

AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

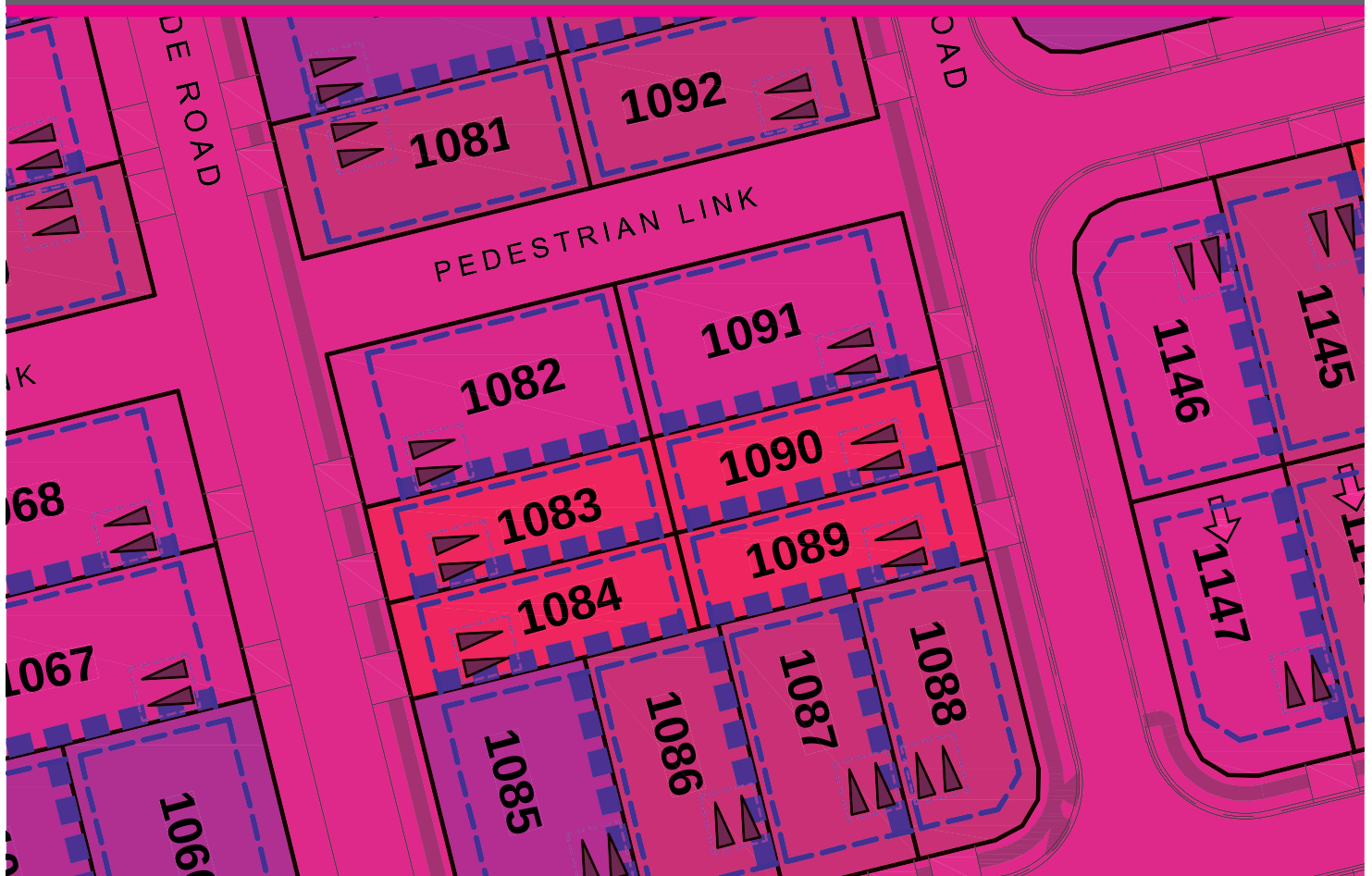
TEVIOT ROAD, GREENBANK

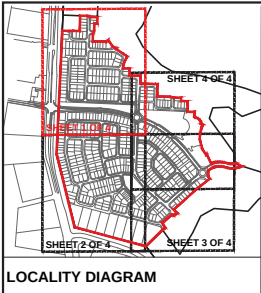
21 OCTOBER 2019

PLANS AND DOCUMENTS
referred to in the FSA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 20 March 2020





LOT 3 / SP297195

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 20 March 2020



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

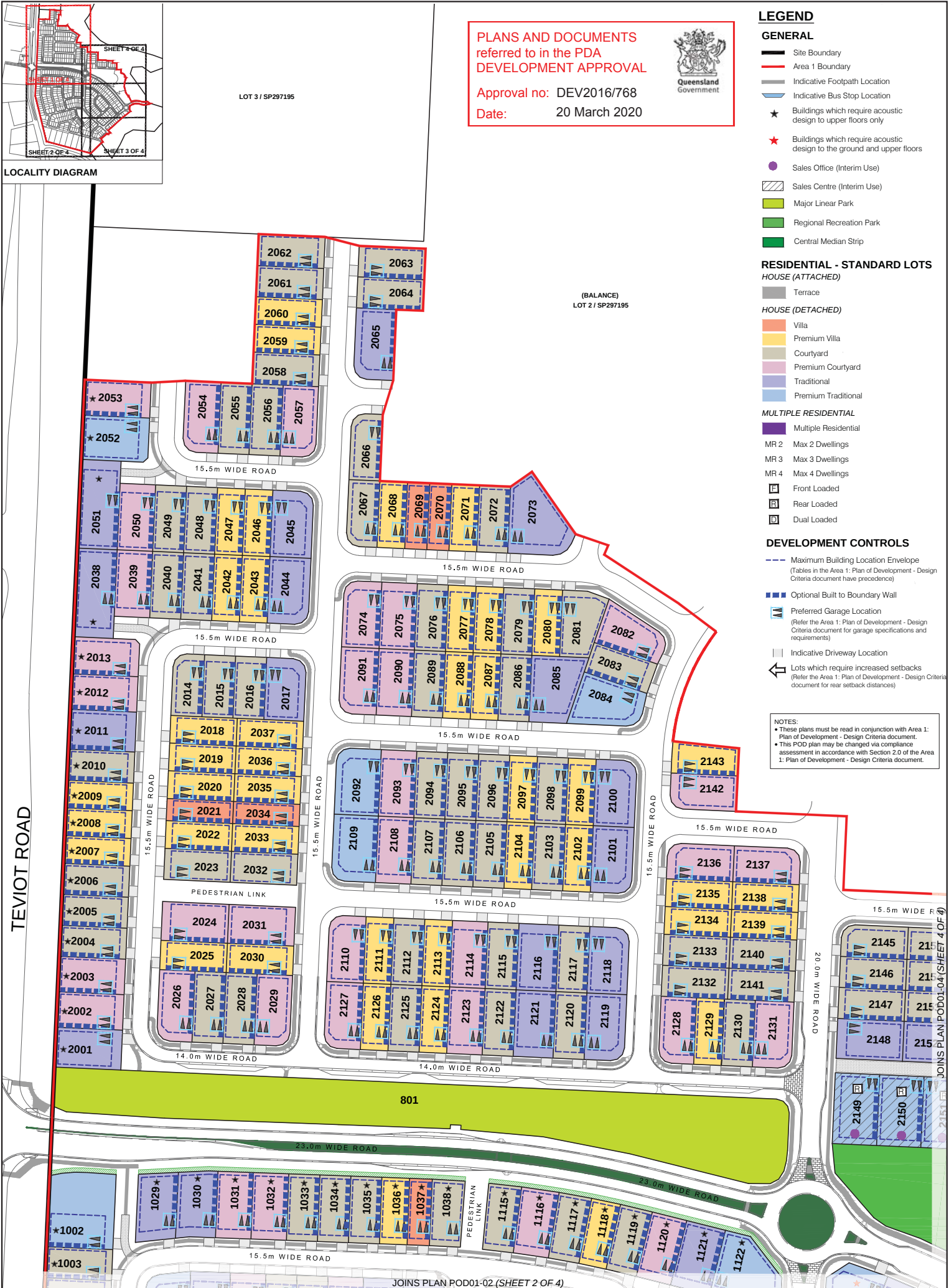
- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

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)



GREENBANK

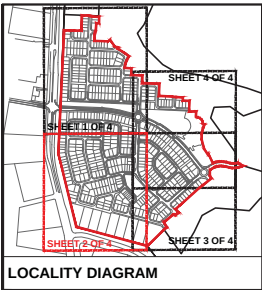
PLAN OF DEVELOPMENT - AREA 1 - ENVELOPE PLAN - SHEET 1 OF 4

Scale: 1:1,500 @ A3

0 20 40



PROJECT NO: ND1309
DATE: 21.10.2019
DRAWING NO: POD01-01
REV: 19



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
- 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:

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 20 March 2020



GREENBANK ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

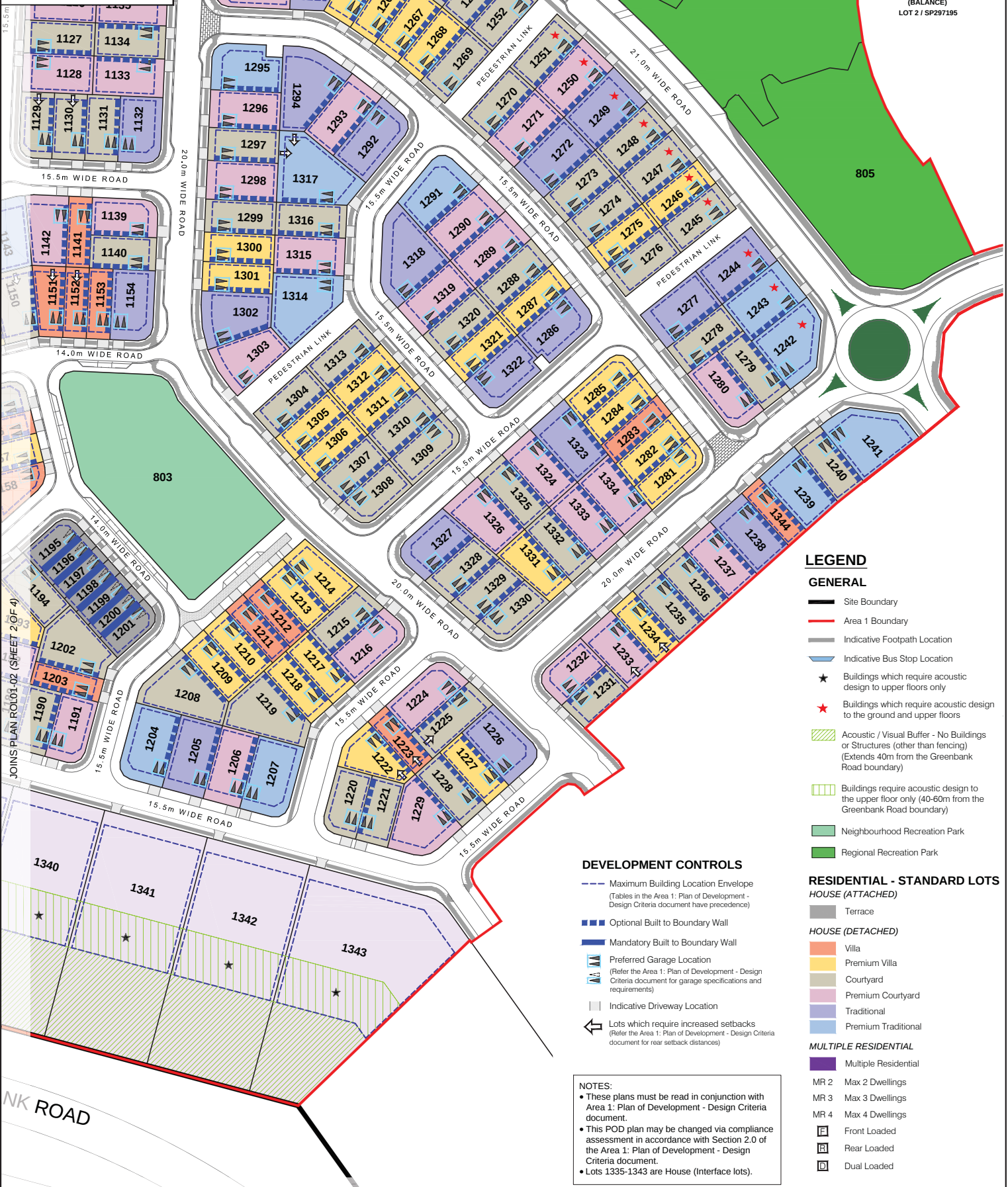
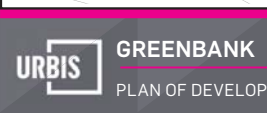
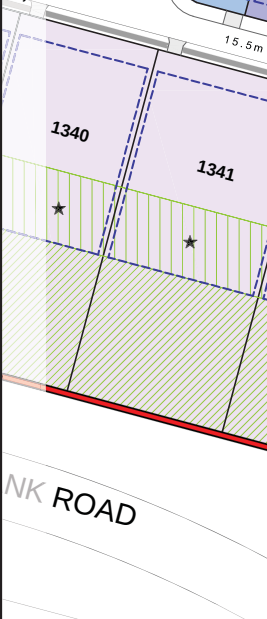
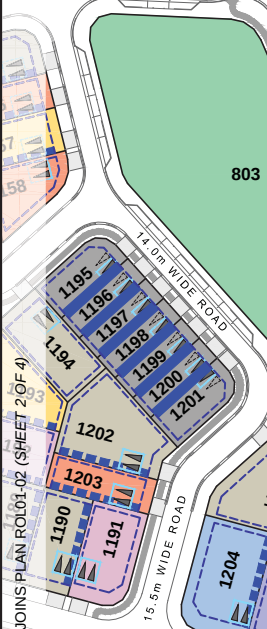
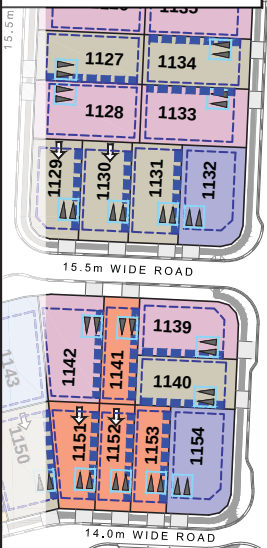
Approval no: DEV2016/768

Date: 20 March 2020



(BALANCE)
LOT 2 / SP297195

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
- ★ 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

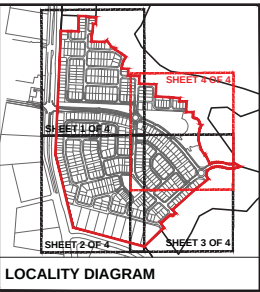
- ▨ Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- ▨ Front Loaded
- ▨ Rear Loaded
- ▨ Dual Loaded

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



LOCALITY DIAGRAM

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

Approval no: DEV2016/768

Date: 20 March 2020



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.

(BALANCE)
LOT 2 / SP297195

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
- 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

