

202

12.5

12.5

1045

375m²

20

375m²

1022

12.5

New

(Road 67) New

TT.

Wide

16m/

(Road 66)

368

12.5

15

101

450m²

1023

5

Road

450m² 450m²

1024

080

15

?

5

450m²

330

12.5

13.1

1012

390m²

390m²

1025 30

13.

0

Road

30

Stage '

440m²

450m²

450m²

440m²

33

55

12.1

17.5 430m²

25

19

1011

1010

5

30

1009

1008

30

992

Road

New

(Road 43)

Wide

17m

12.5

1

5

12.5

125

24

30

994

995

396

997

998

999

1000

1001

900m²

16m

150m²

4

375m²

375m²

375m²

375m²

450m²

375m²

133 B ...

Wide

32.5

(Road 46)

225

RCCC

30

25

2003

- iggs

375m

375m

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 9. 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.

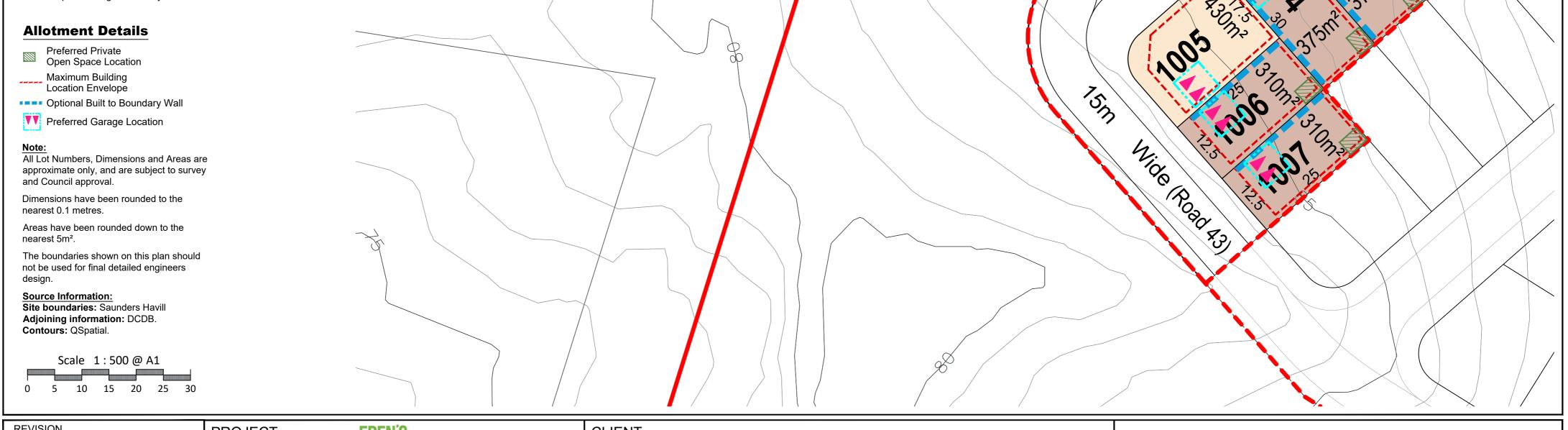
Definitions

Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Legend

- Site Boundary
- Proposed Stage Boundary





REVISION A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	PROJECT	EDEN'S CR9SSING Naturally connected	CLIENT PEET	car	ACN 1	Australia East Pty Ltd Level 4 H 140 292 762 520 Wick 14 140 292 762 PO Box 1	ham Street	
	Job Ref. 132030	Date. 22 August 2019	PLAN OF DEVELOPMENT STAGE 19		©COPYI Unauthori	RIGHT PROTECTS THIS PLAN ised reproduction or amendment T +61 7 3	T +61 7 3539 9500	
	Comp By. MJC	DWG Name. 132030-81 Stage 18 & 19			not permi	not permitted. Please contact the author. W rpsgrou		
	Chk'd By. MD Locality. REDBANK PLAINS		Scale	Sheet	Plan Ref	Rev		
	Local Authority. IPSWICH CITY COUNCIL		ALLOTMENT LAYOUT	1:500	A1	132030-107	С	