

Everleigh

PRECINCT 2: PLAN OF DEVELOPMENT - ENVELOPE PLANS

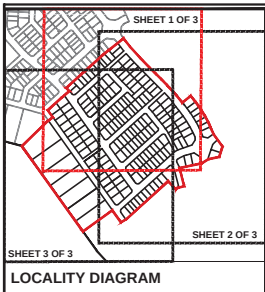
EVERLEIGH
29 NOVEMBER 2019

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1039

Date: 11 December 2019





PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1039

Date: 11 December 2019



LEGEND

GENERAL

- Site Boundary
- Precinct 2 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)
- Local Recreation Park

RESIDENTIAL - STANDARD LOTS

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional
- Interface Lots

MULTIPLE RESIDENTIAL

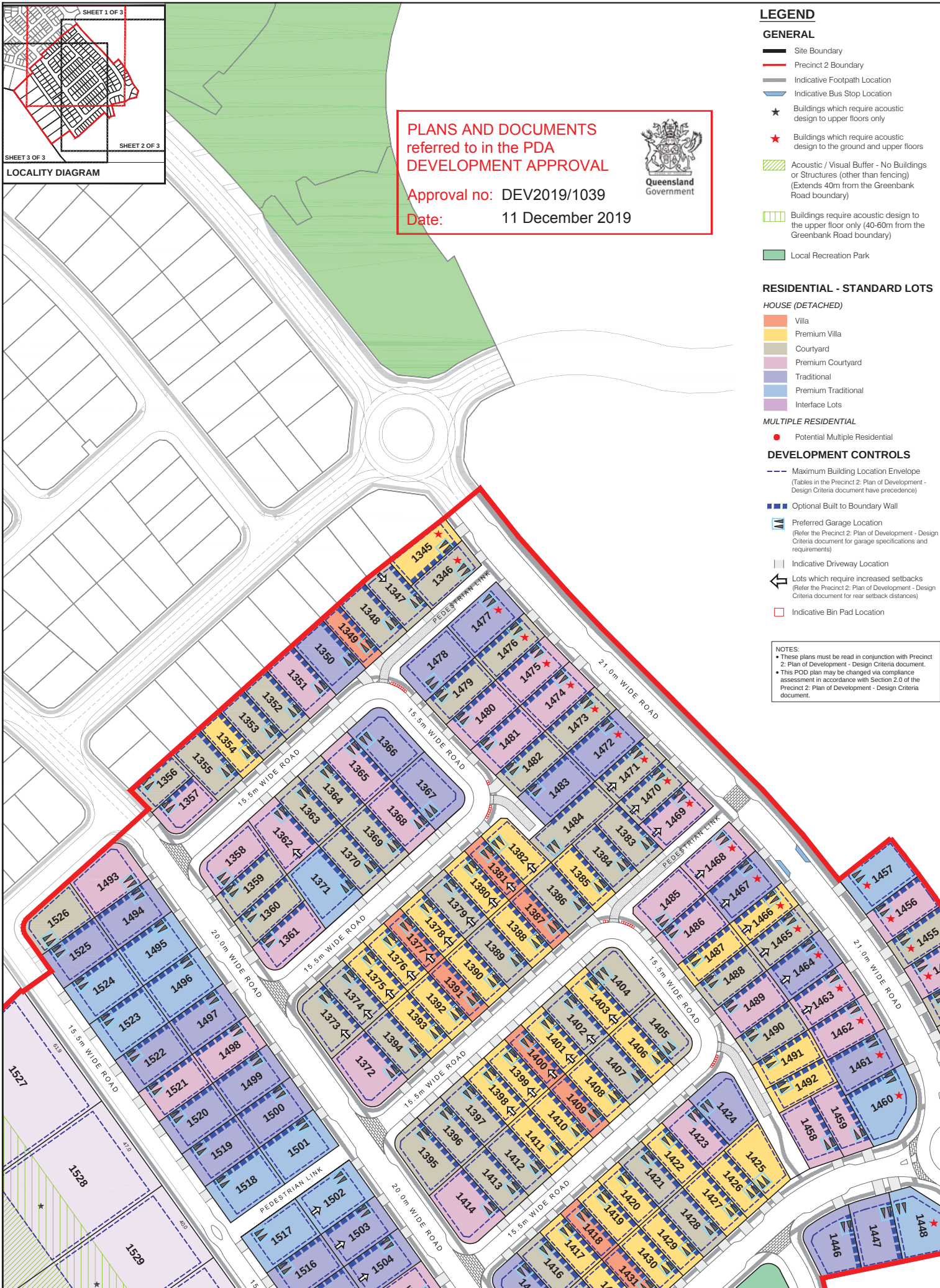
- Potential Multiple Residential

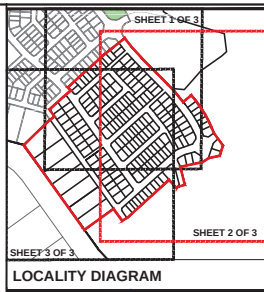
DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the Precinct 2: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location (Refer the Precinct 2: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the Precinct 2: Plan of Development - Design Criteria document for rear setback distances)
- Indicative Bin Pad Location

NOTES:

- These plans must be read in conjunction with Precinct 2: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Precinct 2: Plan of Development - Design Criteria document.

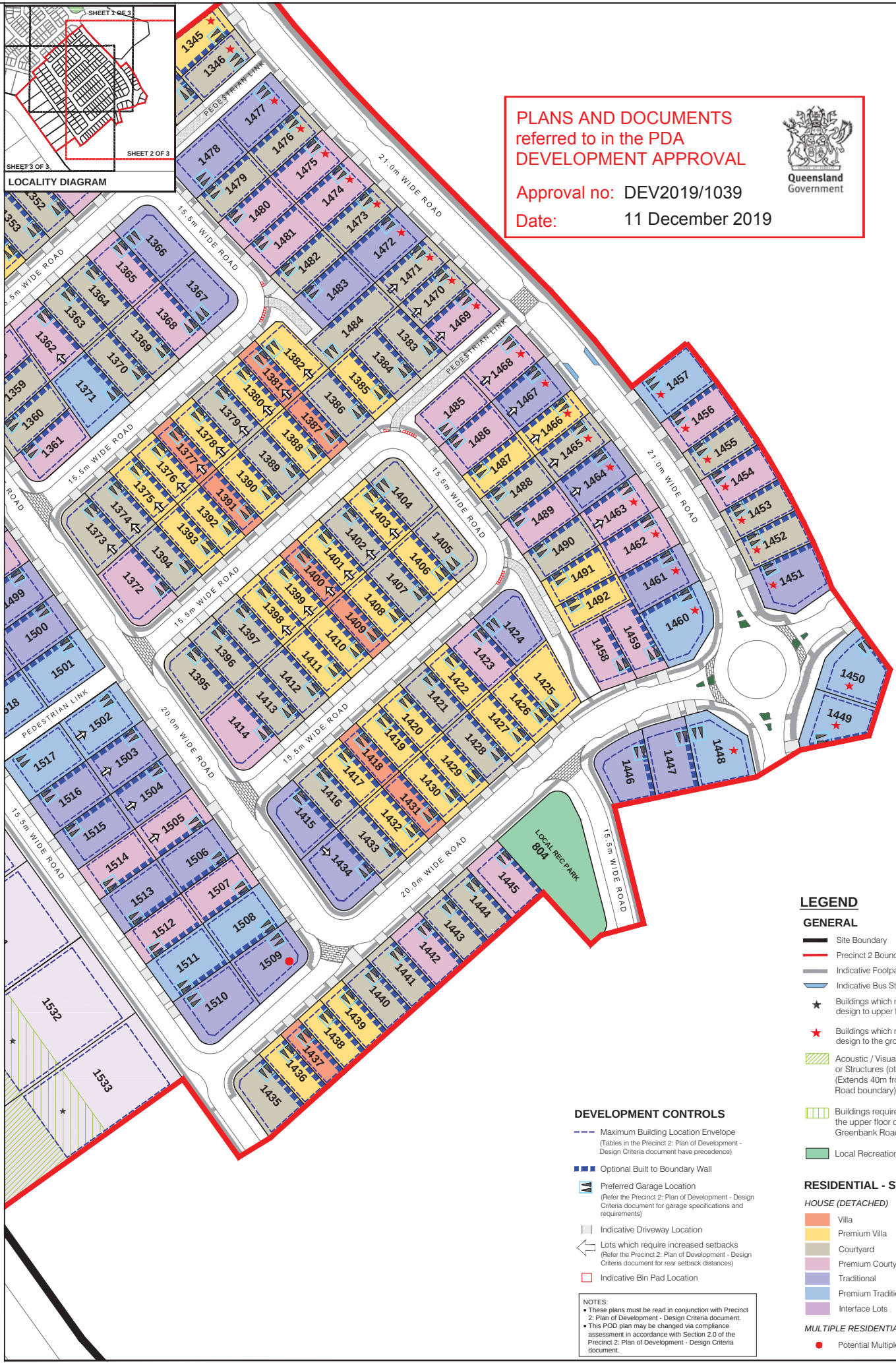


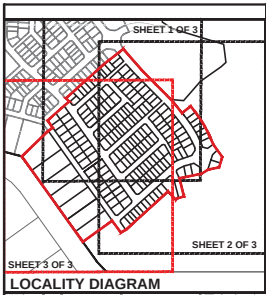


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2019/1039
Date: 11 December 2019





LEGEND

GENERAL

- Site Boundary
- Precinct 2 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)
- ▨ Local Recreation Park

RESIDENTIAL - STANDARD LOTS

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional
- Interface Lots

MULTIPLE RESIDENTIAL

- Potential Multiple Residential

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the Precinct 2: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location (Refer the Precinct 2: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the Precinct 2: Plan of Development - Design Criteria document for rear setback distances)
- Indicative Bin Pad Location

- NOTES:**
- These plans must be read in conjunction with Precinct 2: Plan of Development - Design Criteria document.
 - This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Precinct 2: Plan of Development - Design Criteria document.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1039

Date: 11 December 2019

