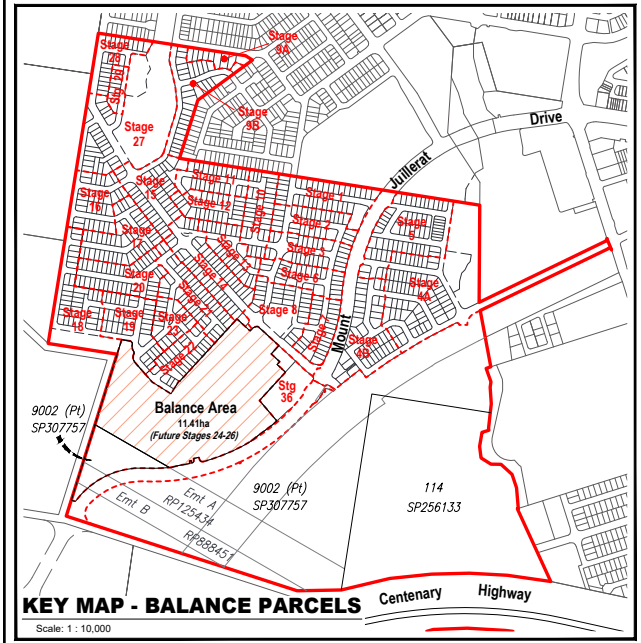


**KEY MAP**

Scale: 1 : 10000



**KEY MAP - BALANCE PARCELS**

Scale: 1 : 10,000

Land Use	Stage 18	Stage 19	Overall	
	Area	Area	Area	%
<b>Saleable Area</b>	<b>2.978 ha</b>	<b>2.102 ha</b>	<b>5.080 ha</b>	<b>100.0%</b>
Residential Allotments	1.373 ha	1.387 ha	2.760 ha	54.3%
<b>Total Area of Allotments</b>	<b>1.373 ha</b>	<b>1.387 ha</b>	<b>2.760 ha</b>	<b>54.3%</b>
<b>Road</b>				
Collector Streets	—	0.343 ha	0.343 ha	6.8%
Local Access Streets	0.846 ha	0.372 ha	1.218 ha	24.0%
Pedestrian Linkage / Landscaped Treatment	—	—	—	0.0%
<b>Total Area of New Road</b>	<b>0.846 ha</b>	<b>0.715 ha</b>	<b>1.561 ha</b>	<b>30.7%</b>
<b>Open Space</b>				
Linear Open Space	0.759 ha	—	0.759 ha	14.9%
<b>Total Open Space</b>	<b>0.759 ha</b>	<b>—</b>	<b>0.759 ha</b>	<b>14.9%</b>

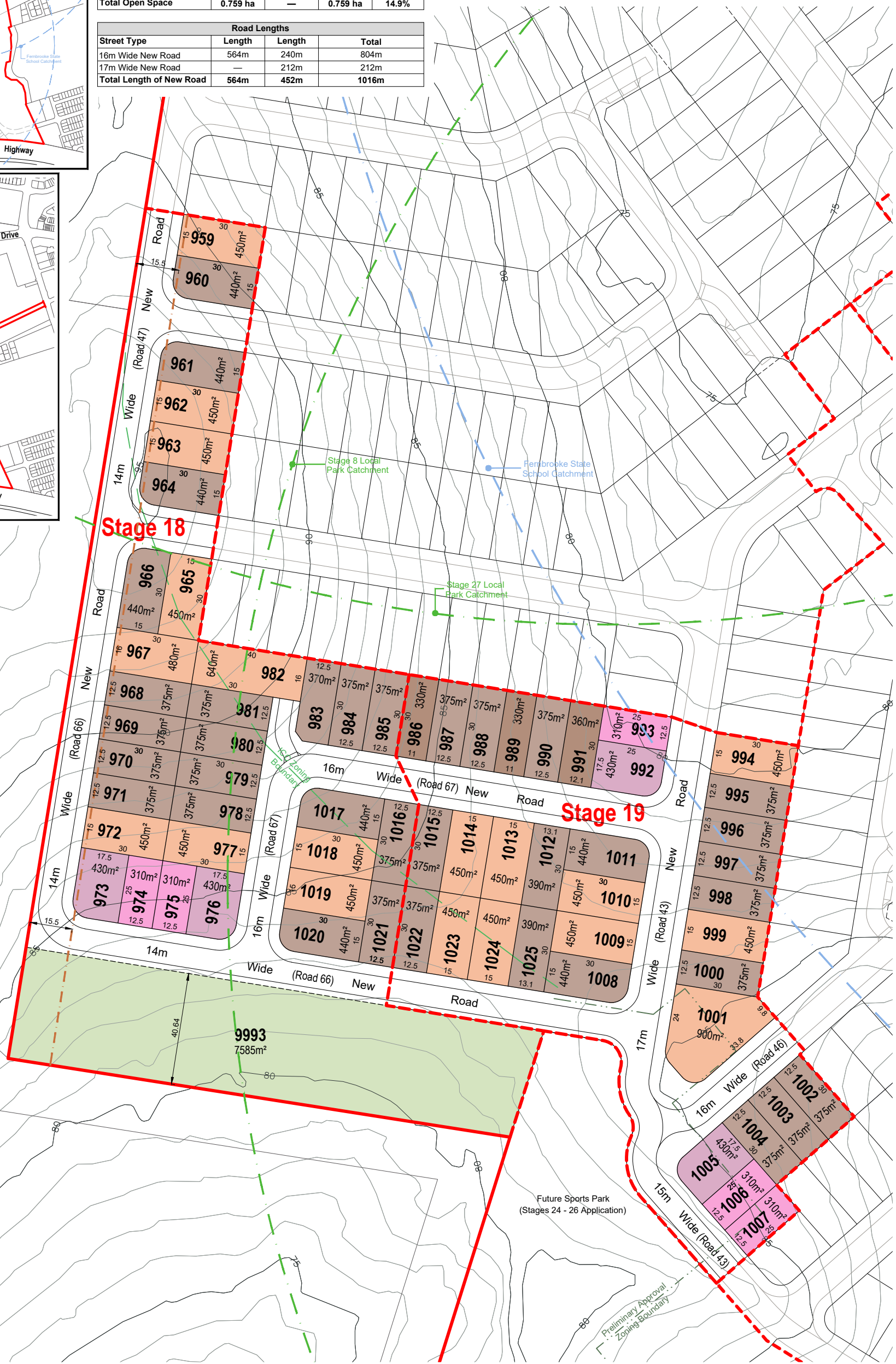
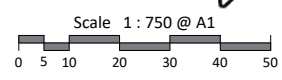
Street Type	Road Lengths		Total
	Length	Length	
16m Wide New Road	564m	240m	804m
17m Wide New Road	—	212m	212m
<b>Total Length of New Road</b>	<b>564m</b>	<b>452m</b>	<b>1016m</b>

Residential Allotments			Stage 18	Stage 19	Overall
Allotment Type	Typical Size	Typical Area	Lots	Lots	Lots
<b>25m Deep Product</b>					
Premium Villa Allotment	12.5 x 25m	312.5m <sup>2</sup>	2	3	5
Premium Courtyard Allotment	15 x 25m	375m <sup>2</sup>	2	2	4
<b>Subtotal</b>			<b>4</b>	<b>5</b>	<b>9</b>
<b>30m Deep Product</b>					
Villa Allotment	11 x 30m	330m <sup>2</sup>	—	3	3
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	19	17	36
Courtyard Allotment	15 x 30m	450m <sup>2</sup>	10	9	19
<b>Subtotal</b>			<b>29</b>	<b>29</b>	<b>58</b>
<b>Total Residential Allotments</b>			<b>33</b>	<b>34</b>	<b>67</b>

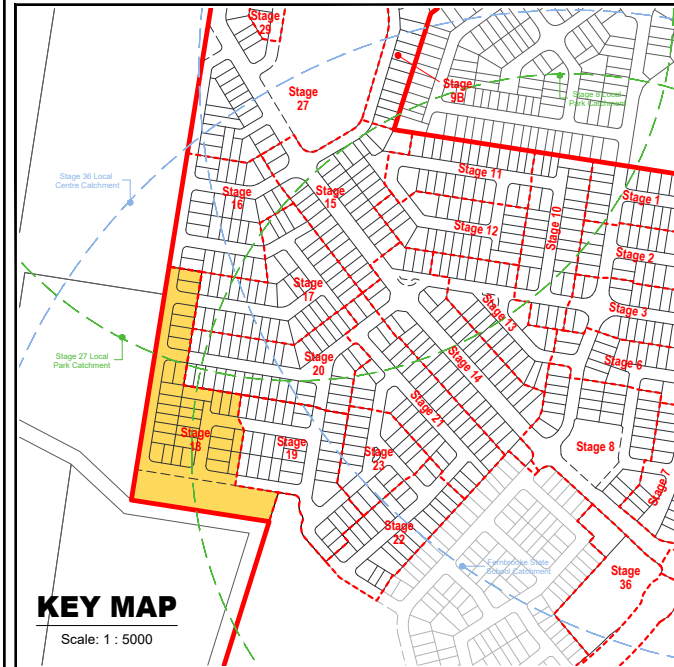
- Legend**
- Site Boundary
  - Proposed Stage Boundary
  - ICC Zoning Boundary
  - Preliminary Approval Zoning Boundary
  - 15.5m Bushfire Setback
  - 500m Park Catchment
  - 800m Commercial / Community Catchment

**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 5m<sup>2</sup>.  
 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.

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for  
**Approval No: 5150/2015/MAOC/A**  
**Date: 19 December 2019**  
**Signed:**



<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> <b>EDEN'S CROSSING</b> Naturally connected	<b>CLIENT</b> <b>PEET</b>	<b>RPS</b> RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
Job Ref. 132030 Comp By. MJC Chk'd By. MD Local Authority. IPSWICH CITY COUNCIL	Date. 22 August 2019 DWG Name. 132030-81 Stage 18 & 19 Locality. REDBANK PLAINS	<b>PLAN OF SUBDIVISION</b> <b>STAGES 18-19</b> <b>ALLOTMENT LAYOUT</b>	Scale 1:750 Sheet A1 Plan Ref <b>132030-81</b> Rev <b>C</b>



**KEY MAP**  
Scale: 1 : 5000

**Yield Breakdown**

Residential Allotments				Stage 18	
Allotment Type	Typical Size	Typical Area	Lots	%	
<b>25m Deep Product</b>					
Premium Villa Allotment	12.5 x 25m	312.5m <sup>2</sup>	2	6.1%	
Premium Courtyard Allotment	15 x 25m	375m <sup>2</sup>	2	6.1%	
Subtotal			4	12.1%	
<b>30m Deep Product</b>					
Villa Allotment	11 x 30m	330m <sup>2</sup>	—	0.0%	
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	19	57.6%	
Courtyard Allotment	15 x 30m	450m <sup>2</sup>	10	30.3%	
Subtotal			29	87.9%	
<b>Total Residential Allotments</b>			<b>33</b>	<b>100.0%</b>	

**Land Budget**

Land Use	Stage 18	
	Area	%
Area of Subject Site	2.978 ha	100.0%
Residential Allotments	1.373 ha	46.1%
<b>Total Area of Allotments</b>	<b>1.373 ha</b>	<b>46.1%</b>
Collector Streets	—	0.0%
Local Access Streets	0.846 ha	28.4%
Pedestrian Linkage / Landscaped Treatment	—	0.0%
<b>Total Area of New Road</b>	<b>0.846 ha</b>	<b>28.4%</b>
Linear Open Space	0.759 ha	25.5%
<b>Total Open Space</b>	<b>0.759 ha</b>	<b>25.5%</b>

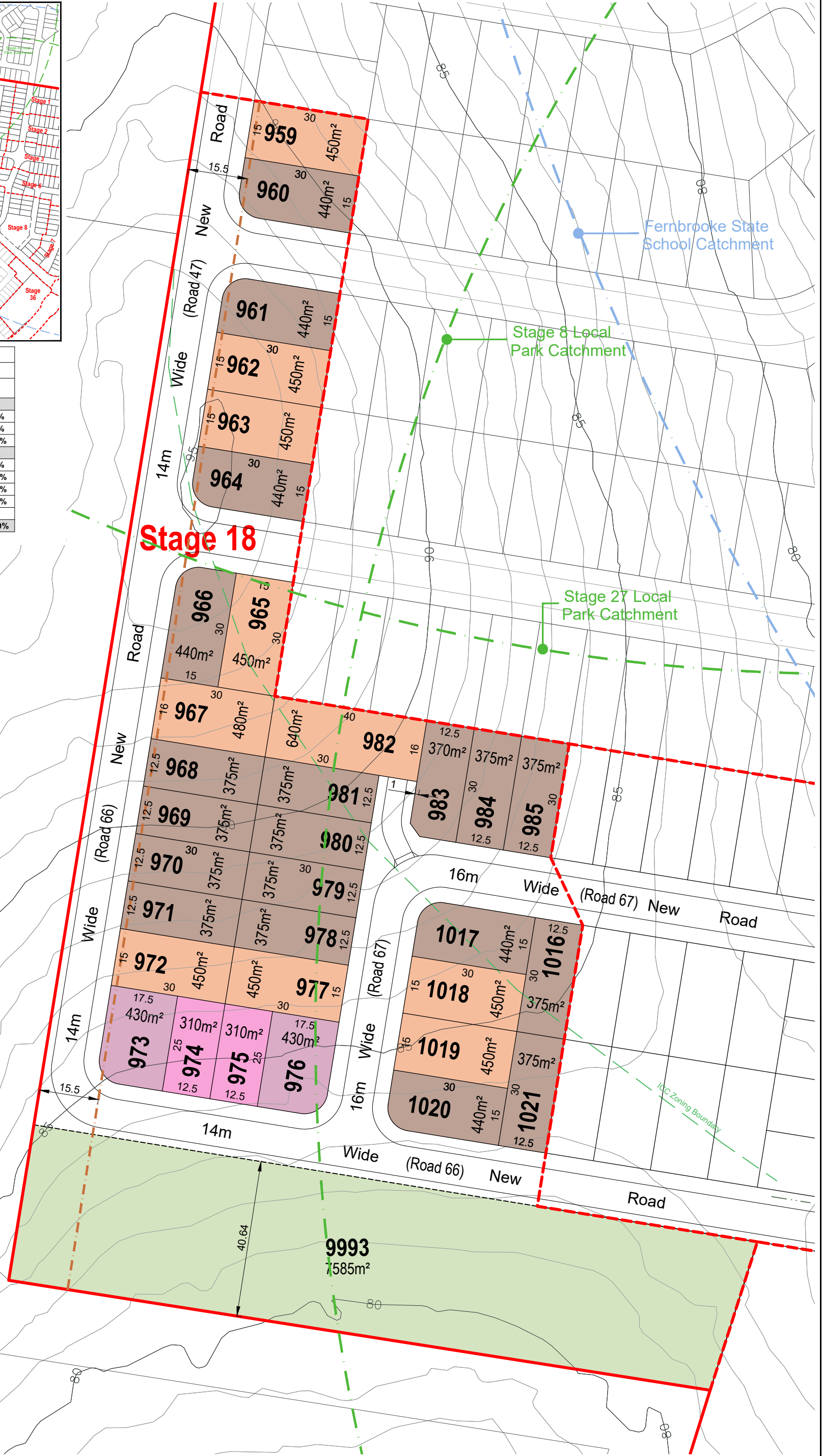
**Road Lengths**

Street Type	Length
16m Wide New Road	564m
17m Wide New Road	—
<b>Total Length of New Road</b>	<b>564m</b>

**Legend**

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

**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 5m<sup>2</sup>.  
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.

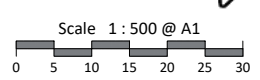


Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

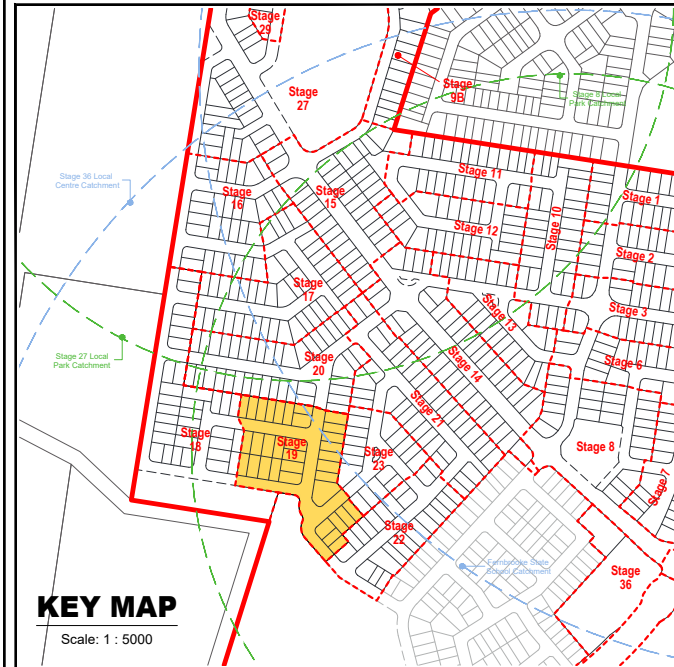
Approval No: 5150/2015/MAOC/A

Date: 19 December 2019

Signed: *[Signature]*



<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> <b>EDEN'S CROSSING</b> <small>Naturally connected</small>	<b>CLIENT</b> <b>PEET</b>	<b>PLAN OF SUBDIVISION</b> <b>STAGE 18</b> <b>ALLOTMENT LAYOUT</b>		RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 <small>UNAUTHORISED REPRODUCTION OR AMENDMENT NOT PERMITTED. PLEASE CONTACT THE AUTHOR.</small> Urban Design Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au		
	Job Ref. 132030 Date. 22 August 2019	Comp By. MJC DWG Name. 132030-81 Stage 18 & 19				Scale 1:500	Sheet A1
	Chk'd By. MD Locality. REDBANK PLAINS	Local Authority. IPSWICH CITY COUNCIL				Plan Ref <b>132030-82</b>	Rev <b>C</b>



Land Budget		
Land Use	Stage 19	
	Area	%
Area of Subject Site	2.102 ha	100.0%
Residential Allotments	1.387 ha	66.0%
<b>Total Area of Allotments</b>	<b>1.387 ha</b>	<b>66.0%</b>
Collector Streets	0.343 ha	16.3%
Local Access Streets	0.372 ha	17.7%
Pedestrian Linkage / Landscaped Treatment	—	0.0%
<b>Total Area of New Road</b>	<b>0.715 ha</b>	<b>34.0%</b>
Linear Open Space	—	0.0%
<b>Total Open Space</b>	<b>—</b>	<b>0.0%</b>

Road Lengths	
Street Type	Length
16m Wide New Road	240m
17m Wide New Road	212m
<b>Total Length of New Road</b>	<b>452m</b>

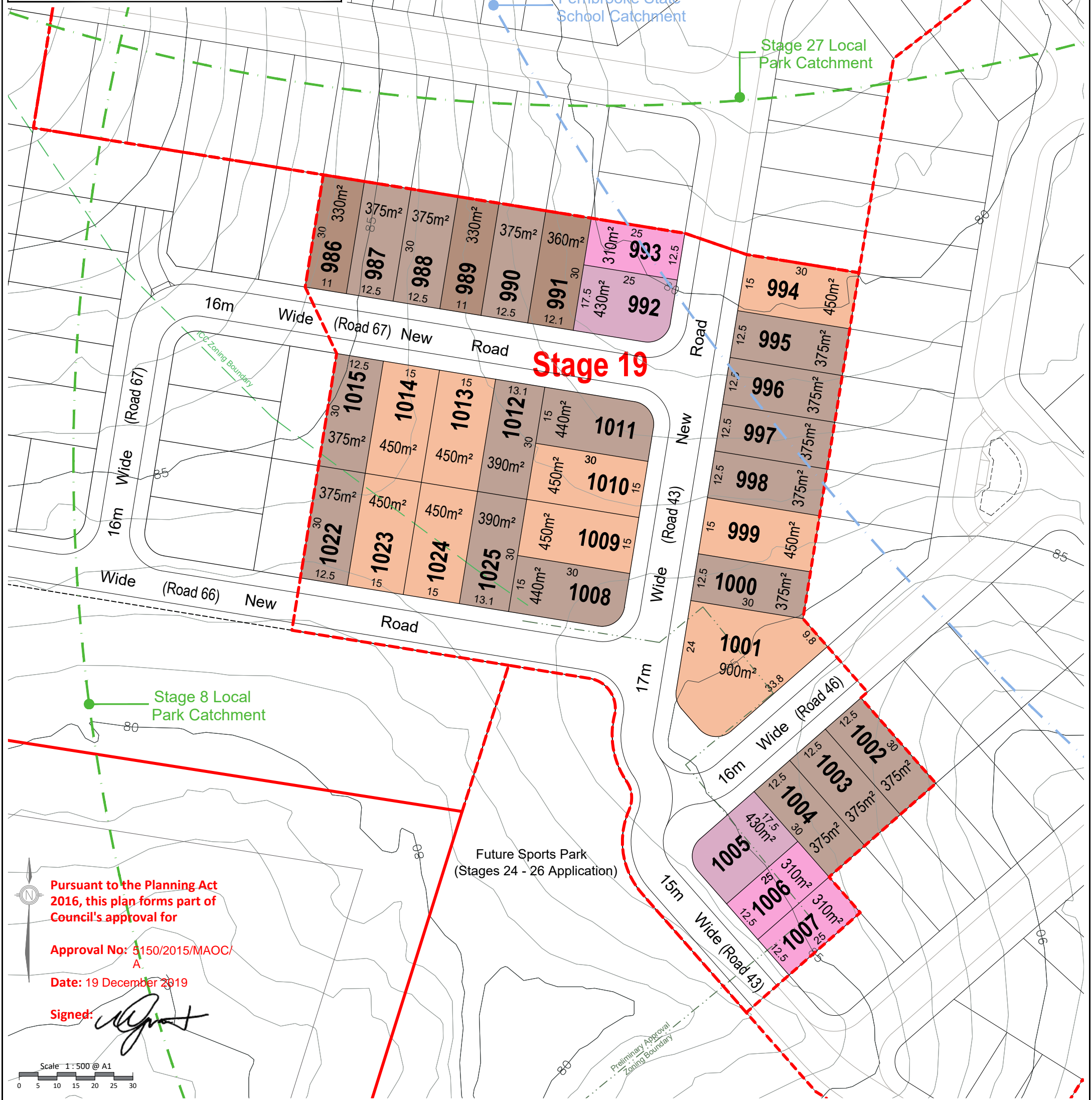
Yield Breakdown					
Residential Allotments			Stage 19		
Allotment Type	Typical Size	Typical Area	Lots	%	
<b>25m Deep Product</b>					
Premium Villa Allotment	12.5 x 25m	312.5m <sup>2</sup>	3	8.8%	
Premium Courtyard Allotment	15 x 25m	375m <sup>2</sup>	2	5.9%	
<b>Subtotal</b>			<b>5</b>	<b>14.7%</b>	
<b>30m Deep Product</b>					
Villa Allotment	11 x 30m	330m <sup>2</sup>	3	8.8%	
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	17	50.0%	
Courtyard Allotment	15 x 30m	450m <sup>2</sup>	9	26.5%	
<b>Subtotal</b>			<b>29</b>	<b>85.3%</b>	
<b>Total Residential Allotments</b>			<b>34</b>	<b>100.0%</b>	

**Legend**

- Site Boundary
- Proposed Stage Boundary
- ICC Zoning Boundary
- Preliminary Approval Zoning Boundary
- 500m Park Catchment
- 800m Commercial / Community Catchment

**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 5m<sup>2</sup>.  
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.



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

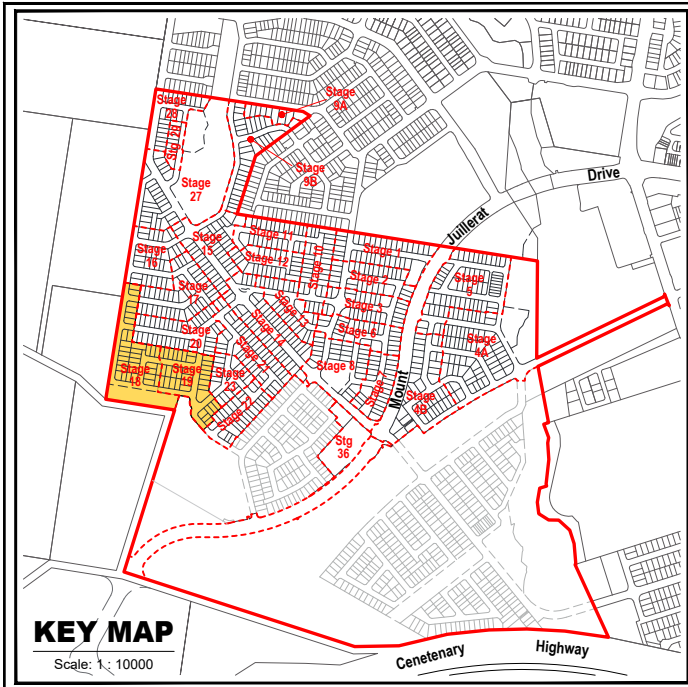
Approval No: 5150/2015/MAOC/A

Date: 19 December 2019

Signed: *[Signature]*



<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> <b>EDEN'S CROSSING</b> Naturally connected	<b>CLIENT</b> <b>PEET</b>	<b>RPS</b> RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762	<b>Urban Design</b> Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
Job Ref. 132030 Comp By. MJC Chk'd By. MD Local Authority. IPSWICH CITY COUNCIL	Date. 22 August 2019 DWG Name. 132030-81 Stage 18 & 19 Locality. REDBANK PLAINS	<b>PLAN OF SUBDIVISION</b> <b>STAGE 19</b> <b>ALLOTMENT LAYOUT</b>	Scale 1:500 Sheet A1 Plan Ref <b>132030-83</b>	Rev <b>C</b>



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front Setback</b>								
Living	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
<b>Corner Allotments</b>								
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
<b>Rear Setback</b>								
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
<b>Side - General Lots</b>								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
		Optional		Optional		Optional		Optional
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m
<b>Garage Location</b>	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.							
<b>On site parking requirements (minimum)</b>	2 car parking spaces with 1 space to be covered and enclosed Single, tandem or double garage acceptable							
<b>Site Coverage (maximum)</b>	60% for Lots 600m <sup>2</sup> or less; 50% for Lots greater than 600m <sup>2</sup>							

Note: \* Garage or Carport Door

**Legend**

- Site Boundary
- Proposed Stage Boundary
- Linear Open Space
- 15.5m Bushfire Setback

**Allotment Details**

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Garage 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 5m<sup>2</sup>.  
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.

**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 the boundary) closer than 450mm to the lot boundary.

- Outdoor Living Space**
- Private outdoor living space, must be provided for each dwelling, not less than 20m<sup>2</sup> 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 450m<sup>2</sup> 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.

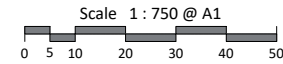


Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

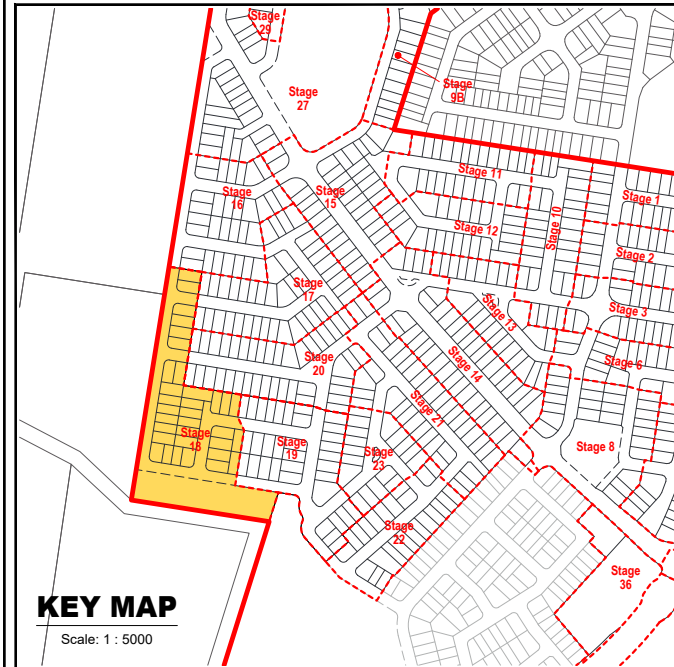
Approval No: 5150/2015/MAOC/A

Date: 19 December 2019

Signed:



<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> 	<b>CLIENT</b> 	
Job Ref. 132030 Comp By. MJC Chk'd By. MD Local Authority. IPSWICH CITY COUNCIL	Date. 22 August 2019 DWG Name. 132030-81 Stage 18 & 19 Locality. REDBANK PLAINS	<b>PLAN OF DEVELOPMENT</b> <b>STAGES 18 &amp; 19</b> <b>ALLOTMENT LAYOUT</b>	RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
Scale 1:750	Sheet A1	Plan Ref 132030-105	Rev C



**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 20m<sup>2</sup> 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, bikeway, 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 450m<sup>2</sup> 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.

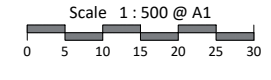
**Definitions**

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

- Legend**
- Site Boundary
  - Proposed Stage Boundary
  - Linear Open Space
  - 15.5m Bushfire Setback
- Allotment Details**
- Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Optional Built to Boundary Wall
  - Preferred Garage 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 5m<sup>2</sup>.  
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.



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front Setback</b>								
Living	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
<b>Corner Allotments</b>								
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
<b>Rear Setback</b>								
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
<b>Side - General Lots</b>								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
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
<b>Garage Location</b>	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.							
<b>On site parking requirements (minimum)</b>	2 car parking spaces with 1 space to be covered and enclosed Single, tandem or double garage acceptable							
<b>Site Coverage (maximum)</b>	60% for Lots 600m <sup>2</sup> or less; 50% for Lots greater than 600m <sup>2</sup>							

Note: \* Garage or Carport Door

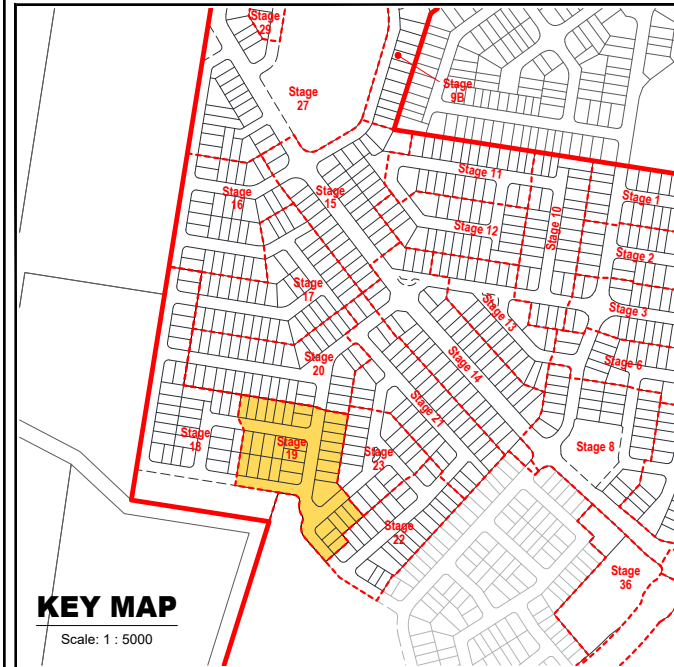
Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 5159/2015/MAOC/A

Date: 19 December 2019

Signed:

<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> 	<b>CLIENT</b> 	
Job Ref. 132030 Comp By. MJC Chk'd By. MD Local Authority. IPSWICH CITY COUNCIL	Date. 22 August 2019 DWG Name. 132030-81 Stage 18 & 19 Locality. REDBANK PLAINS	<b>PLAN OF DEVELOPMENT</b> <b>STAGE 18</b> <b>ALLOTMENT LAYOUT</b>	RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
Scale 1:500	Sheet A1	Plan Ref 132030-106	Rev C



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front Setback</b>								
Living	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
<b>Corner Allotments</b>								
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
<b>Rear Setback</b>								
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
<b>Side - General Lots</b>								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional	
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m
<b>Garage Location</b>								
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.								
<b>On site parking requirements (minimum)</b>								
2 car parking spaces with 1 space to be covered and enclosed Single, tandem or double garage acceptable								
<b>Site Coverage (maximum)</b>								
60% for Lots 600m <sup>2</sup> or less; 50% for Lots greater than 600m <sup>2</sup>								

Note: \* Garage or Carport Door

**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 20m<sup>2</sup> 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 450m<sup>2</sup> 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.

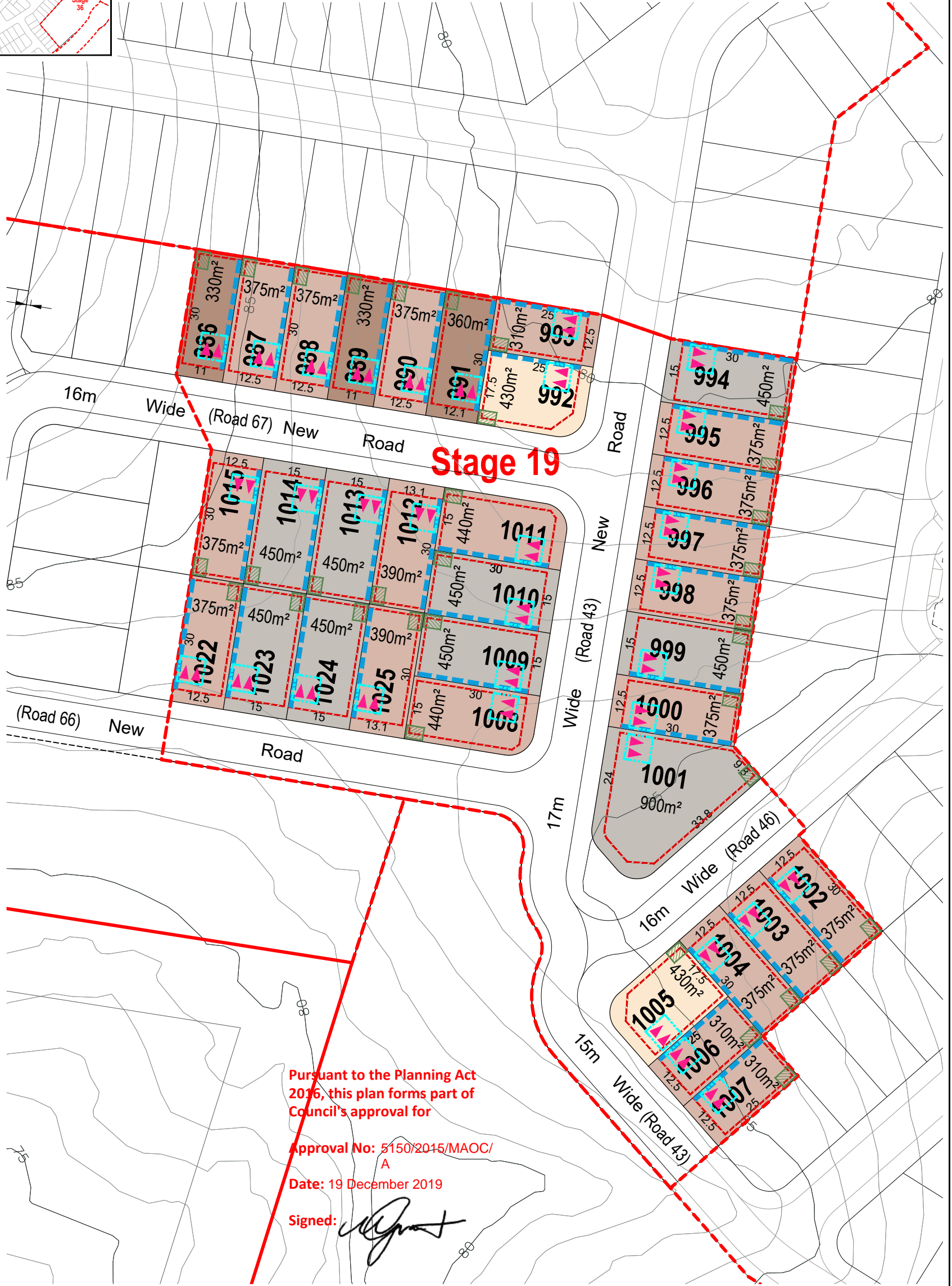
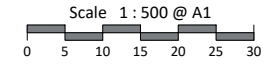
**Definitions**

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

- 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

**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 5m<sup>2</sup>.  
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.

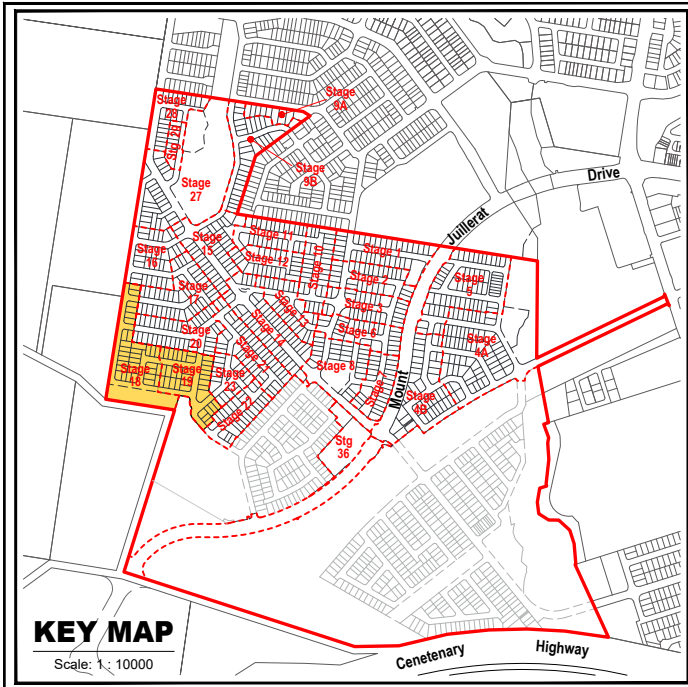


Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 5150/2015/MAOC/A  
Date: 19 December 2019

Signed: *[Signature]*

<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> <b>EDEN'S CROSSING</b> <small>Naturally connected</small>		<b>CLIENT</b> <b>PEET</b>		<b>PLAN OF DEVELOPMENT</b> <b>STAGE 19</b> <b>ALLOTMENT LAYOUT</b>		RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 <small>UNAUTHORISED REPRODUCTION OR AMENDMENT NOT PERMITTED. PLEASE CONTACT THE AUTHOR.</small> Urban Design Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
	Job Ref. 132030	Date. 22 August 2019	PLAN OF DEVELOPMENT STAGE 19 ALLOTMENT LAYOUT				
	Comp By. MJC	DWG Name. 132030-81 Stage 18 & 19					
	Chk'd By. MD	Locality. REDBANK PLAINS					
Local Authority. IPSWICH CITY COUNCIL			Scale 1:500	Sheet A1	Plan Ref 132030-107	Rev C	



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front Setback</b>								
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
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<b>Garage Location</b>	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.							
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<b>Site Coverage (maximum)</b>	60% for Lots 600m <sup>2</sup> or less; 50% for Lots greater than 600m <sup>2</sup>							

Note: \* Garage or Carport Door

**Legend**

- Site Boundary
- Proposed Stage Boundary
- Linear Open Space
- 15.5m Bushfire Setback

**Allotment Details**

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Garage Location

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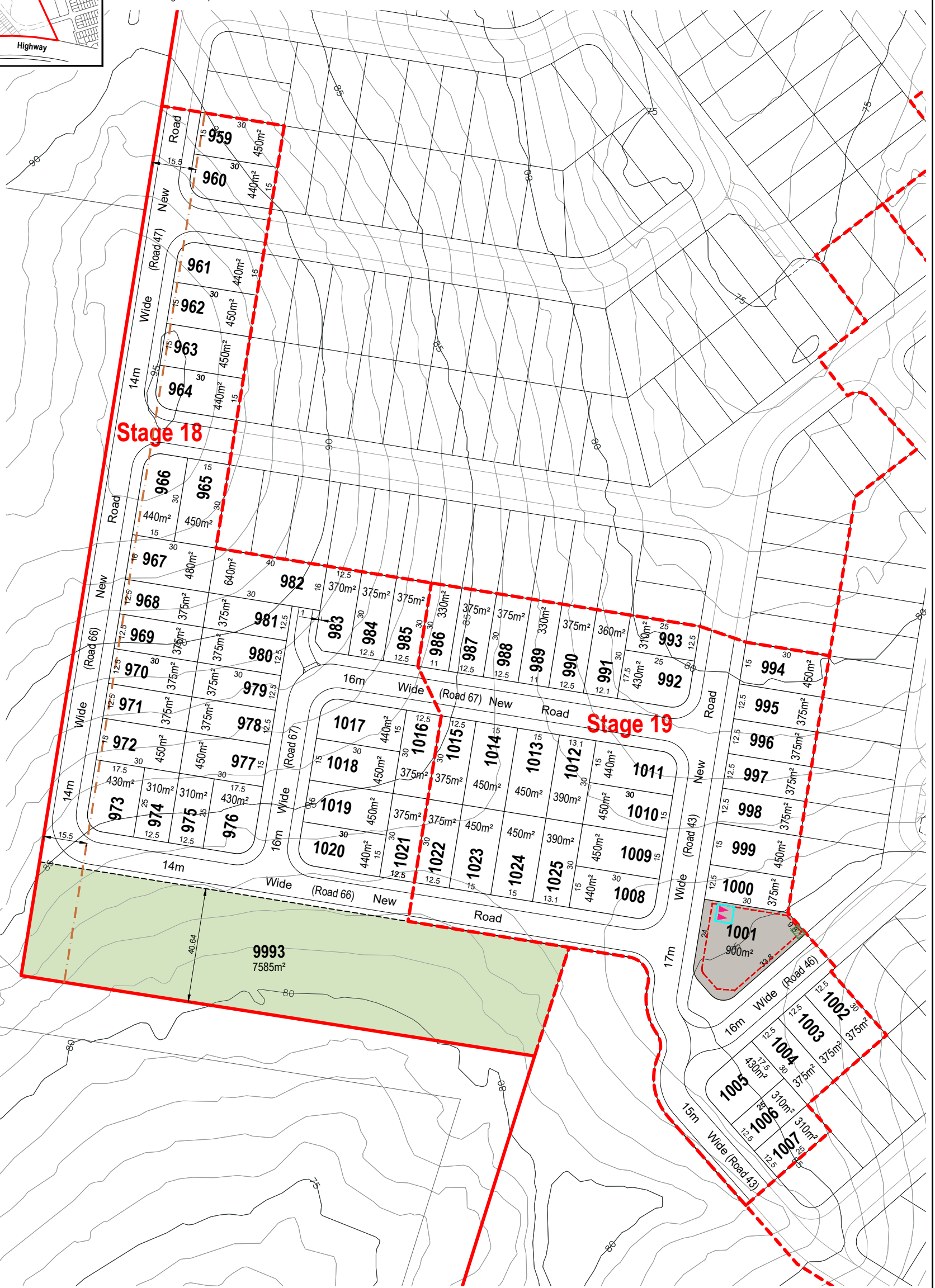
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  - The maximum width of a driveway where crossing the verge:
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**Definitions**

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

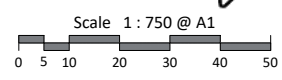


Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

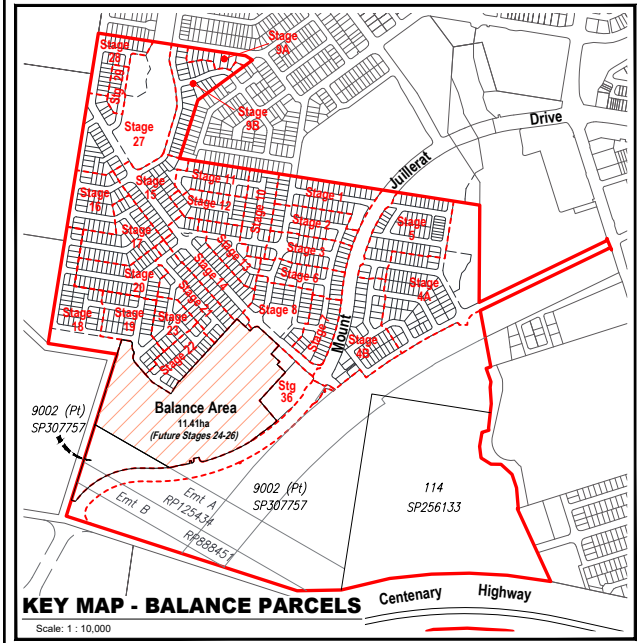
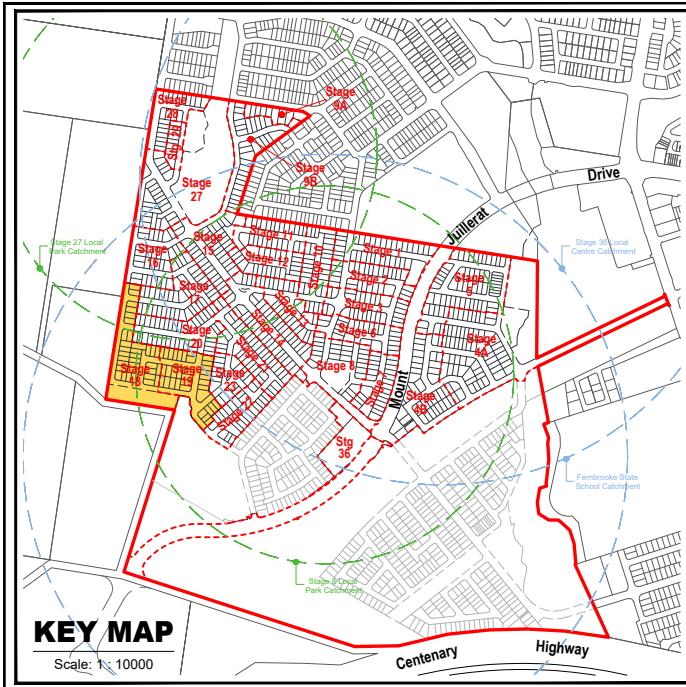
Approval No: 5150/2015/MAOC/A

Date: 19 December 2019

Signed: *[Signature]*



<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> <b>EDEN'S CROSSING</b> Naturally connected	<b>CLIENT</b> <b>PEET</b>	<b>RPS</b> RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762	<b>Urban Design</b> Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
Job Ref. 132030 Comp By. MJC Chk'd By. MD Local Authority. IPSWICH CITY COUNCIL	Date. 22 August 2019 DWG Name. 132030-81 Stage 18 & 19 Locality. REDBANK PLAINS	<b>PLAN OF DEVELOPMENT</b> <b>LOTS SUBJECT TO MCU</b> <b>STAGES 18 &amp; 19 ALLOTMENT LAYOUT</b>	Scale 1:750 Sheet A1 Plan Ref 132030-108	Rev C



Land Use	Stage 18	Stage 19	Overall	
	Area	Area	Area	%
<b>Saleable Area</b>	<b>2.978 ha</b>	<b>2.102 ha</b>	<b>5.080 ha</b>	<b>100.0%</b>
Residential Allotments	1.373 ha	1.387 ha	2.760 ha	54.3%
<b>Total Area of Allotments</b>	<b>1.373 ha</b>	<b>1.387 ha</b>	<b>2.760 ha</b>	<b>54.3%</b>
<b>Road</b>				
Collector Streets	—	0.343 ha	0.343 ha	6.8%
Local Access Streets	0.846 ha	0.372 ha	1.218 ha	24.0%
Pedestrian Linkage / Landscaped Treatment	—	—	—	0.0%
<b>Total Area of New Road</b>	<b>0.846 ha</b>	<b>0.715 ha</b>	<b>1.561 ha</b>	<b>30.7%</b>
<b>Open Space</b>				
Linear Open Space	0.759 ha	—	0.759 ha	14.9%
<b>Total Open Space</b>	<b>0.759 ha</b>	<b>—</b>	<b>0.759 ha</b>	<b>14.9%</b>

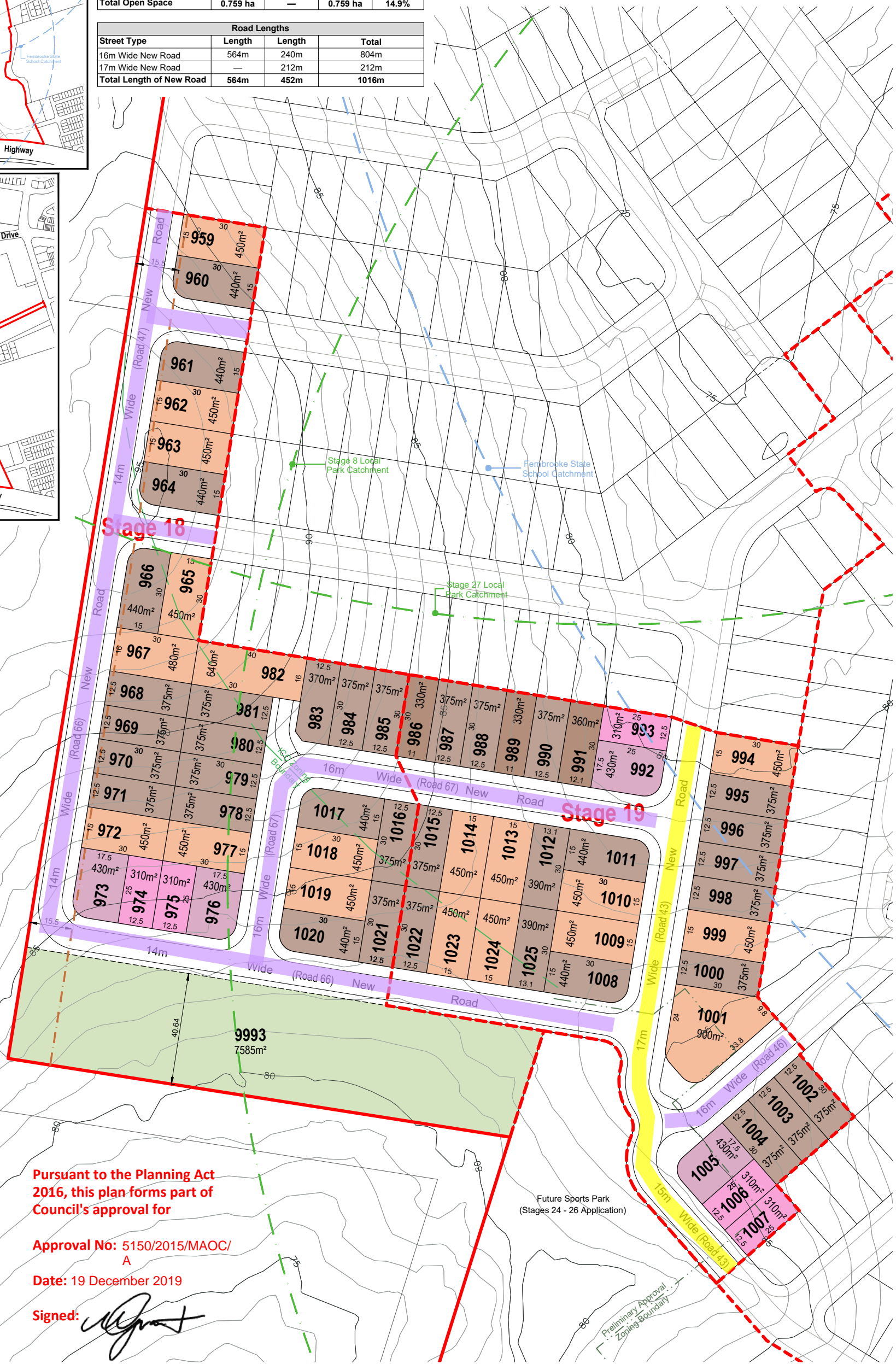
Residential Allotments			Stage 18	Stage 19	Overall
Allotment Type	Typical Size	Typical Area	Lots	Lots	Lots
<b>25m Deep Product</b>					
Premium Villa Allotment	12.5 x 25m	312.5m <sup>2</sup>	2	3	5
Premium Courtyard Allotment	15 x 25m	375m <sup>2</sup>	2	2	4
<b>Subtotal</b>			<b>4</b>	<b>5</b>	<b>9</b>
<b>30m Deep Product</b>					
Villa Allotment	11 x 30m	330m <sup>2</sup>	—	3	3
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	19	17	36
Courtyard Allotment	15 x 30m	450m <sup>2</sup>	10	9	19
<b>Subtotal</b>			<b>29</b>	<b>29</b>	<b>58</b>
<b>Total Residential Allotments</b>			<b>33</b>	<b>34</b>	<b>67</b>

Road Lengths			
Street Type	Length	Length	Total
16m Wide New Road	564m	240m	804m
17m Wide New Road	—	212m	212m
<b>Total Length of New Road</b>	<b>564m</b>	<b>452m</b>	<b>1016m</b>

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

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

- Legend:**
- 2.0m Footpath
  - 1.5m Footpath
  - Inter-Suburban Link (Arterial)
  - Suburban Link (Sub Arterial)
  - Major Collector
  - Collector
  - Access Street/Place
  - Laneway
  - Pedestrian/Cycle Connection (Off Road)
  - Roundabout
  - Traffic Signals
  - Left In / Left Out



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

Approval No: 5150/2015/MAOC/A  
 Date: 19 December 2019

Signed: *[Signature]*

<b>REVISION</b> A: 08/03/19 - Layout Amendments B: 14/06/19 - Layout Amendments C: 22/08/19 POD Setback Amendment	<b>PROJECT</b> <b>EDEN'S CROSSING</b> Naturally connected	<b>CLIENT</b> <b>PEET</b>	<b>RPS</b> RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Copyright protects this plan. Unauthorised reproduction or amendment not permitted. Please contact the author.	<b>Urban Design</b> Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com.au
Job Ref. 132030 Comp By. MJC Chk'd By. MD Local Authority. IPSWICH CITY COUNCIL	Date. 22 August 2019 DWG Name. 132030-81 Stage 18 & 19 Locality. REDBANK PLAINS	<b>PLAN OF SUBDIVISION</b> <b>STAGES 18-19</b> <b>ALLOTMENT LAYOUT</b> <b>Road and Footpath Hierarchy Plan</b>	Scale 1:750 Sheet A1 Plan Ref <b>132030-81</b>	Rev <b>C</b>