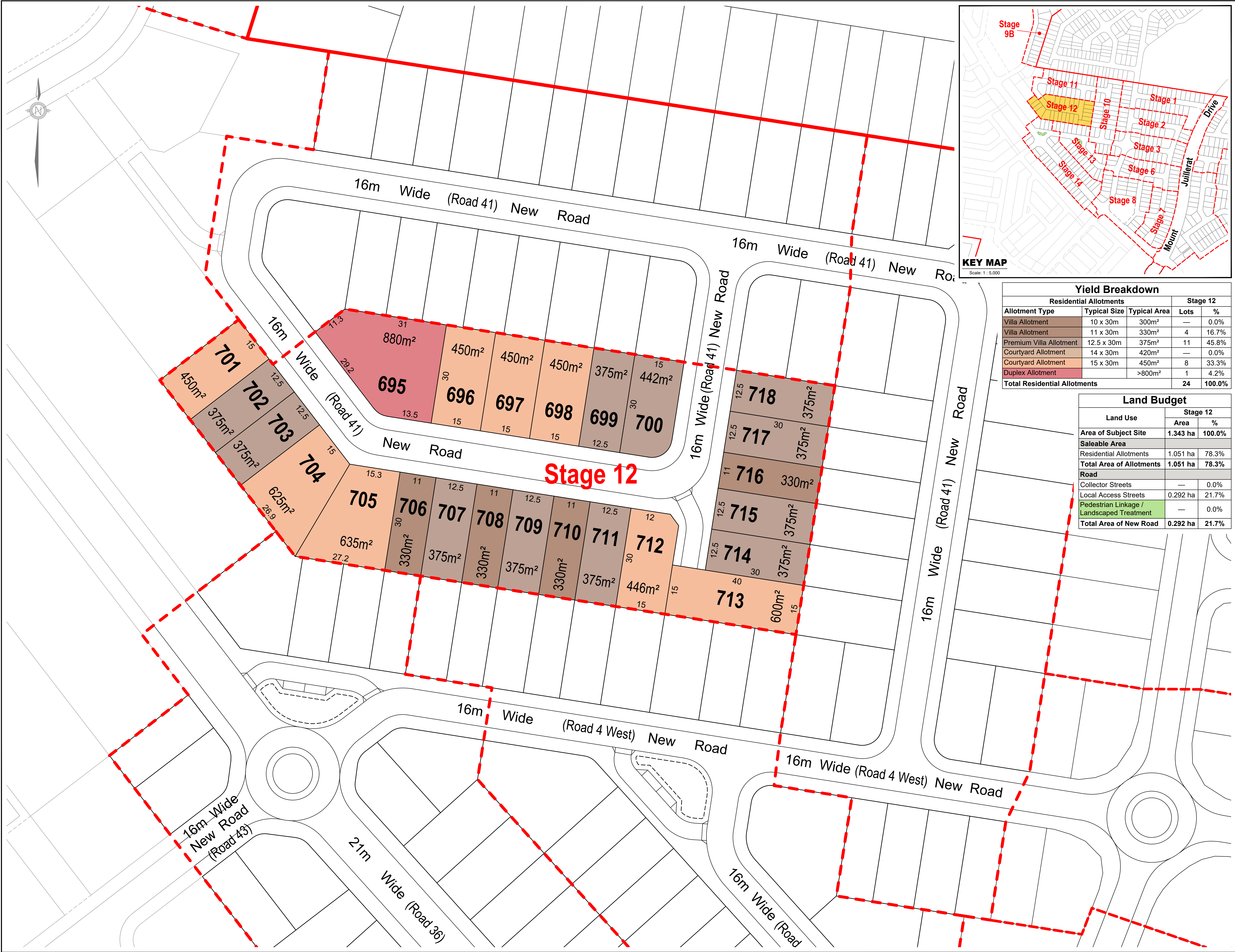
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Yield Breakdown					
Residential Allotments			Stage 12		
Allotment Type	Typical Size	Typical Area	Lots	%	
Villa Allotment	10 x 30m	300m²	—	0.0%	
Villa Allotment	11 x 30m	330m²	4	16.7%	
Premium Villa Allotment	12.5 x 30m	375m²	11	45.8%	
Courtyard Allotment	14 x 30m	420m²	—	0.0%	
Courtyard Allotment	15 x 30m	450m²	8	33.3%	
Duplex Allotment		>800m²	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

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.

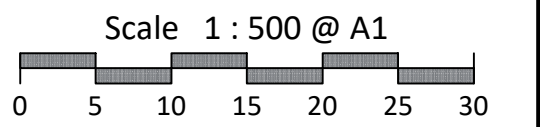
Adjoining information: DCDB.

Contours: ETS.

**Legend**

— Site Boundary

- - - Stage Boundary



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**EDEN'S CROSSING**  
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PLAN OF SUBDIVISION

STAGE 12

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	Sheet
1 : 500	A1

Plan Ref	Rev
132030 – 37	D

**RPS**

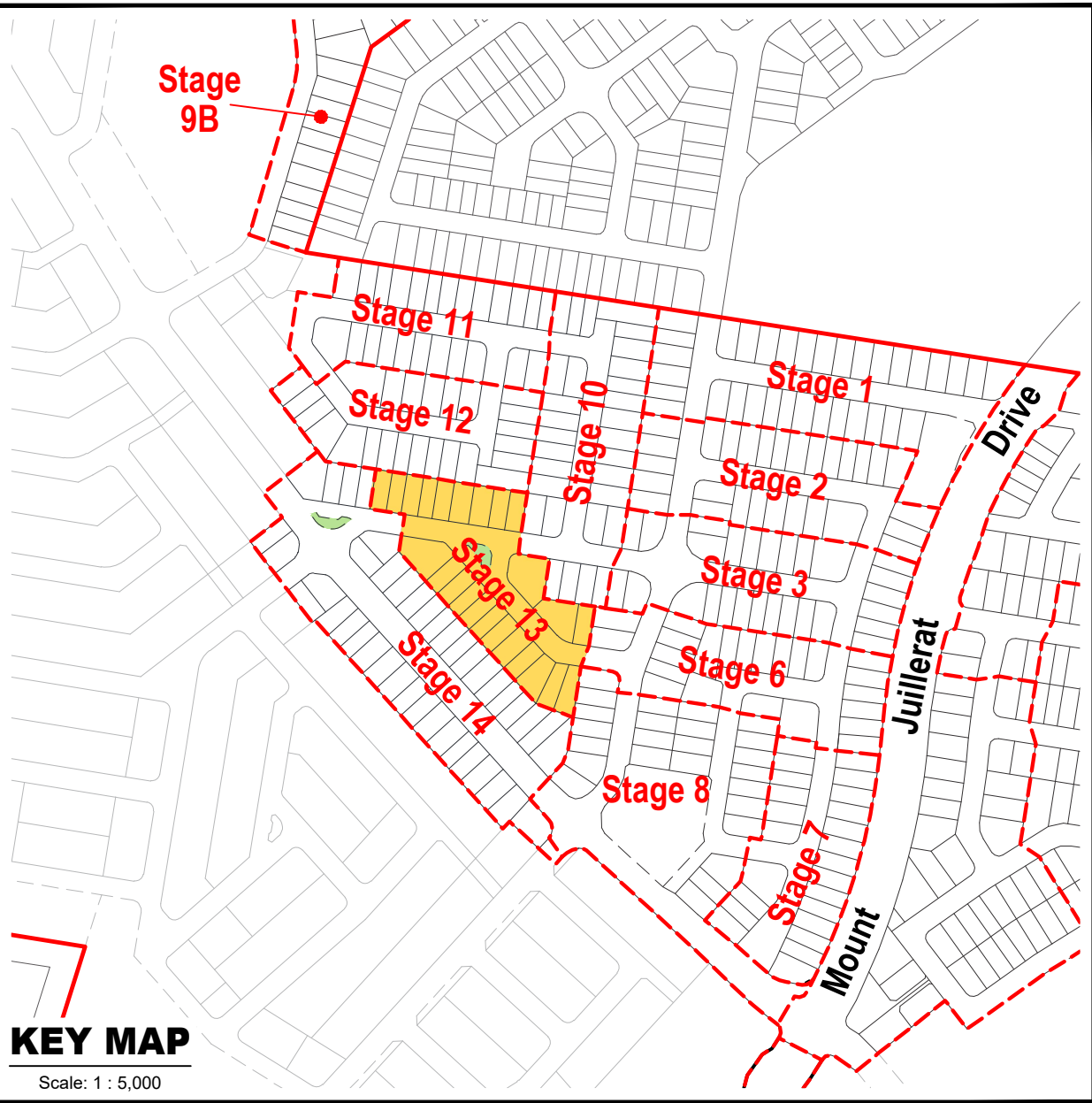
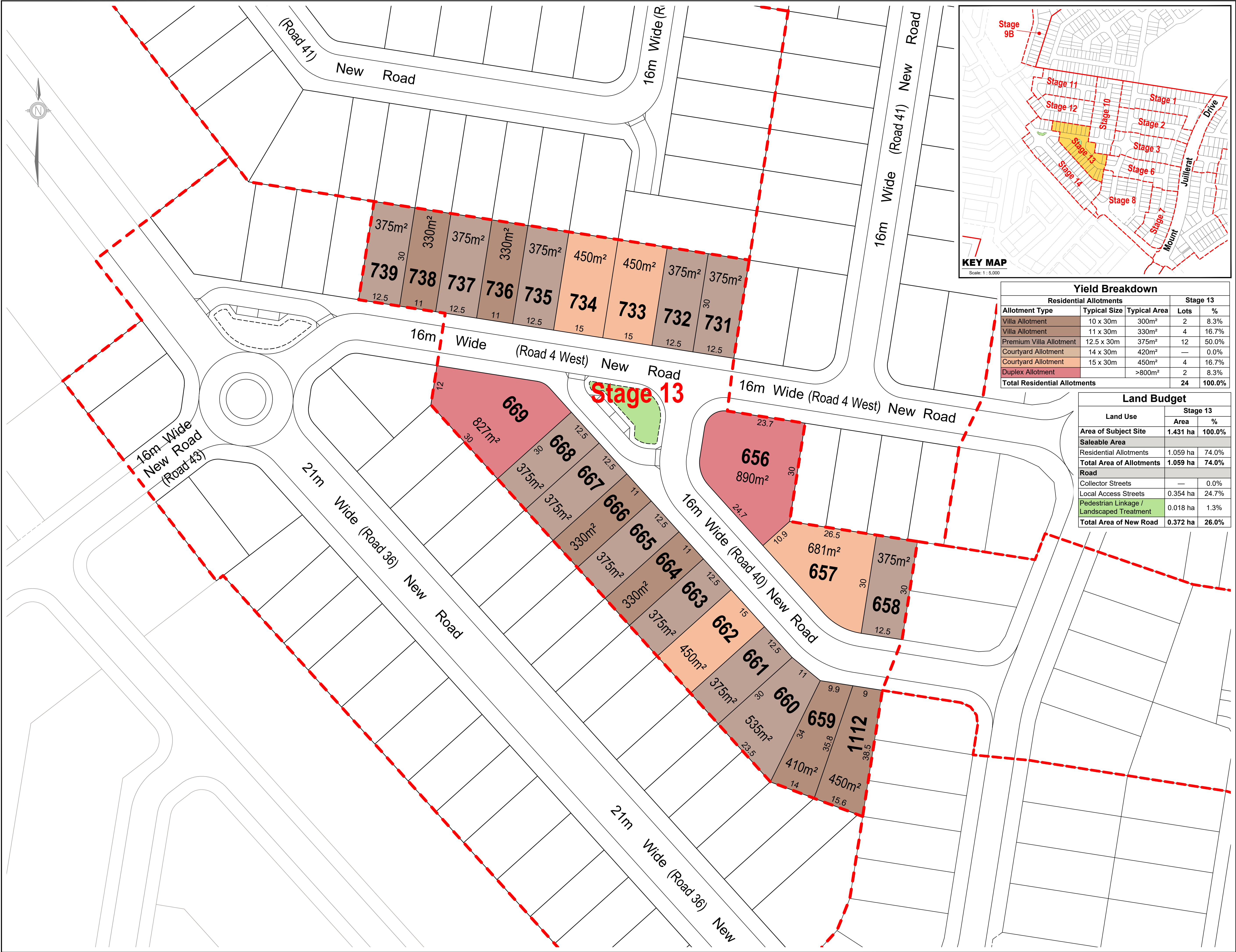
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Yield Breakdown				
Residential Allotments			Stage 13	
Allotment Type	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m²	2	8.3%
Villa Allotment	11 x 30m	330m²	4	16.7%
Premium Villa Allotment	12.5 x 30m	375m²	12	50.0%
Courtyard Allotment	14 x 30m	420m²	—	0.0%
Courtyard Allotment	15 x 30m	450m²	4	16.7%
Duplex Allotment		>800m²	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  
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.

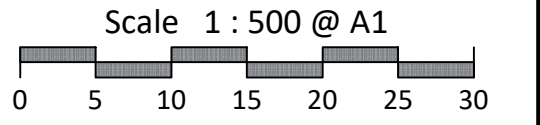
Areas have been rounded down to the nearest 5m².

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
- Stage Boundary



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PLAN OF SUBDIVISION  
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	Sheet
1 : 500	A1

Plan Ref	Rev
132030 – 38	D

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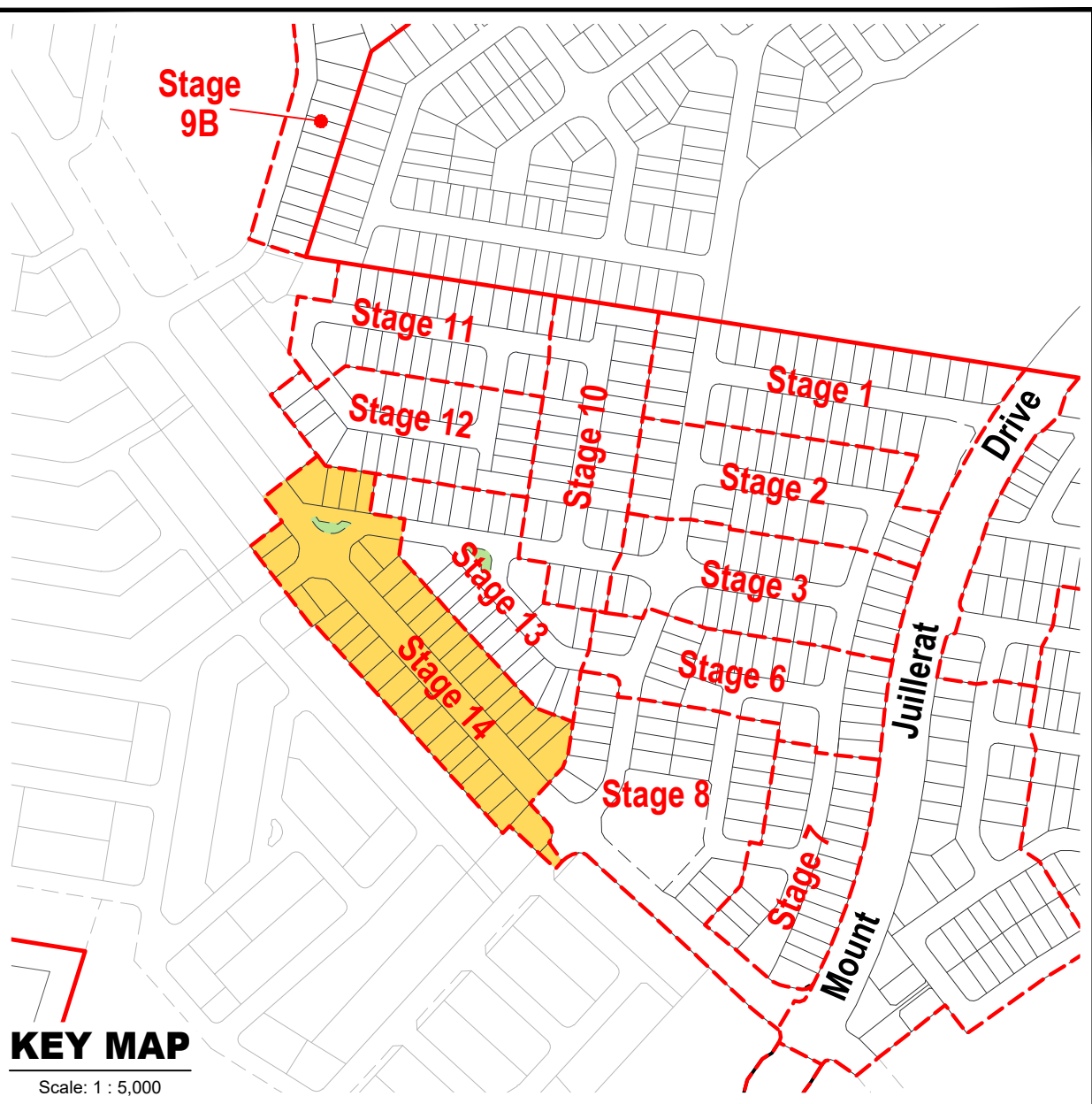
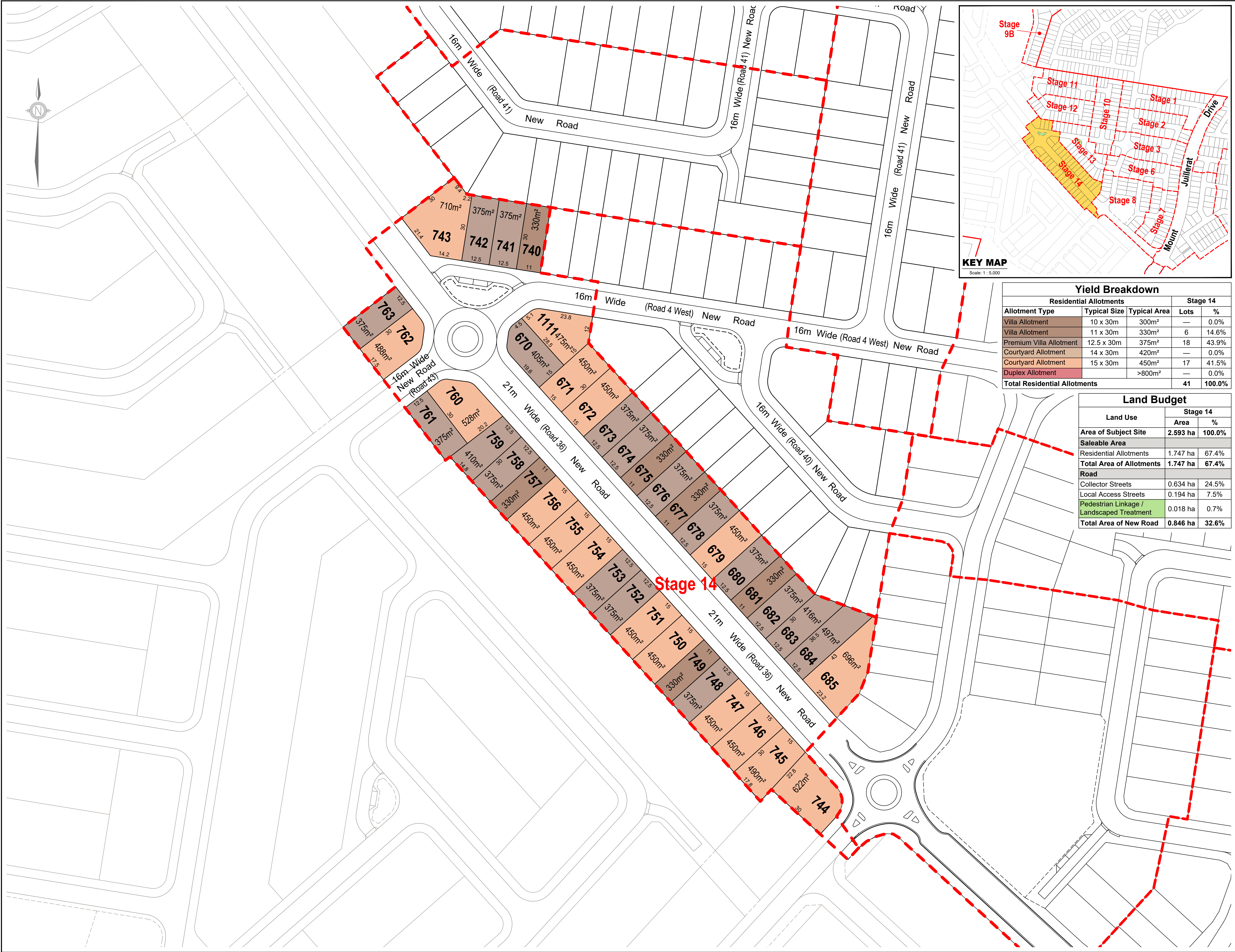
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Yield Breakdown				
Residential Allotments			Stage 14	
Allotment Type	Typical Size	Typical Area	Lots	%
Villa Allotment	10 x 30m	300m²	—	0.0%
Villa Allotment	11 x 30m	330m²	6	14.6%
Premium Villa Allotment	12.5 x 30m	375m²	18	43.9%
Courtyard Allotment	14 x 30m	420m²	—	0.0%
Courtyard Allotment	15 x 30m	450m²	17	41.5%
Duplex Allotment	—	>800m²	—	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

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:**

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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

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

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## PLAN OF SUBDIVISION

### 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 – 39
Rev	D

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