



**EDEN'S  
CROSSING**  
Naturally connected

## MASTERPLAN

### FAST FACTS:

- > 110ha masterplanned community
- > Over 30% dedicated to green open space
- > Kilometres of hike and bike paths
- > 4 large parks
- > 3,000 residents on completion
- > 5 kilometres to Springfield Central<sup>^</sup>
- > 34 kilometres to Brisbane
- > 90 kilometres to Gold Coast
- > 13.5 kilometres to Ipswich
- > Situated in Western Growth Corridor
- > Efficient transport links
- > Next to 2,500 hectare White Rock Spring Mountain Conservation Estate
- > Choice of blocks and homes
- > Direct access to Centenary Highway.\*

### CLOSE TO:

- > Major shopping centres
- > 10 local schools
- > 8 childcare centres
- > 2 universities.

NATURALLY  
CONNECTED

Information correct as at 1st September 2015 and subject to change without notice. The masterplan illustration is to be used as a guide only and is not to exact scale.

\*Proposed Centenary Highway access is due to commence construction in 2016 and is subject to operational work approval.

<sup>^</sup> Subject to operational works approvals of Centenary Highway access.

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# EDEN'S CROSSING

Where life comes together.

## Magnolia Release

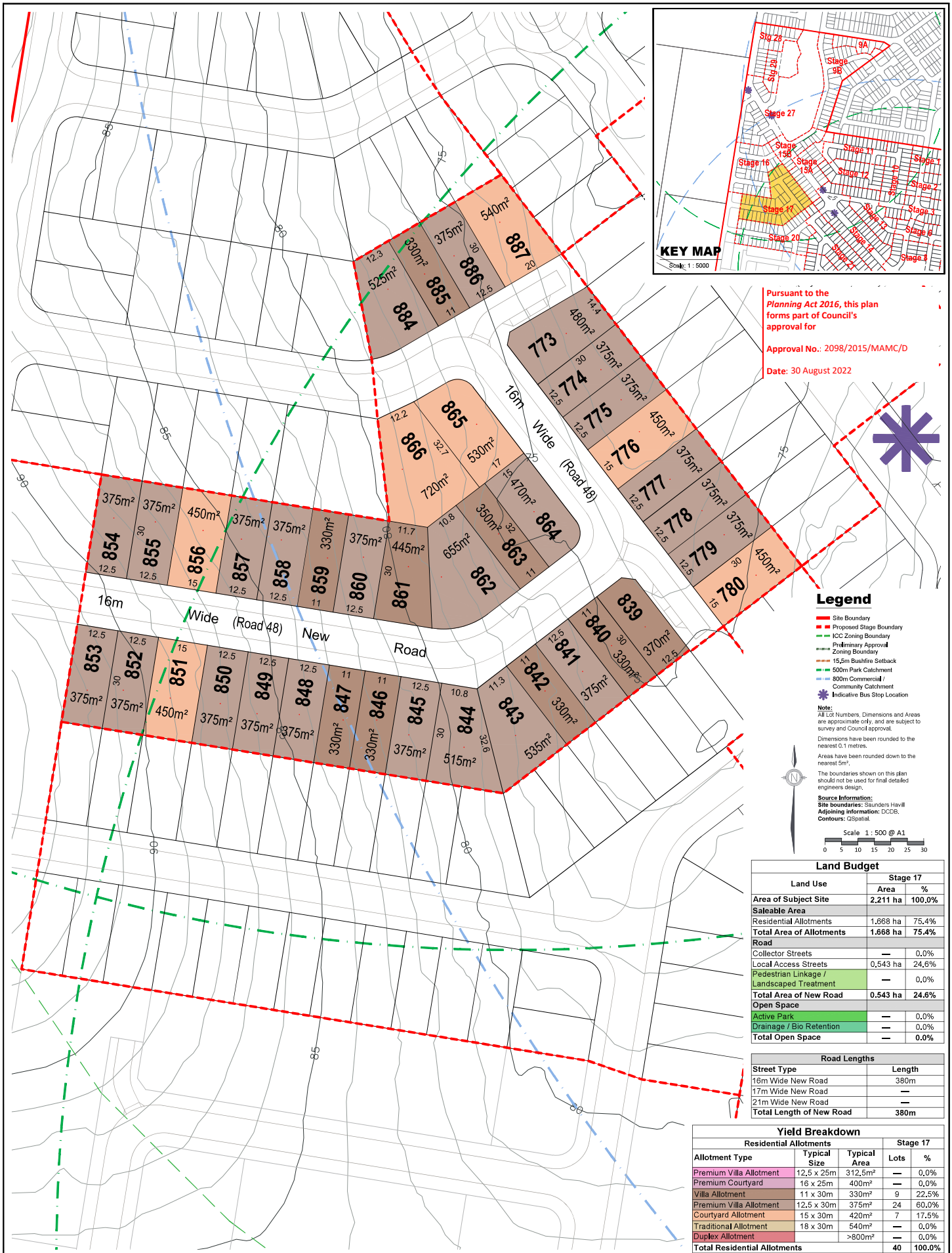
STAGE 17

Sales and  
Information  
Centre

## Sales and Information Centre

Corner Fernbrooke Boulevard and Sunbird Drive, Redbank Plains, QLD 4301  
Open Saturday to Wednesday, 10am – 5pm

[edenscrossing.com.au](http://edenscrossing.com.au)



KEY MAP  
Scale: 1:5000

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

### Legend

- Site Boundary
- Proposed Stage Boundary
- ICC Zoning Boundary
- Preliminary Approval Zoning Boundary
- 15m Bushfire Setback
- 500m Park Catchment
- 800m Commercial Community Catchment
- Indicative Bus Stop 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.

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

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

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

### 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 / Landscaped 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%

### Road Lengths

Street Type	Length
16m Wide New Road	380m
17m Wide New Road	—
21m Wide New Road	—
Total Length of New Road	380m

### Yield Breakdown

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

REVISION	
A: 14/02/19 Amend Stage 9A	
B: 08/03/19 Information Request Amendments	
C: 20/06/19 POB Setback Amendment	
D: 06/08/20 Sub-staging Stage 15	
F: 20/04/21 Stage 20 Updates	
G: 22/11/21 Stage 9A, 16 & 27 Updates	
H: 19/01/22 Stage 27 Updates	
I: 15/02/22 Stage 27 & 29 Updates	
J: 27/05/22 Stage 9A Updates	
K: 16/05/22 Stage 16 Updates	
L: 11/07/22 Lot 930 POB Update	

PROJECT	
Job Ref.	132030
Date	11 JULY 2022
Comp By.	JC
DWG Name.	132030-LOT 89 STG 9-29
Chkd By.	MD
Locality.	IPSWICH CITY COUNCIL
Local Authority.	REDBANK PLAINS

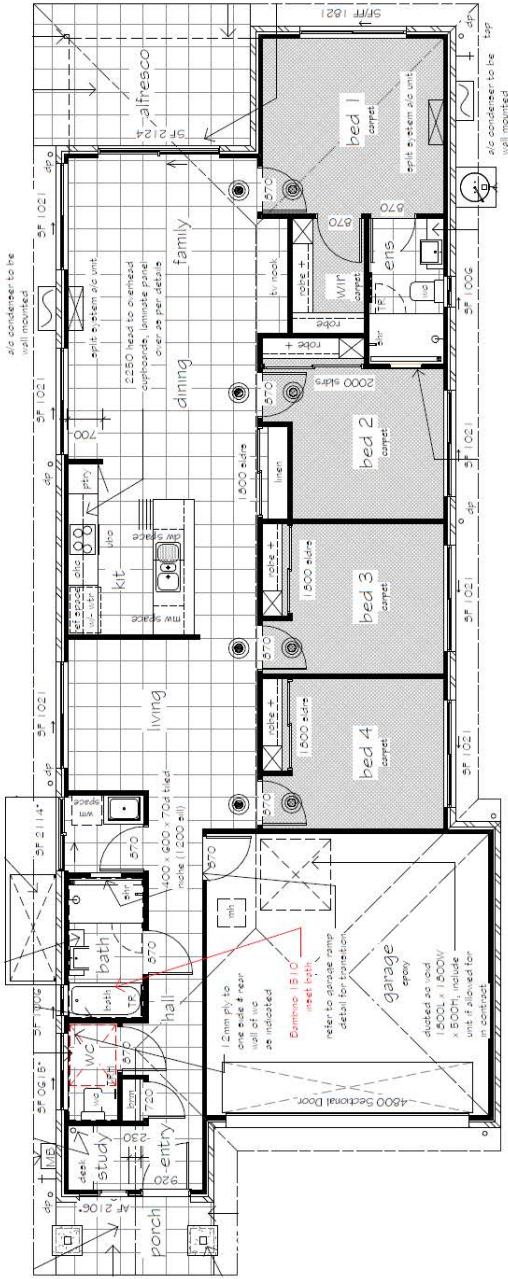
CLIENT	
PEET	
PLAN OF SUBDIVISION STAGE 17 ALLOTMENT LAYOUT	

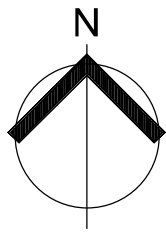
Scale			
1:500	Sheet A1	Plan Ref 132030-89	Rev L



URBAN DESIGN  
Level 4 PO Box  
520 William Street  
PO Box 1055  
Fortitude Valley QLD 4006  
T +61 7 3339 6600  
W rpsgroup.com

a/c condenser to be  
wall mounted





EDEN'S  
CROSSING  
STAGE 17



■ surveying ■ town planning ■ urban design ■ environmental management ■ landscape architecture

Saunders Havill Group Pty Ltd ABN 24 144 972 949  
Brisbane ■ Springfield  
head office 9 Thompson St Bowen Hills Q 4006  
phone 1300 123 SHG web www.saundershavill.com

This Disclosure Plan is prepared for the sole purpose of satisfying the Disclosure requirements of the Land Sales Act and SHOULD NOT be used for any other purpose, particularly as-constructed purposes. This information is compiled from design plans only, unless otherwise stated, and therefore is subject to final survey and construction of operational works.

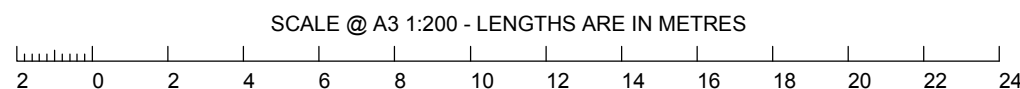
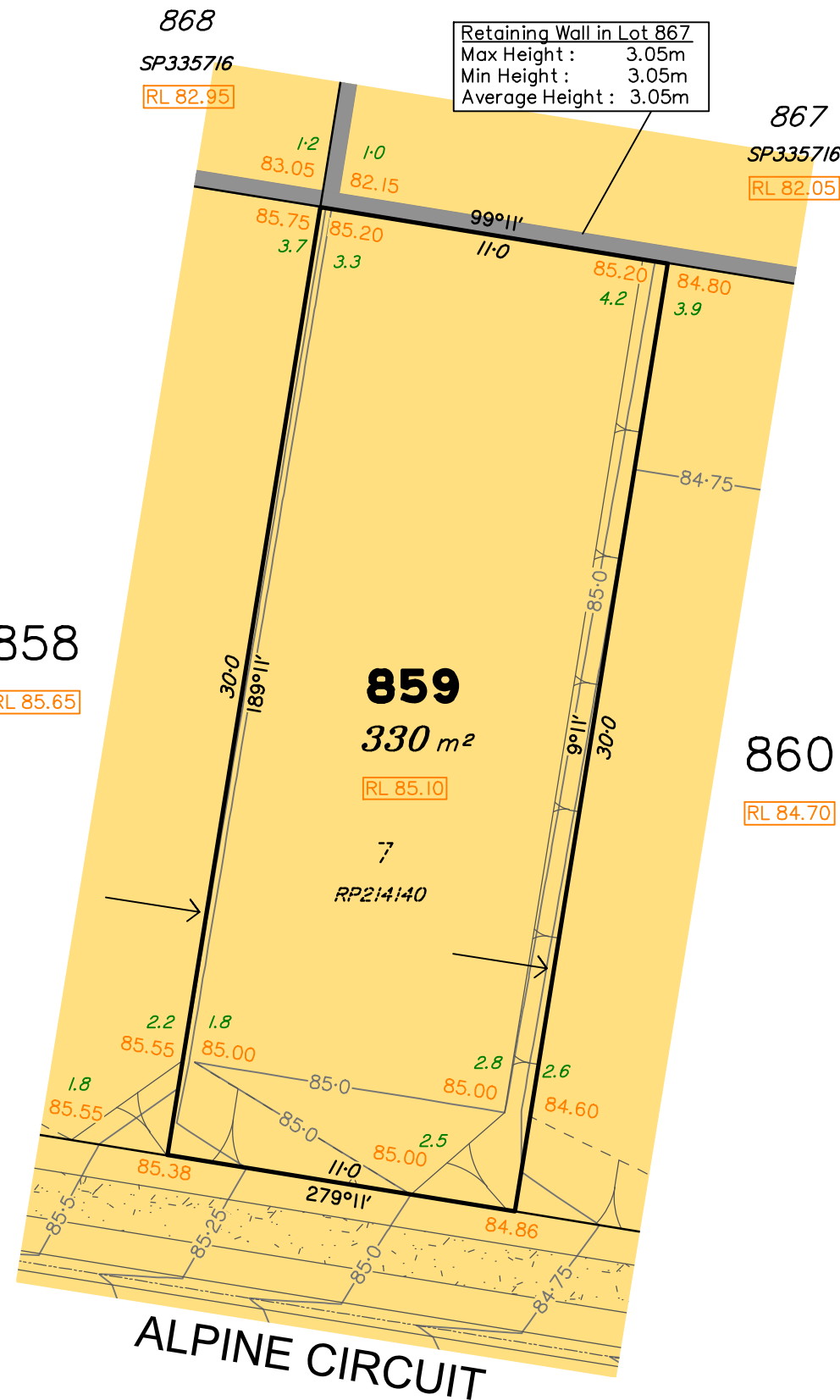
## Disclosure Plan for Proposed Lot 859 (Restricted) on SP335717

Described as part of Lot 7001 (Restricted) on SP331519  
Existing Title Reference: 51324127

Locality of Redbank Plains (Ipswich City Council)

Level Datum: AHD der.  
Origin of Levels: PM203676  
RL of Origin: 74.071  
Contour Interval: 0.25m  
Scale @A3 1: 200  
Plan No. 9112 S 40 DP A\_859

PRELIMINARY



### LEGEND

- Area of Cut
- Area of Fill
- Design Contours
- 1:2 Depth of Fill
- Top of Batter
- Toe of Batter
- Retaining Wall
- Preferred Earthworks Pad Level
- Finished Surface Design Level
- Optional Built to Boundary Wall

(Not all items in this legend may be relevant to the lot shown on this plan)

### NOTES

This plan has been prepared from preliminary survey plan (SP335717) and engineering data provided on the 21/02/2023 by KN Group Pty Ltd.

Development approval was granted for this subdivision by the Ipswich City Council on 30/08/2022. (Application No: 2098/2015/MAMC/D). For updates to this approval visit [www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au)

The relevant authorities have granted operational works approval for this lot.

A minimum of 1.0m of fill and capping is present on all Stage 17 lots. All fill shall be placed and compacted in a controlled manner under level 1 supervision and certification in accordance with A3798-2007.

Lot 859 is restricted to the depth of 18.288 metres from the surface, as defined by plan M3172.

PEET

Issues	No.	by	Date	Chkd	Description
	A	TBG	04.03.24	PS	Original Issue





# RENTAL APPRAISAL

**Date:** 23/05/2024

**Property Address:** Lot 18, Mallee Grove, Jimboomba QLD 4208

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

**The recommended rent would be as below:**

4		2		2		<b>Recommended Rent:</b> \$ 610 - \$ 630 p/w
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The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY  
p 1300 739 804