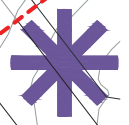


Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for


Approval No.: 2098/2015/MAMC/D

Date: 30 August 2022

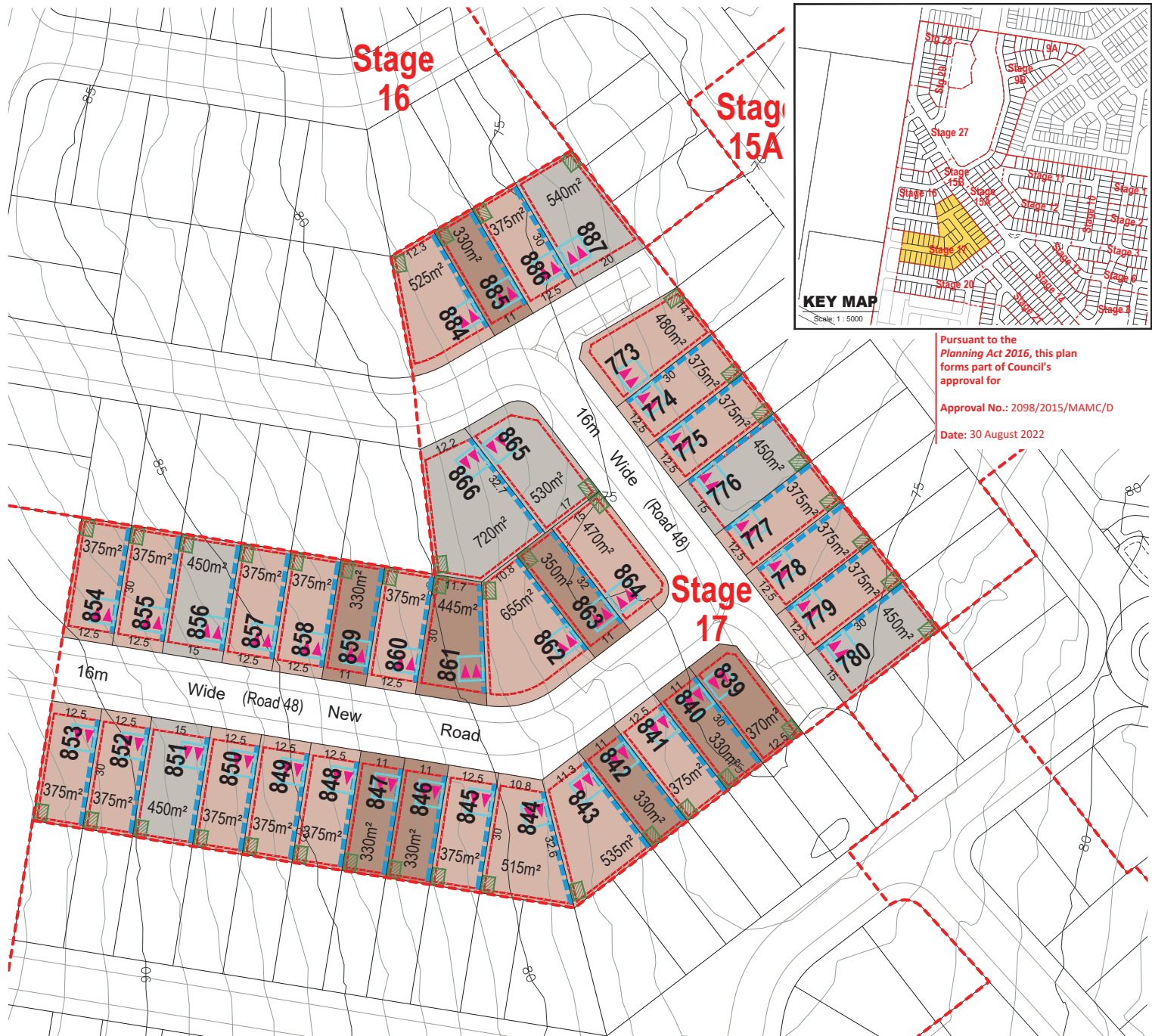


Land Budget		
Land Use	Stage 17	
	Area	%
Area of Subject Site	2.211 ha	100.0%
Saleable Area		
Residential Allotments	1.668 ha	75.4%
Total Area of Allotments	1.668 ha	75.4%
Road		
Collector Streets	—	0.0%
Local Access Streets	0.543 ha	24.6%
Pedestrian Linkage / Landscape Treatment	—	0.0%
Total Area of New Road	0.543 ha	24.6%
Open Space		
Active Park	—	0.0%
Drainage / Bio Retention	—	0.0%
Total Open Space	—	0.0%

Yield Breakdown				
Residential Allotments			Stage 17	
Allotment Type	Typical Size	Typical Area	Lots	%
Premium Villa Allotment	12.5 x 25m	312.5m ²	—	0.0%
Premium Courtyard	16 x 25m	400m ²	—	0.0%
Villa Allotment	11 x 30m	330m ²	9	22.5%
Premium Villa Allotment	12.5 x 30m	375m ²	24	60.0%
Courtyard Allotment	15 x 30m	420m ²	7	17.5%
Traditional Allotment	18 x 30m	540m ²	—	0.0%
Duplex Allotment		>800m ²	—	0.0%
Total Residential Allotments			40	100.0%

REVISION	PROJECT	
A. 14/02/19 Amend Stage 9A	Job Ref: 132030	Crossing <small>City of Ipswich</small>
B. 08/03/19 Information Request Amendments	Comp By: JC	DWG Name: 132030-L0T 89 STG 9-29
C. 20/08/19 P.O.D. Setback Amendment	Local Auth: MD	Locality: IPSWICH CITY COUNCIL
D. 06/08/20 Sub-staging Stage 15	Check Only: REDBANK PLAINS	
E. 15/02/21 Lot 89A Updates		
F. 20/04/21 Stage 20 Updates		
G. 21/01/21 Stage 9A, 16 A & 17 Updates		
H. 18/01/22 Stage 27 Updates		
I. 10/02/22 Stage 27 A & 20 Updates		
J. 27/05/22 Stage 9A Updates		
K. 16/06/22 Stage 16 Updates		
L. 11/07/22 Lot 89B Updates		

Scale 1:500	Sheet A1	Plan Ref 132030-89	Rev L
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Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No.: 2098/2015/MAMC/D

Date: 30 August 2022

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.

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

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:
Site boundaries: Saunders Havill
Adjoining information: DCD, B, Contours: QSPetal.

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	Optional	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

<div>REVISION</div> <div>A: 14/02/19 Amend Stage 9A</div> <div>B: 08/03/19 Information Request Amendments</div> <div>C: 20/08/19 POB Setback Amendment</div> <div>D: 06/08/20 Sub-staging Stage 15</div> <div>E: 15/02/21 Lot 983 Amendments</div> <div>F: 20/04/21 Stage 20 Updates</div> <div>G: 22/12/21 Stage 9A, 16 & 27 Updates</div> <div>H: 18/01/22 Stage 27 Updates</div> <div>I: 10/02/22 Stage 27 & 29 Updates</div> <div>J: 27/05/22 Stage 9A Updates</div> <div>K: 16/06/22 Stage 15 Updates</div> <div>L: 11/07/22 Lot 930 POB Update</div>	<div>PROJECT</div> <div><div>EDEN'S CROSSING</div><div>Naturally connected</div></div>	<div>CLIENT</div> <div>PEET</div> <div>PLAN OF DEVELOPMENT</div> <div>STAGE 17</div> <div>ALLOTMENT LAYOUT</div>	<div><div><div>rps</div><div>URBAN DESIGN</div><div>Level 4 HQ South</div><div>520 Wickham Street</div><div>PO Box 1559</div><div>Fortitude Valley QLD 4006</div><div>T +61 7 3539 9500</div><div>W rpsgroup.com</div></div></div>			
	<div>Job Ref.</div> <div>132030</div>	<div>Date.</div> <div>11 JULY 2022</div>				
	<div>Comp By.</div> <div>JC</div>	<div>DWG Name.</div> <div>132030-LOT 89 STG 9-29</div>				
	<div>Chk'd By.</div> <div>MD</div>	<div>Locality.</div> <div>IPSWICH CITY COUNCIL</div>				
	<div>Local Authority.</div> <div>REDBANK PLAINS</div>					
	<div>Scale</div> <div>1:500</div>		<div>Sheet</div> <div>A1</div>	<div>Plan Ref</div> <div>132030-97</div>	<div>Rev</div> <div>L</div>	