

ROL 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

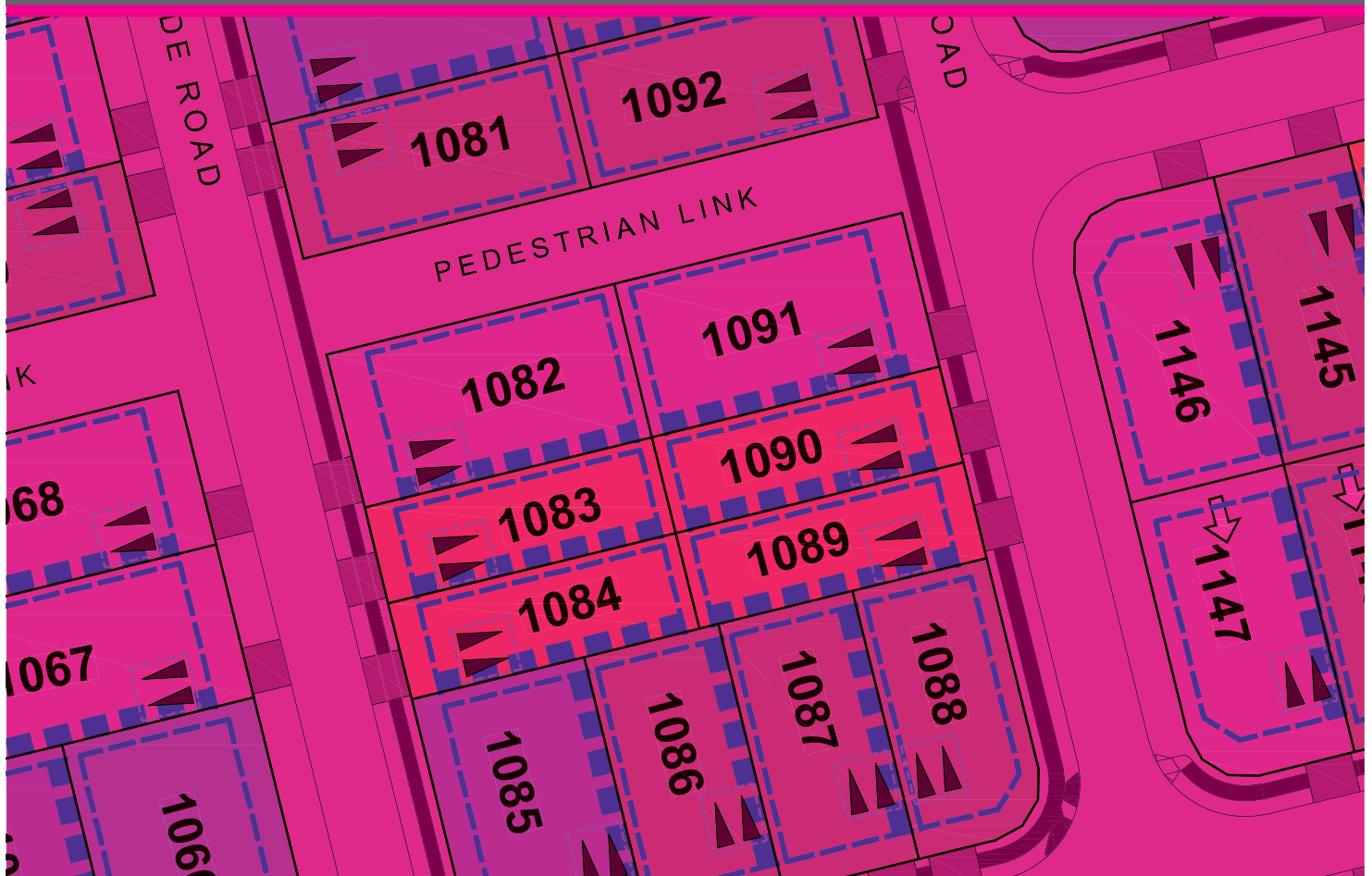
TEVIOT ROAD, GREENBANK

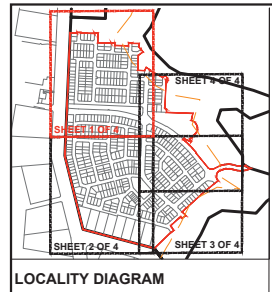
09 JULY 2020

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 10 July 2020





LEGEND

GENERAL

- Site Boundary
- ROL 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

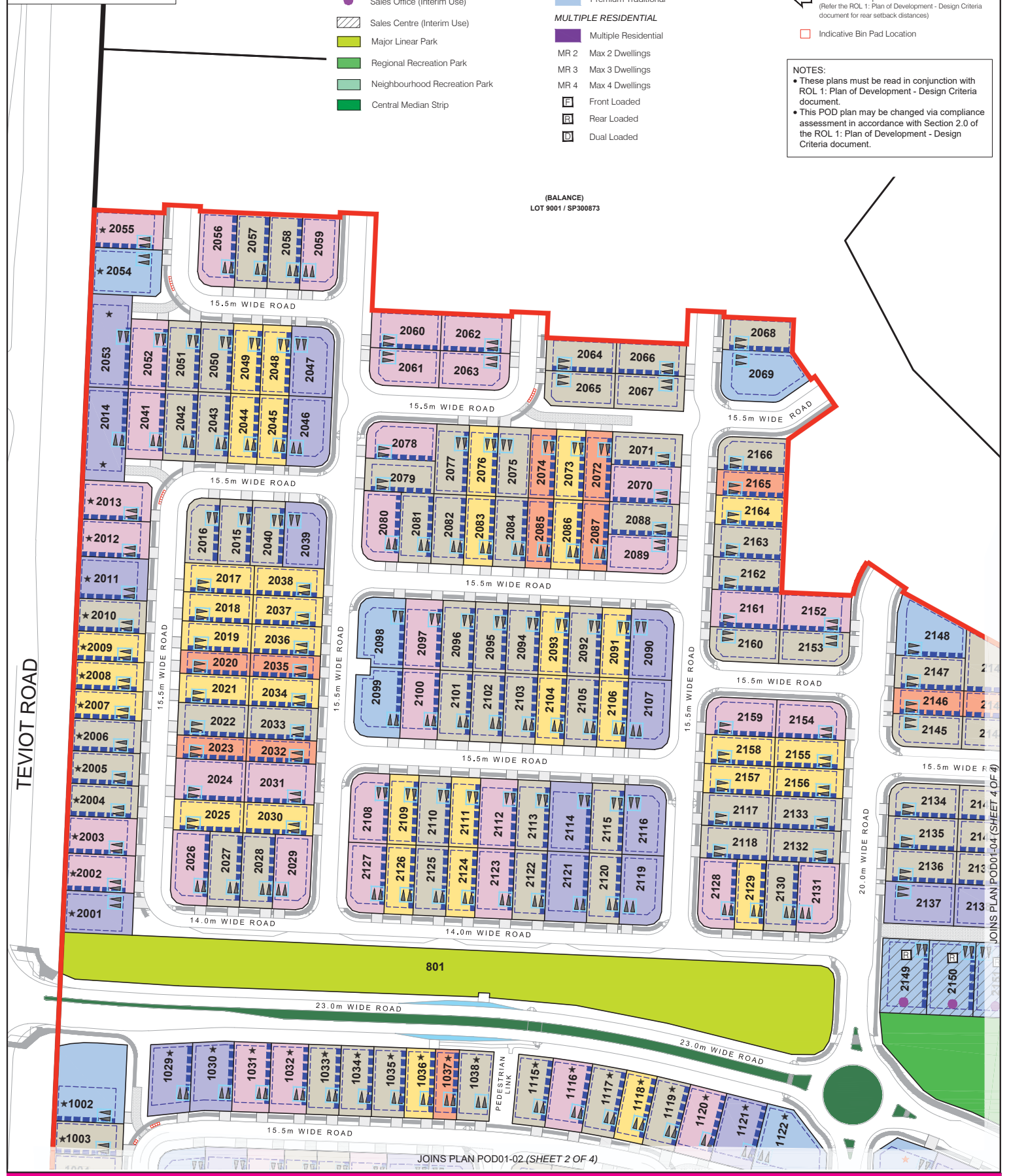
MULTIPLE RESIDENTIAL

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

DEVELOPMENT CONTROLS

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

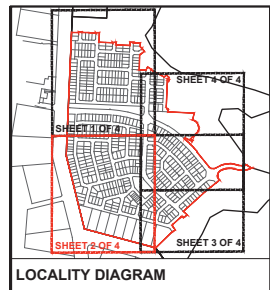
NOTES:
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• This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 1: Plan of Development - Design Criteria document.



TEVIOT ROAD

JOINS PLAN POD01-02 (SHEET 2 OF 4)

JOINS PLAN POD01-04 (SHEET 4 OF 4)



LEGEND

GENERAL

- Site Boundary
- ROL 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

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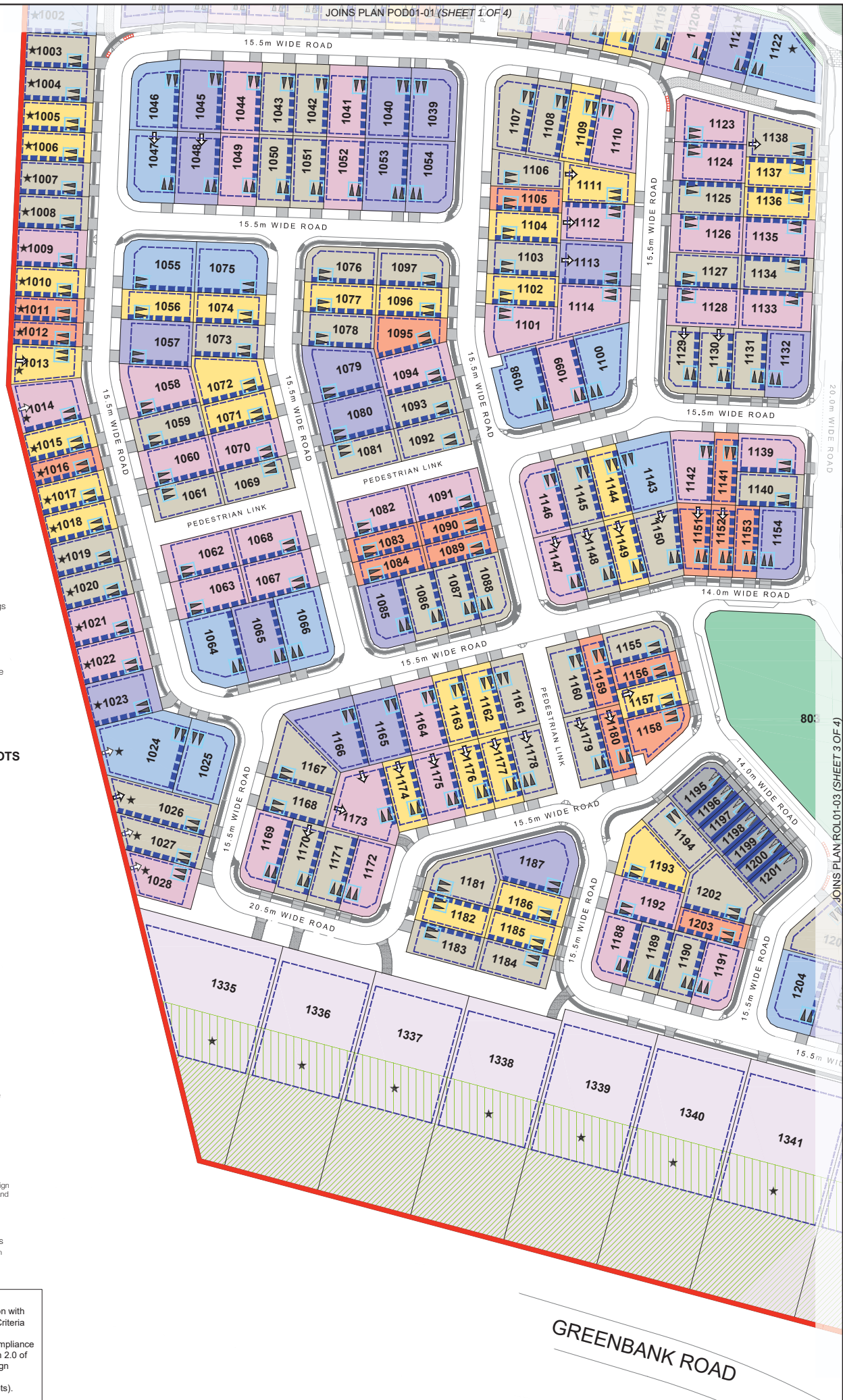
▨ Dual Loaded

DEVELOPMENT CONTROLS

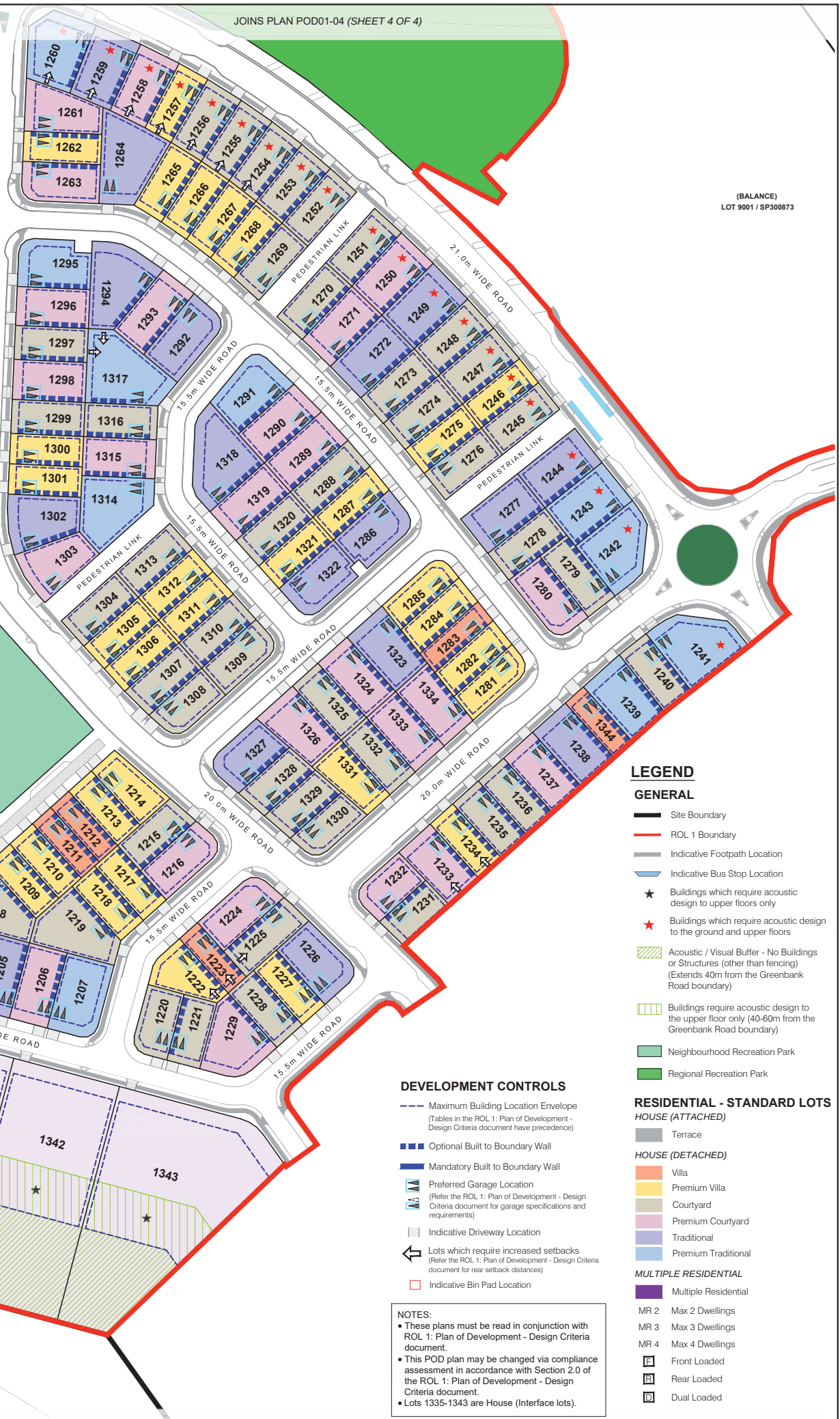
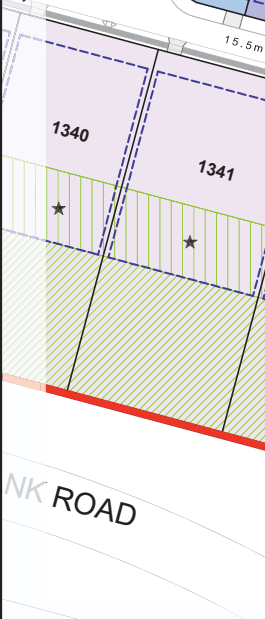
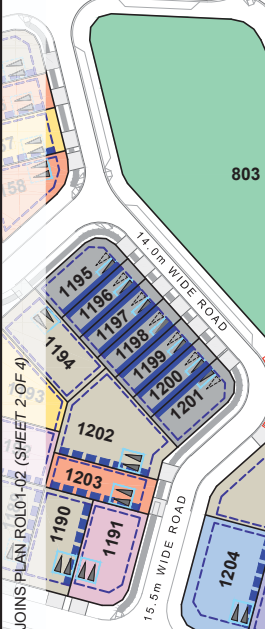
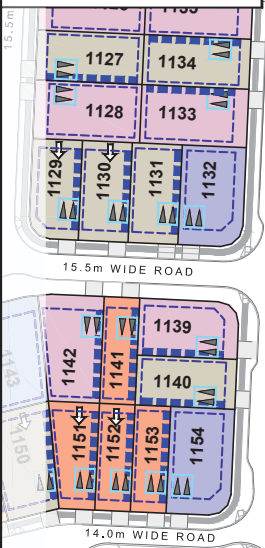
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- ▨ Indicative Bin Pad Location

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



LOCALITY DIAGRAM



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- Regional Recreation Park

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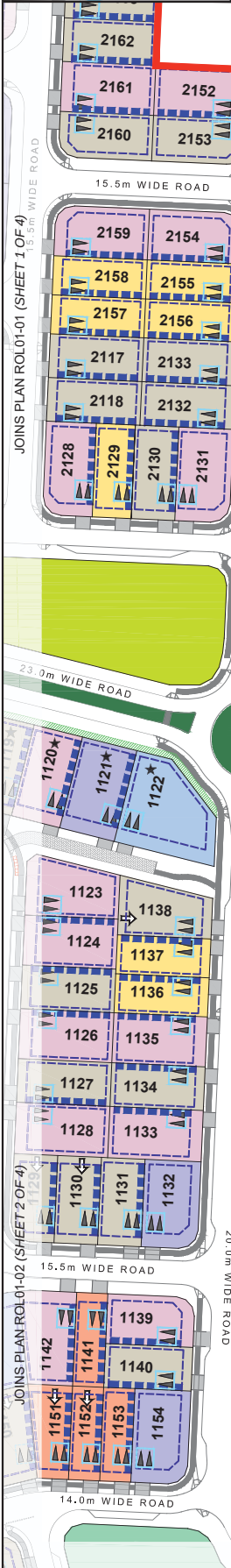
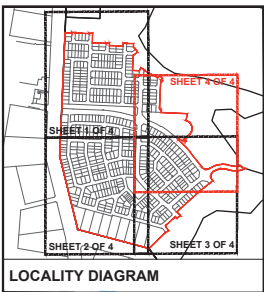
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(BALANCE)
LOT 9001 / SP300873

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