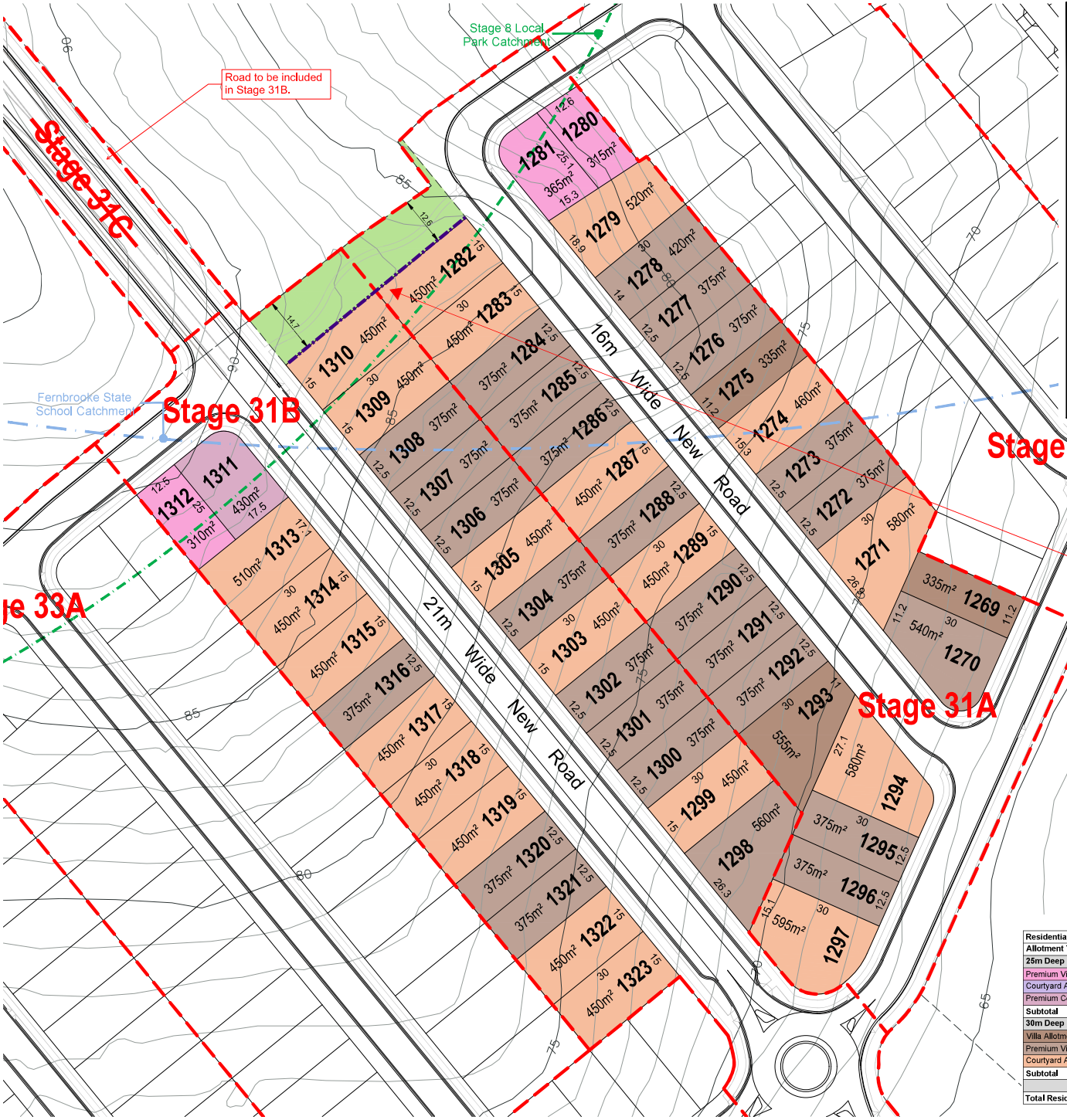
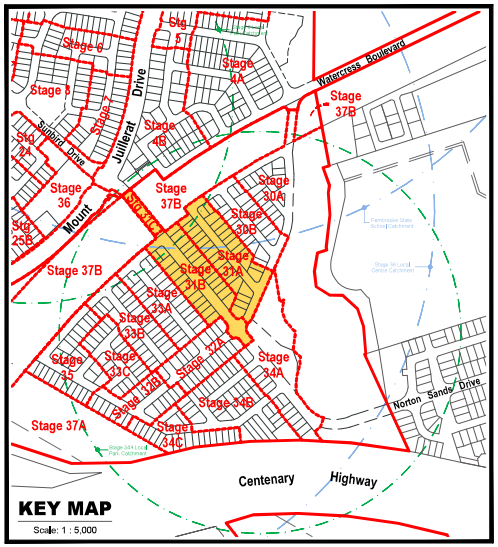




EDEN'S CROSSING

Naturally connected

PLAN OF SUBDIVISION STAGE 31 OVERALL ALLOTMENT LAYOUT

PLAN REF: 132030 – 137
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.

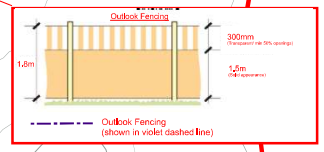
The boundaries shown on this plan should not be used for final detailed engineers design.

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

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

Approval No.: 9367/2022/CA

Date: 18 June 2024



Land Use Breakdown

Land Use	Stage 31A Area	Stage 31B Area	Stage 31C Area	Overall Area	Overall %
Stage Area	1.855 ha	1.840 ha	0.217 ha	**3.912 ha**	**100.0%**
Saleable Area					
Residential Allotments	1.228 ha	1.097 ha	—	**2.325 ha**	**59.4%**
Total Area of Allotments	**1.228 ha**	**1.097 ha**	—	**2.325 ha**	**59.4%**
Road					
Collector Streets	0.193 ha	0.646 ha	0.217 ha	**1.056 ha**	**27.0%**
Local Access Streets	0.393 ha	0.053 ha	—	**0.446 ha**	**11.4%**
Pedestrian Linkage / Landscaped Treatment	0.041 ha	0.044 ha	—	**0.085 ha**	**2.2%**
Total Area of New Road	**0.627 ha**	**0.743 ha**	**0.217 ha**	**1.587 ha**	**40.6%**

Yield Breakdown

Residential Allotments			Stage 31A	Stage 31B	Overall	
Allotment Type	**Typical Size**	**Typical Area**	**Lots**	**Lots**	**Lots**	**%**
25m Deep Product						
Premium Villa Allotment	12.5m x 25m	312.5m²	2	1	**3**	**5.5%**
Courtyard Allotment	14m x 25m	350m²	—	—	**—**	**0.0%**
Premium Courtyard Allotment	16m x 25m	400m²	—	1	**1**	**1.8%**
Subtotal			**2**	**2**	**4**	**7.3%**
30m Deep Product						
Villa Allotment	11.2m x 30m	335m²	3	—	**3**	**5.5%**
Premium Villa Allotment	12.5m x 30m	375m²	15	11	**26**	**47.3%**
Courtyard Allotment	15m x 30m	450m²	9	13	**22**	**40.0%**
Subtotal			**27**	**24**	**51**	**92.7%**
Total Residential Allotments			**29**	**26**	**55**	**100.0%**

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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:

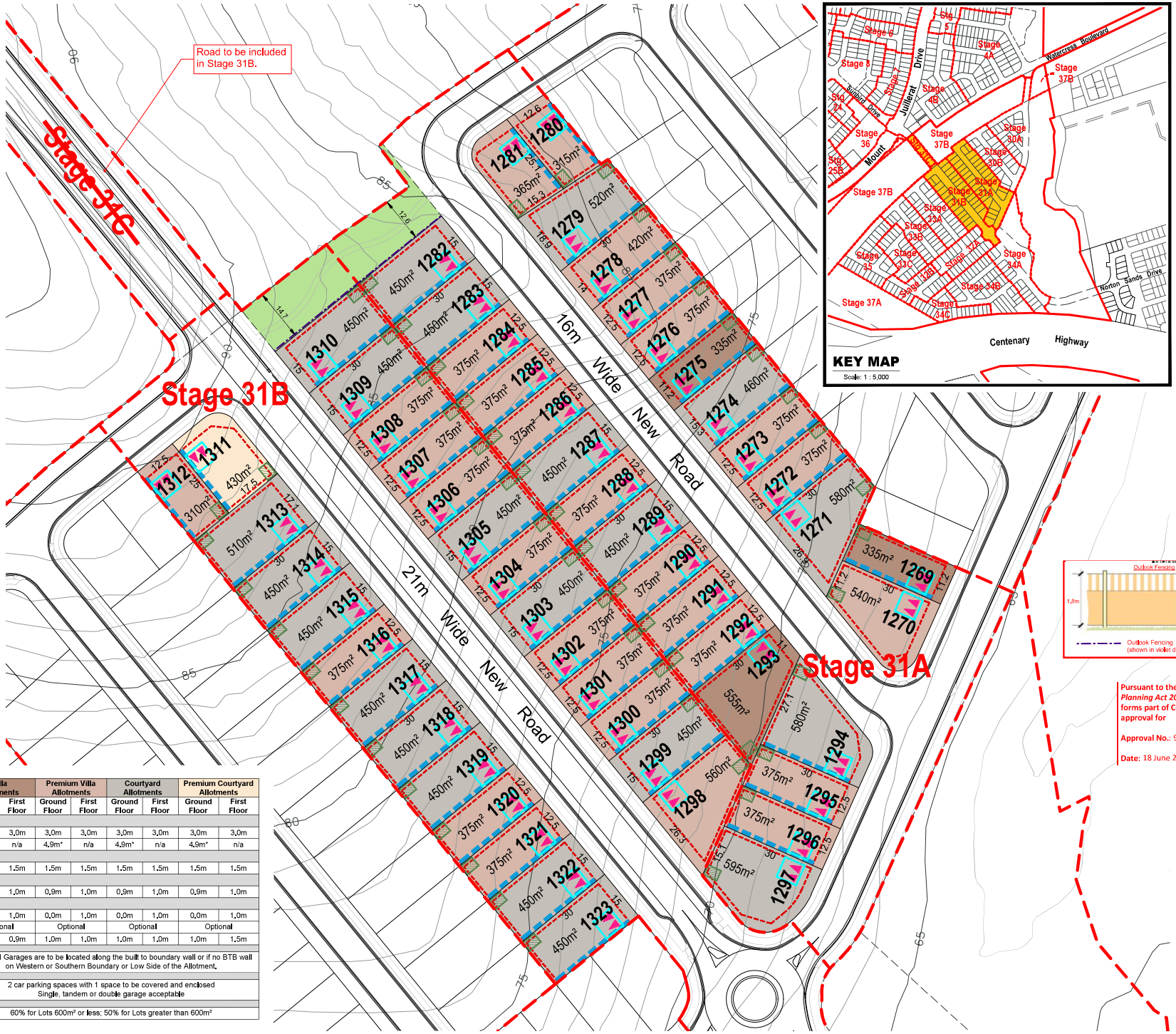
16. A maximum of one driveway per dwelling is permitted.
17. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

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 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



EDEN'S CROSSING
Naturally connected

PLAN OF DEVELOPMENT STAGE 31 OVERALL ALLOTMENT LAYOUT

PLAN REF: 132030 – 145
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

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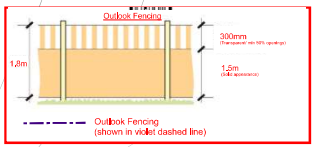

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 9367/2022/CA

Date: 18 June 2024

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