

LOT 3 / SP297195

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2016/768

Date: 17 October 2018



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

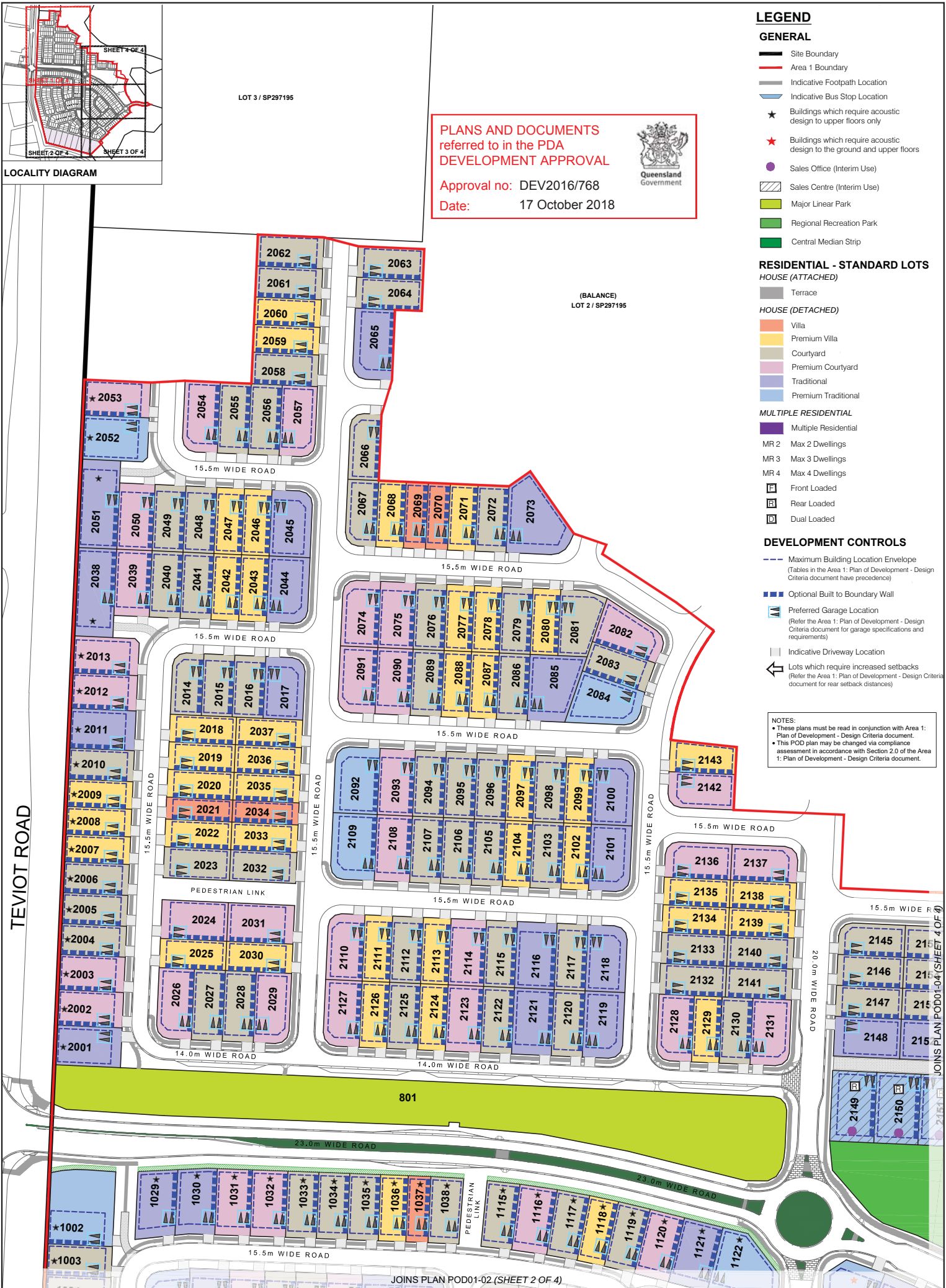
Dual Loaded

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.



JOINS PLAN POD01-02 (SHEET 2 OF 4)

JOINS PLAN POD01-04 (SHEET 4 OF 4)



GREENBANK

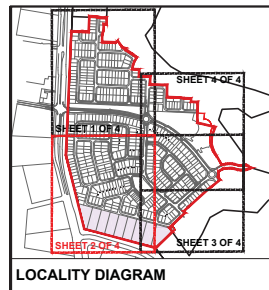
PLAN OF DEVELOPMENT - AREA 1 - ENVELOPE PLAN - SHEET 1 OF 4

Scale: 1:1,500 @ A3

0 20 40 60



PROJECT NO: BD1309
DATE: 12.10.2018
DRAWING NO: POD01-01
REV: 16



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

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
- Mandatory 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:

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- 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.
- Lots 1335-1343 are House (Interface lots).

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GREENBANK ROAD



GREENBANK

PLAN OF DEVELOPMENT - AREA 1 - ENVELOPE PLAN - SHEET 2 OF 4

Scale: 1:1,500 @ A3

0 20 40 60

PROJECT NO: BD1309
DATE: 12.10.2018
DRAWING NO: POD01-02
REV: 16

GENERAL

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
-  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
-  Regional Recreation Park

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
-  Mandatory Built to Boundary Wall
-  Preferred Garage Location
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