

AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

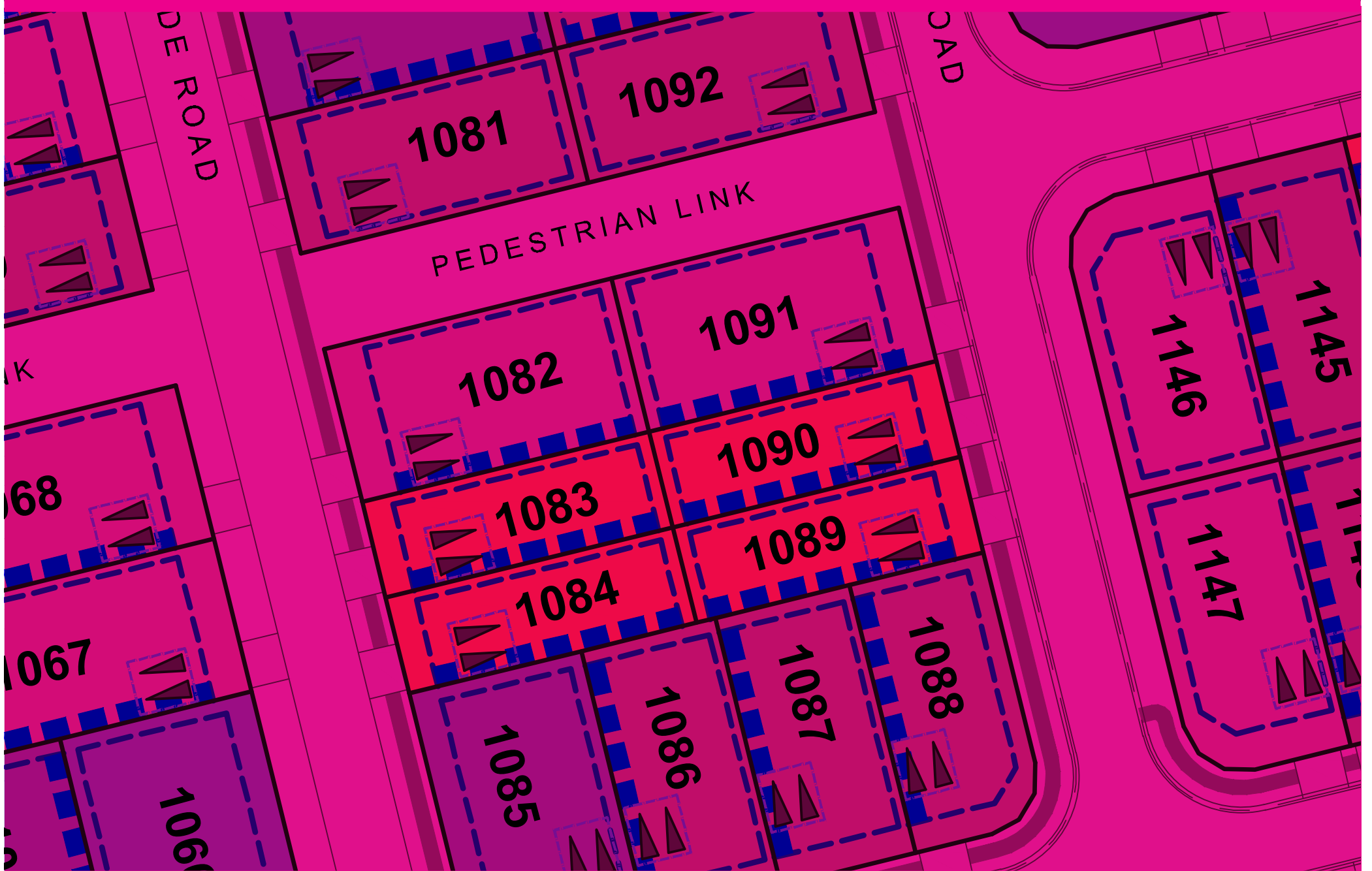
TEVIOT ROAD, GREENBANK

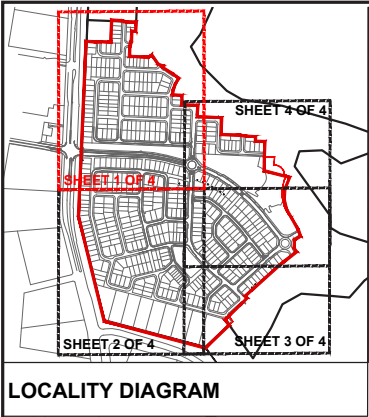
13 FEBRUARY 2018

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 20 March 2018





LOCALITY DIAGRAM

LOT 3 / SP297195

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referred to in the PDA
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LEGEND

GENERAL

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Sales Office (Interim Use)
- Sales Centre (Interim Use)
- Major Linear Park
- Regional Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

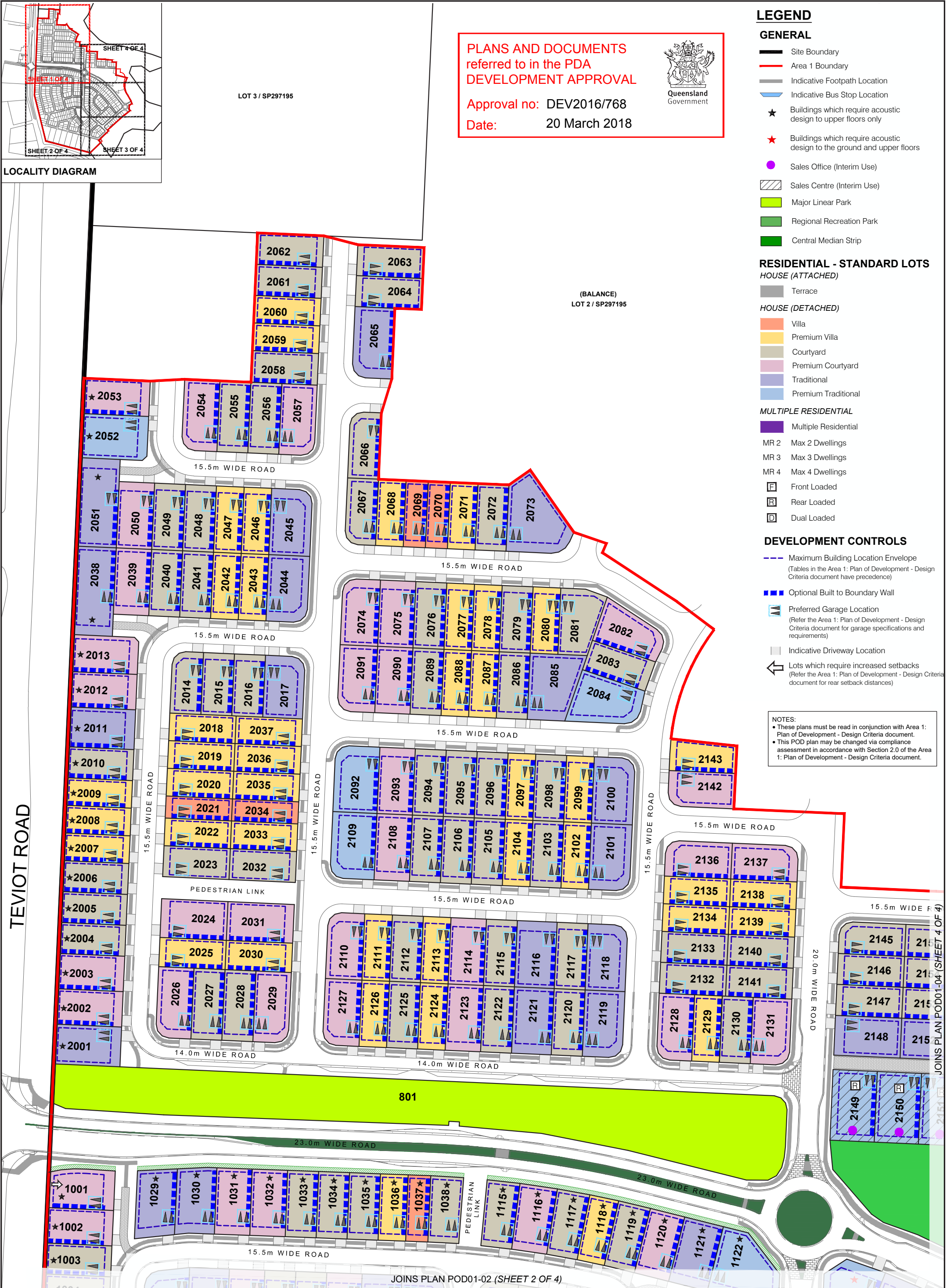
MULTIPLE RESIDENTIAL

- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope
(Tables in the Area 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location
(Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks
(Refer the Area 1: Plan of Development - Design Criteria document for rear setback distances)

NOTES:
• These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
• This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.



TEVIOT ROAD



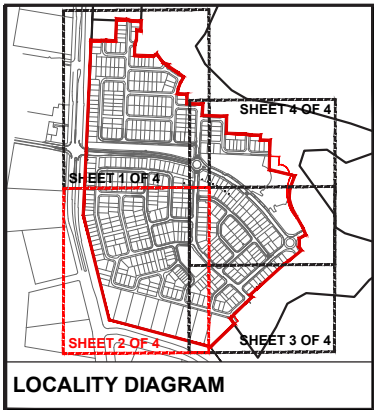
GREENBANK

PLAN OF DEVELOPMENT - AREA 1 - ENVELOPE PLAN - SHEET 1 OF 4

Scale: 1:1,500 @ A3

0 20 40 60

PROJECT NO: BD1309
DATE: 13.02.2018
DRAWING NO: POD01-01
REV: 14



LOCALITY DIAGRAM

LEGEND

GENERAL

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Acoustic / Visual Buffer - No Buildings or Structures (other than fencing) (Extends 40m from the Greenbank Road boundary)
- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

- Multiple Residential
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DEVELOPMENT CONTROLS

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NOTES:

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
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- Lots 1335-1343 are House (Interface lots).

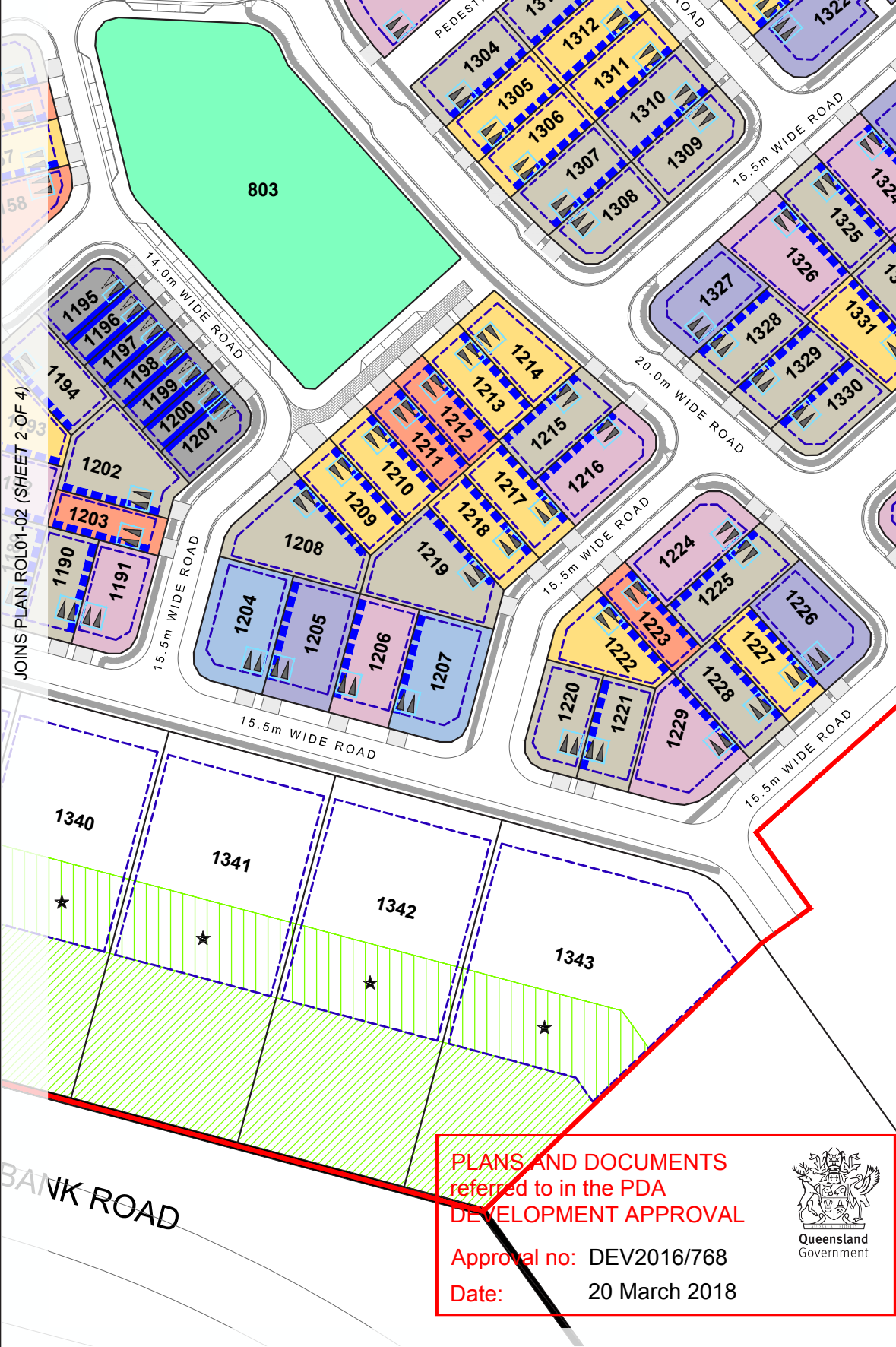
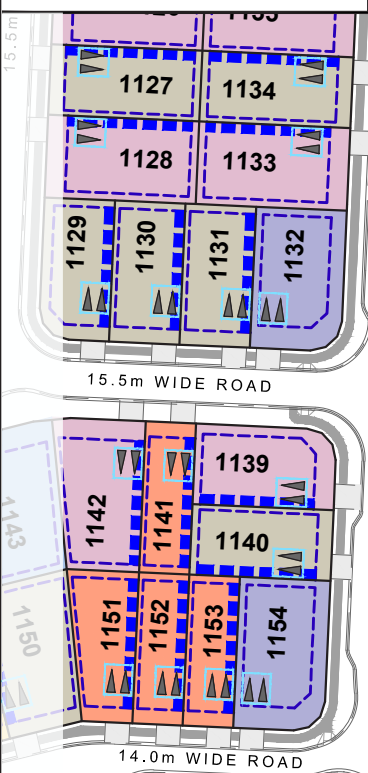
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LOCALITY DIAGRAM



LEGEND

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RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

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MULTIPLE RESIDENTIAL

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NOTES:

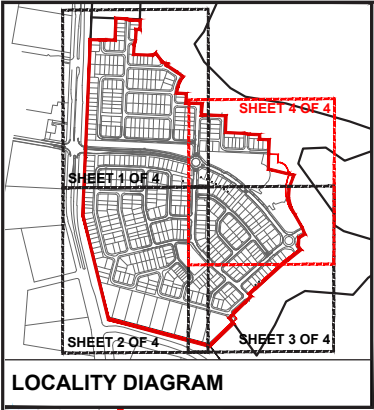
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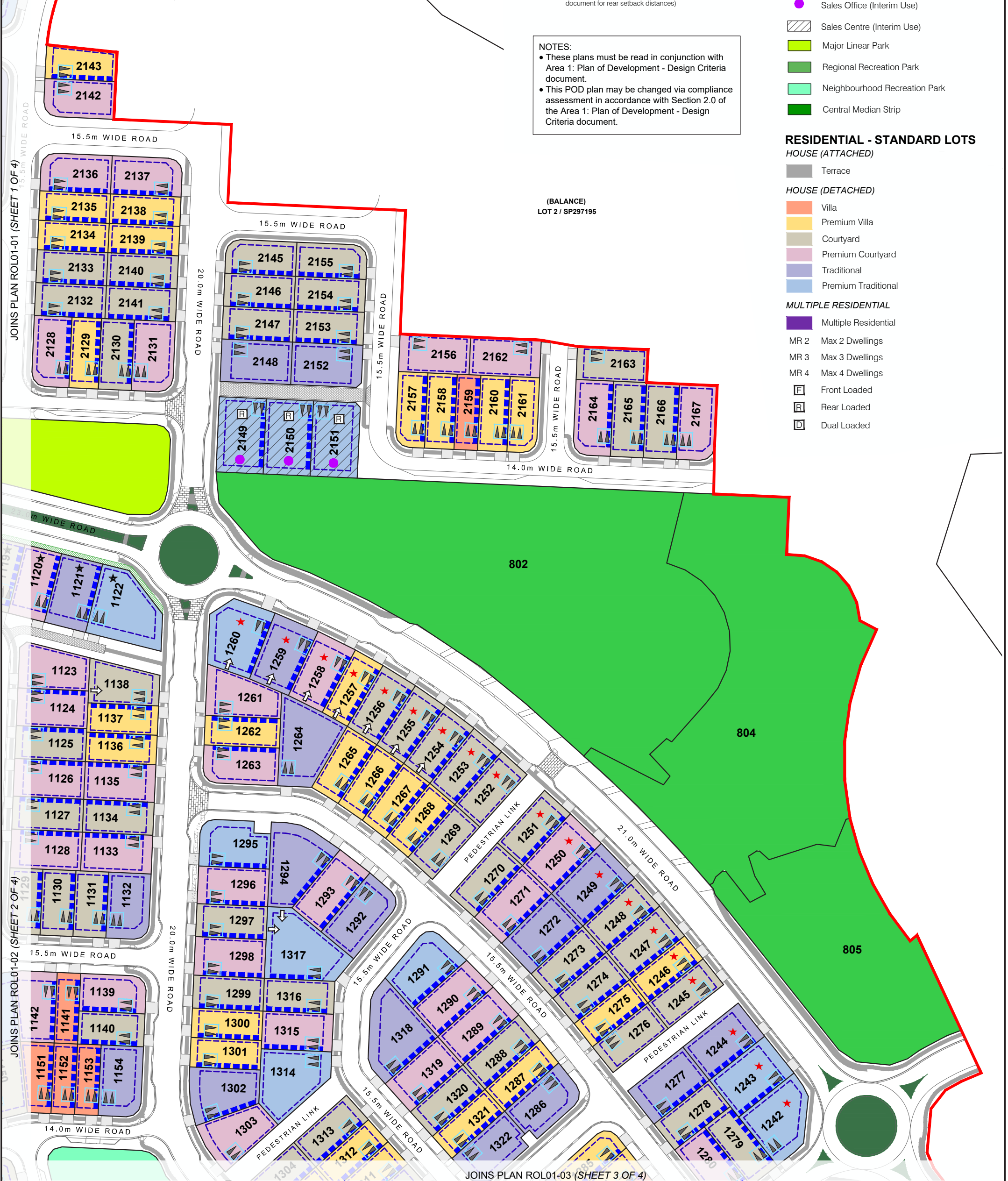
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LOCALITY DIAGRAM



JOINS PLAN ROL01-02 (SHEET 2 OF 4)

JOINS PLAN ROL01-03 (SHEET 3 OF 4)



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(BALANCE)
LOT 2 / SP297195

LEGEND

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