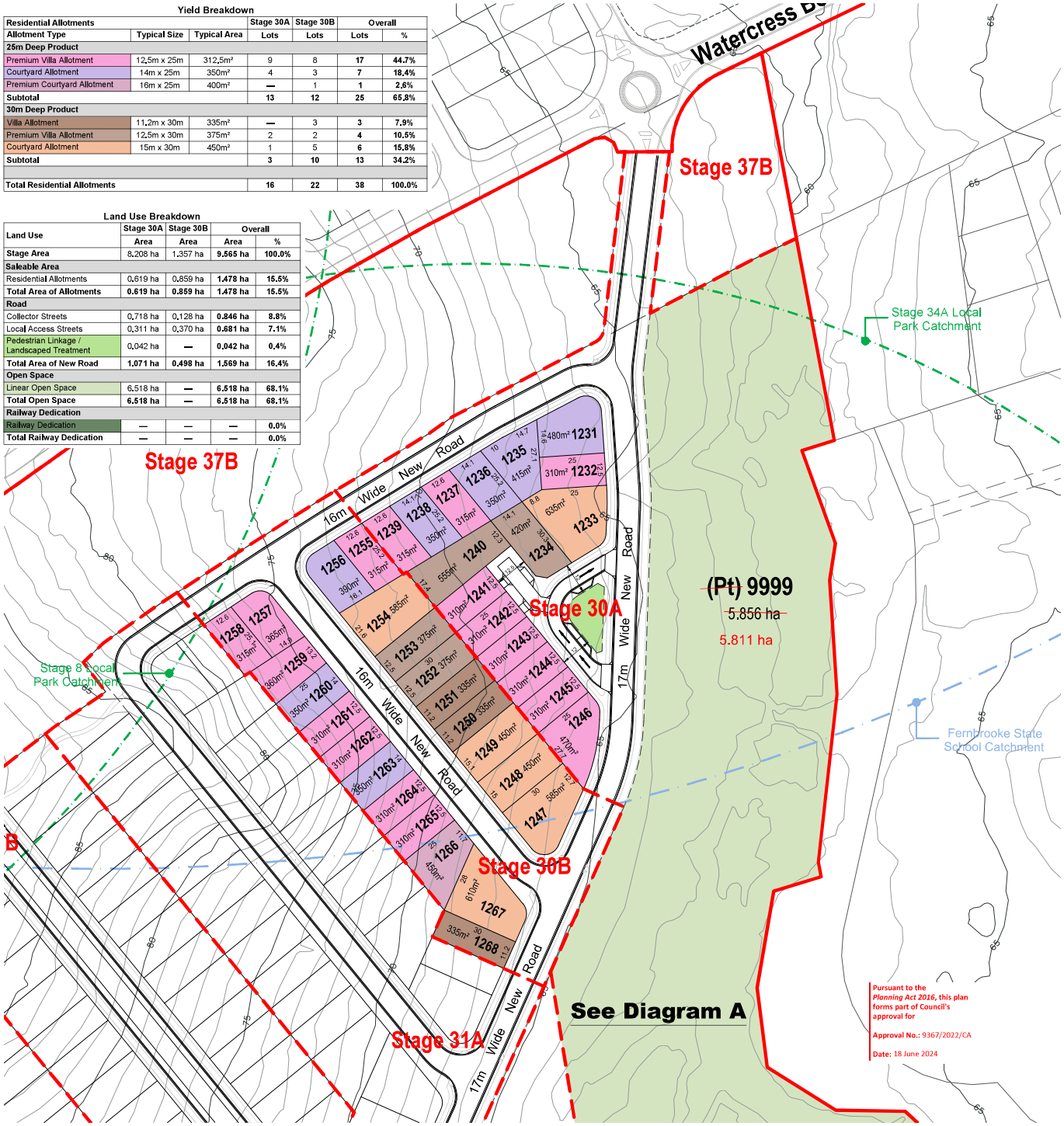
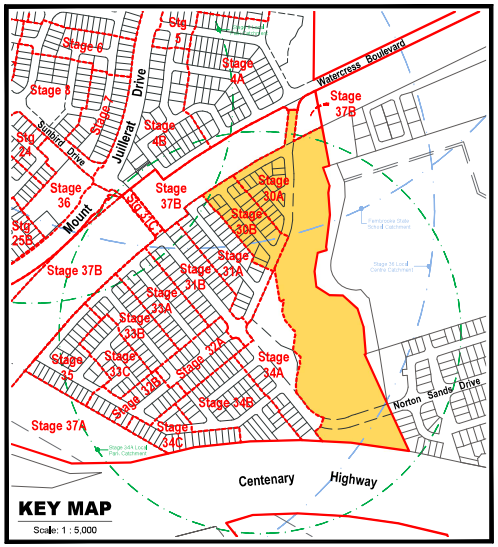
## Yield Breakdown

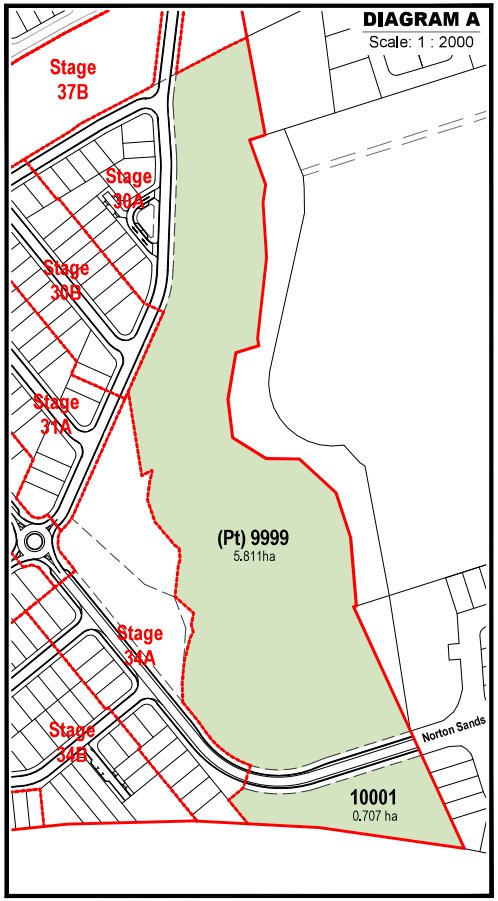
| Residential Allotments | | | Stage 30A | Stage 30B | Overall | |
|---|---|---|---|---|---|---|
| **Allotment Type** | **Typical Size** | **Typical Area** | **Lots** | **Lots** | **Lots** | **%** |
| **25m Deep Product** | | | | | | |
| Premium Villa Allotment | 12.5m x 25m | 312.5m² | 9 | 8 | **17** | **44.7%** |
| Courtyard Allotment | 14m x 25m | 350m² | 4 | 3 | **7** | **18.4%** |
| Premium Courtyard Allotment | 16m x 25m | 400m² | — | 1 | **1** | **2.6%** |
| **Subtotal** | | | **13** | **12** | **25** | **65.8%** |
| **30m Deep Product** | | | | | | |
| Villa Allotment | 11.2m x 30m | 335m² | — | 3 | **3** | **7.9%** |
| Premium Villa Allotment | 12.5m x 30m | 375m² | 2 | 2 | **4** | **10.5%** |
| Courtyard Allotment | 15m x 30m | 450m² | 1 | 5 | **6** | **15.8%** |
| **Subtotal** | | | **3** | **10** | **13** | **34.2%** |
| | | | | | | |
| **Total Residential Allotments** | | | **16** | **22** | **38** | **100.0%** |

## Land Use Breakdown

| Land Use | Stage 30A | Stage 30B | Overall | |
|---|---|---|---|---|
| | **Area** | **Area** | **Area** | **%** |
| **Stage Area** | 8.208 ha | 1.357 ha | **9.565 ha** | **100.0%** |
| **Saleable Area** | | | | |
| Residential Allotments | 0.619 ha | 0.859 ha | **1.478 ha** | **15.5%** |
| **Total Area of Allotments** | **0.619 ha** | **0.859 ha** | **1.478 ha** | **15.5%** |
| **Road** | | | | |
| Collector Streets | 0.718 ha | 0.128 ha | **0.846 ha** | **8.8%** |
| Local Access Streets | 0.311 ha | 0.370 ha | **0.681 ha** | **7.1%** |
| Pedestrian Linkage / Landscaped Treatment | 0.042 ha | — | **0.042 ha** | **0.4%** |
| **Total Area of New Road** | **1.071 ha** | **0.498 ha** | **1.569 ha** | **16.4%** |
| **Open Space** | | | | |
| Linear Open Space | 6.518 ha | — | **6.518 ha** | **68.1%** |
| **Total Open Space** | **6.518 ha** | — | **6.518 ha** | **68.1%** |
| **Railway Dedication** | | | | |
| Railway Dedication | — | — | — | **0.0%** |
| **Total Railway Dedication** | — | — | — | **0.0%** |




0 5 10 15 20 25 1 : 750 @ A1

EDEN'S CROSSING
Naturally connected

# PLAN OF SUBDIVISION STAGE 30 OVERALL ALLOTMENT LAYOUT

**PLAN REF:** 132030 – 136
**Rev No:** G
**DATE:** 03 October 2023
**CLIENT:** PEET
**DRAWN BY:** SE
**CHECKED BY:** MD

## Legend

- Site Boundary
- Proposed Stage Boundary
- Area Subject to Subsidence
- Powerline Easement
- 400m 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 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.


URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1508
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted.
Please contact the author.

## 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:

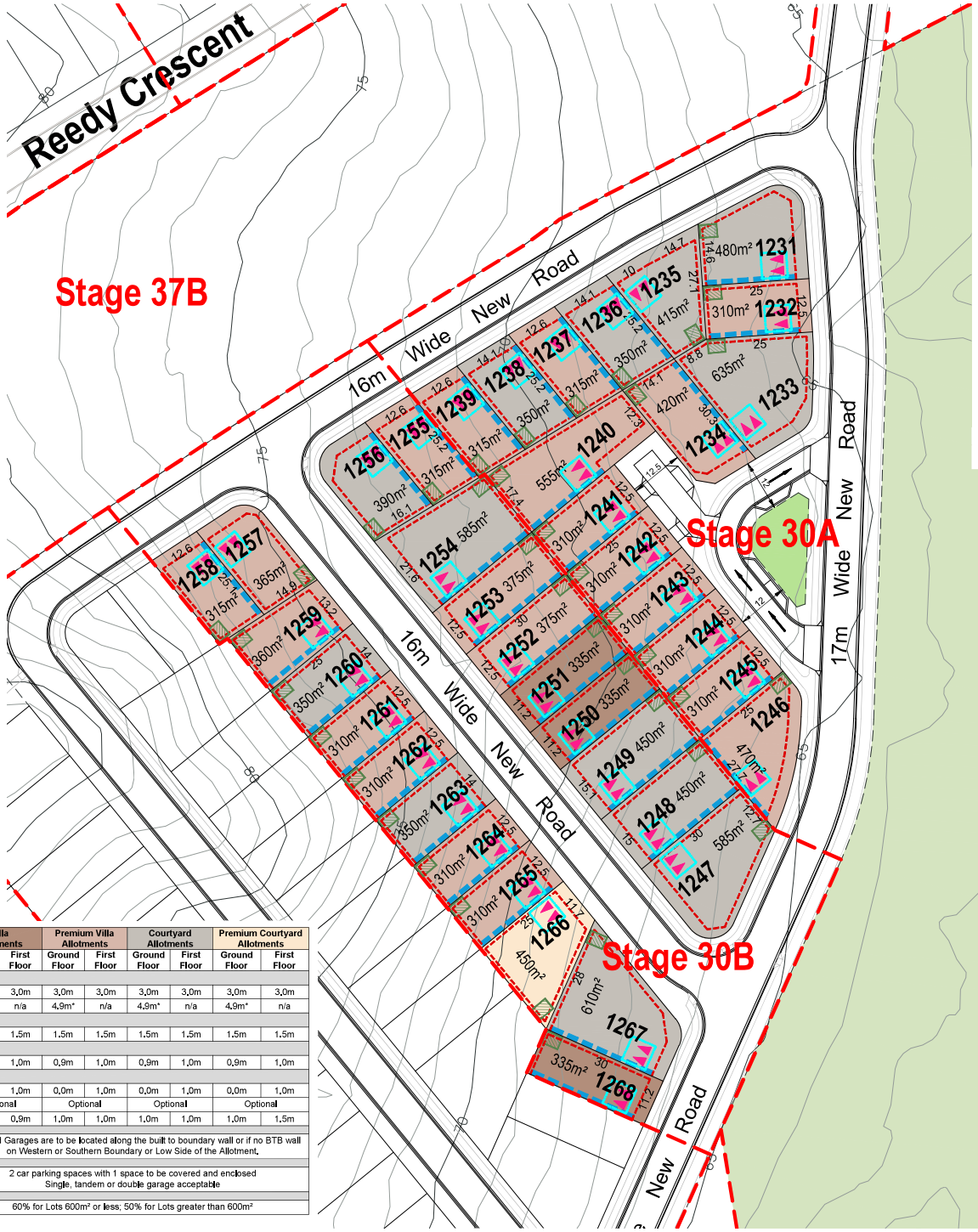
16. A maximum of one driveway per dwelling is permitted.
17. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

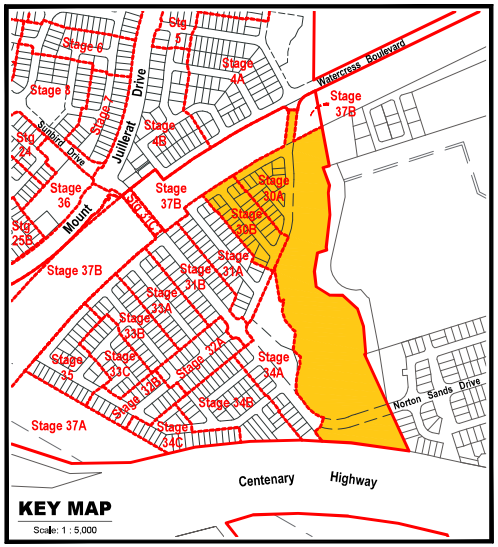
### Definitions

**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 | |
|---|---|---|---|---|---|---|---|---|
| | 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 |
| Garage | 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 |
| **Rear Setback** | | | | | | | | |
| Rear | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.0m |
| **Side - General Lots** | | | | | | | | |
| 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 |
| **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<br>Single, tandem or double garage acceptable | | | | | | | |
| **Site Coverage (maximum)** | 60% for Lots 600m² or less; 50% for Lots greater than 600m² | | | | | | | |

* Garage or Carport Door




# (Pt) 9999

5.856 ha

0 2 4 6 8 10 12 14 1 : 500 @ A1

EDEN'S CROSSING
Naturally connected

## PLAN OF DEVELOPMENT STAGE 30 OVERALL ALLOTMENT LAYOUT

PLAN REF: 132030 – 144
Rev No: G
DATE: 03 October 2023
CLIENT: PEET
DRAWN BY: SE
CHECKED BY: MD

### Legend

- Site Boundary
- Proposed Stage Boundary
- Area Subject to Subsidence
- Linear Open Space
- Active Park
- Pedestrian Linkage
- Railway Dedication
- Powerline Easement

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Evelope
- 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 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.

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

**Approval No.:** 9367/2022/CA

**Date:** 18 June 2024


URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1508
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted.
Please contact the author.