

**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[^]
- > 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.

[^] Subject to operational works approvals of Centenary Highway access.
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EDEN'S CROSSING

Where life comes together.

Magnolia Release

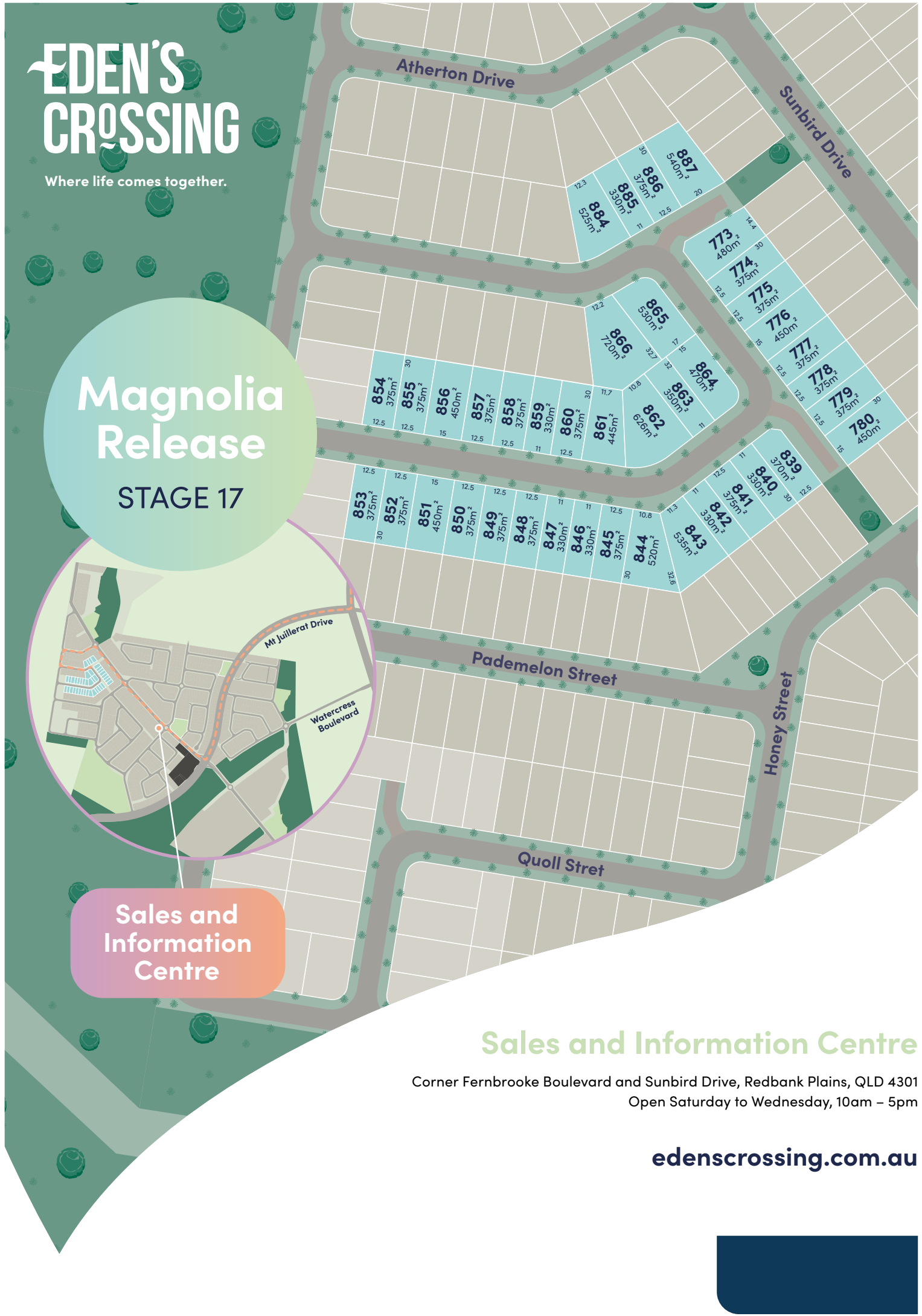
STAGE 17

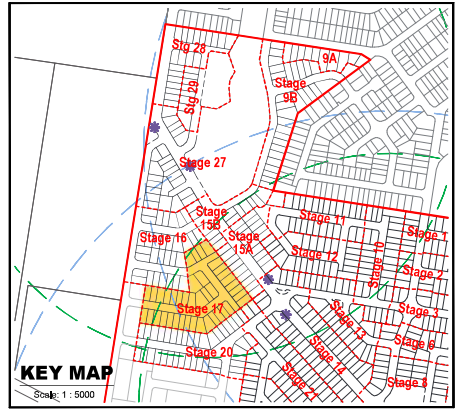
Sales and Information Centre

Sales and Information Centre

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

edenscrossing.com.au

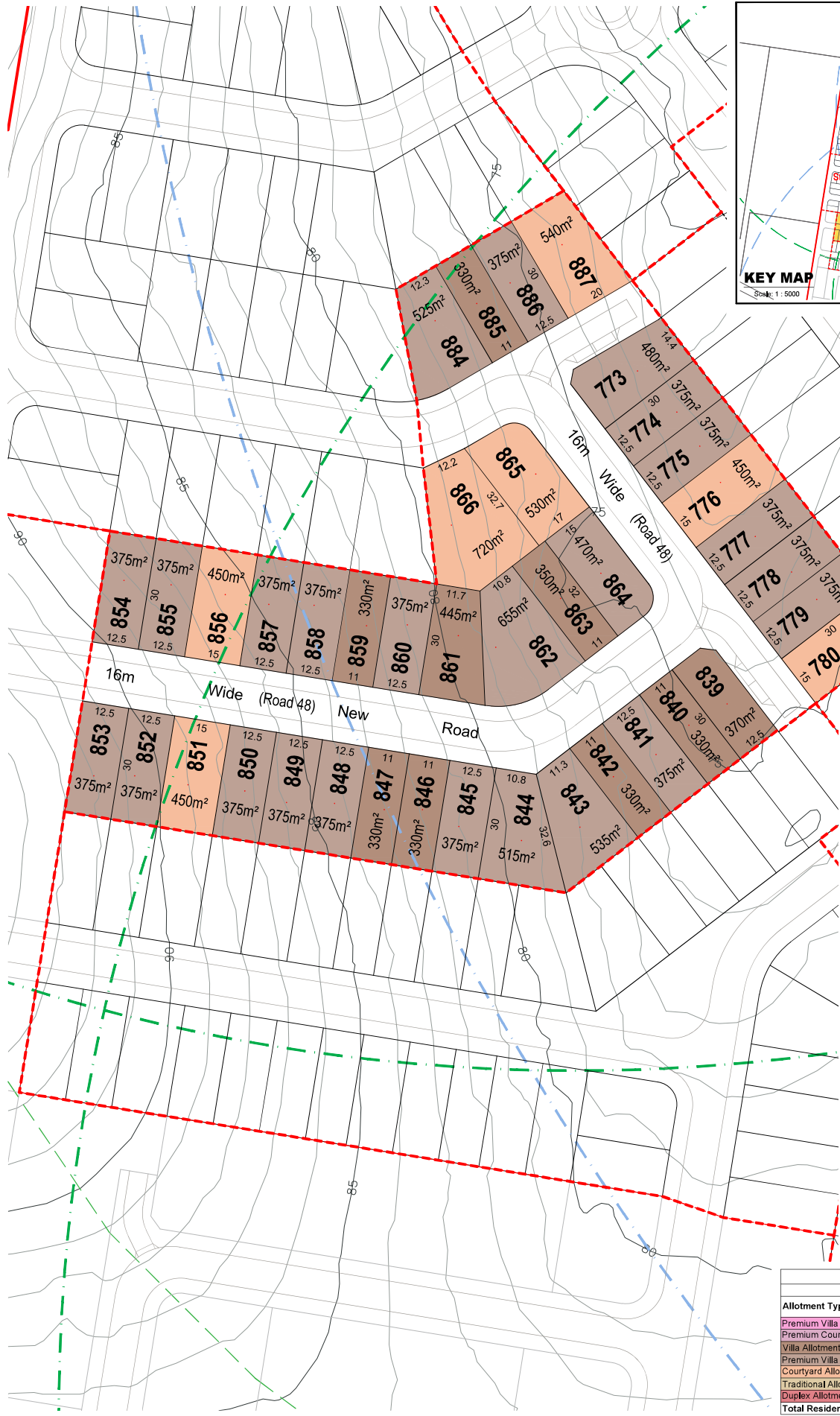




Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No.: 2098/2015/MAMC/D

Date: 30 August 2022



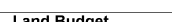
Legend

- Site Boundary
- - - Proposed Stage Boundary
- - - ICC Zoning Boundary
- - - Preliminary Approval Zoning Boundary
- 15.5m 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.
 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: Saunders Havill
Site boundaries: DCDB
Adjoining information: DCDB
Contours: QSpatial

Scale 1:500 @ A1



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	24.8%
Pedestrian Linkage / Landscaped Treatment	—	0.0%
Total Area of New Road	0,543 ha	24.8%
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

Allotment Type	Residential Allotments		Stage 17	
	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

A: 14/02/19 Amend Stage 9A
B: 08/03/19 Information Request Amendments
C: 20/03/19 POI Sub-back Amendment
D: 05/08/20 Sub-staging Stage 15
E: 15/02/21 Lot 9A3 Amendments
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: 16/09/22 Stage 16 Updates
L: 11/07/22 Lot 930 POI Update

PROJECT

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

CLIENT

PEET

PLAN OF SUBDIVISION
 STAGE 17
 ALLOTMENT LAYOUT

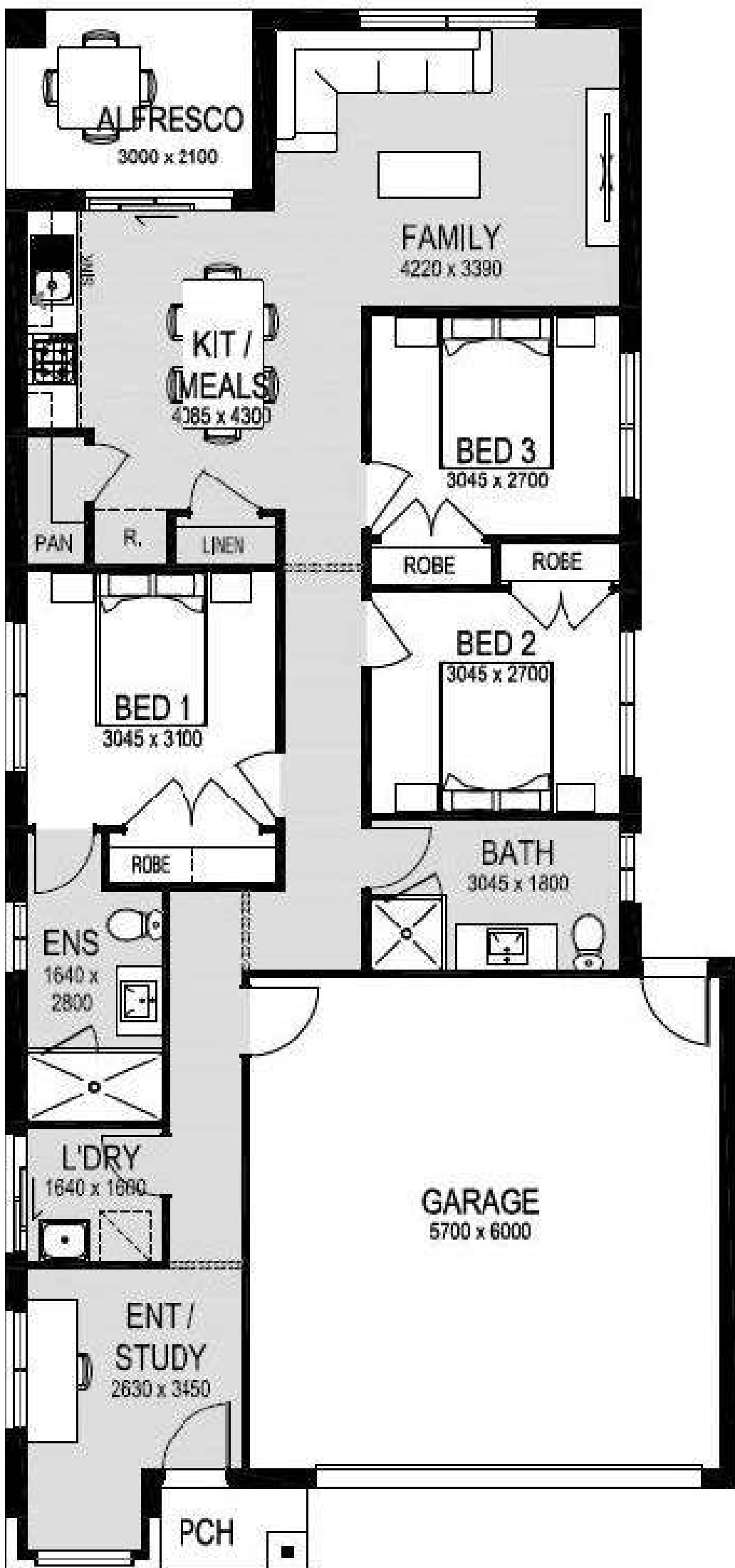
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Sheet A1

Plan Ref 132030-89

Rev L

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



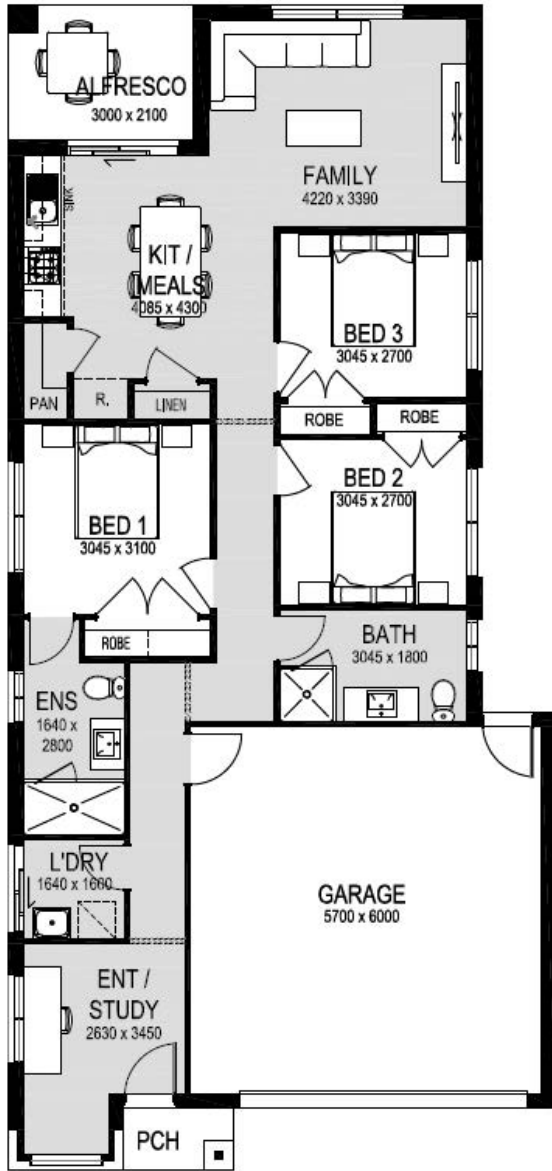


Lot 917 – Eden's Crossing – Redbank Plains

Land 375m²
\$ 282,900

Package Price
\$ 631,840

House 150m²
\$ 348,940



Erksine Design

SPECIFICATIONS



3 BED



2 BATH



2 CAR



1 LIVING

Our contemporary schemes have been designed to maximise the style of your home and pass the test of time. With a range of schemes to suit every style our experts have made it simple to create the home.



EXTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	METAL ROOF	Surfmist
2.	FASCIA, GUTTER & DOWNPIPES	Surfmist
3.	BRICK	Rockhampton
4.	ALUMINIUM DOORS & WINDOWS	Surfmist
5.	GARAGE & ENTRANCE DOOR	Surfmist
6.	RENDER 1	Minimalist 7
7.	CLADDING	Surfmist



Facade 01

EXTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1. METAL ROOF	Surfmist
2. FASCIA, GUTTER & DOWNPIPES	Surfmist
3. BRICK	Moondust
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. GARAGE & ENTRANCE DOOR	Surfmist
6. RENDER 1	Surfmist
7. RENDER 2 & CLADDING	Windspray



EXTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1. METAL ROOF	Woodland Grey
2. FASCIA, GUTTER & DOWNPIPES	Woodland Grey
3. BRICK	Emerald
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. ENTRANCE DOOR	Dune
6. GARAGE	Woodland Grey
7. RENDER 1 & CLADDING	Minimalist 4
8. RENDER 2	Woodland Grey



EXTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1. METAL ROOF	Dune
2. FASCIA, GUTTER & DOWNPIPES	Dune
3. BRICK	Mitchell
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. GARAGE & ENTRANCE DOOR	Dune
6. RENDER 1	Surfmist
7. RENDER 2 & CLADDING	Dune



Facade 04

06 FACADE COLOUR SCHEME OPTIONS

OPTION 1 - LIGHT



Facade 06 Light

SPECIFICATIONS

1. METAL ROOF	Surfmist
2. FASCIA, GUTTER & DOWNPIPES	Surfmist
3. BRICK	Driftwood Grey
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Windspray
7. GABLE END RENDER 1	Surfmist

OPTION 2 - DARK



Facade 06 Dark

SPECIFICATIONS

1. METAL ROOF	Shale Grey
2. FASCIA, GUTTER & DOWNPIPES	Shale Grey
3. BRICK	Grey Stone
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Charcoal Grey
7. GABLE END RENDER 1	Surfmist

INTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Oyster, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Ghostgum
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Black Birchply, Vertical Grain
4.	SPLASHBACK TILE	Uni White Satin, 400mm X 250mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Magellan Grey
8.	WALL & WOODWORK PAINT	Classic Grey 3 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Newhaven
10.	CARPET	Grey Pebble

*Where applicable



INTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Jet Black, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Calm White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*)	Black
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Warehouse Dark Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Charred Ash
8.	WALL & WOODWORK PAINT	Greyology 1 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Otway
10.	CARPET	Cavalcade

*Where applicable



Artist impression
900mm appliances & timber laminate floor upgrades shown



Artist impression

INTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Raven, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White Linen
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Natural Walnut, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Charcoal, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Midnight
8.	WALL & WOODWORK PAINT	White On White (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Flinders
10.	CARPET	Hazelnut

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

INTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Osprey, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Whitewashed Oak, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Ivory, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Misty Grey
8.	WALL & WOODWORK PAINT	Aura (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Apollo
10.	CARPET	Ashville

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- Structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab & pump allowance
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2590mm (8") high to all single storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

BRICKWORK

- Bricks from builders' standard range

ROOFING

- COLORBOND® roof from builders' standard range

WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)
- Venetians to bathrooms

INSULATION

- R2.0 to external walls
- R2.5 to ceilings

HOT WATER SERVICE

- 160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- Rheem Metro Max 26 - 50 deg Celsius continuous flow natural gas hot water service

HEATING & COOLING

- Ceiling fans to living room & all bedrooms
- Split cycle cooling unit to family & Bed 1

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door to laundry, family & rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Weatherstrip to front door & garage internal access door

TILES

- Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath

CARPETS

- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room, bedroom 1 & living (if applicable)
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Safety switches (residual current devices)
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 900mm multifunction electric oven (stainless steel)
- 900mm gas cooktop (stainless steel)
- 900mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM & ENSUITE

- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Shower rail with soap basket
- Double towel rail, toilet roll holder

GARAGE

- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door
- Single weather proof ply rear door (design specific)

PORCH / ALFRESCO

- Concrete waffle slab, lined ceiling, brick piers, COLORBOND® roof & downlights (design specific)

LANDSCAPING

- Drought resistant garden & plants to front
- Instant lawn to front & rear

FENCING

- Timber paling/COLORBOND® fence including wing fence & gate to suit estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX & CLOTHES LINE

- Rendered letterbox
- Fold out clothesline to rear yard