

ROL 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

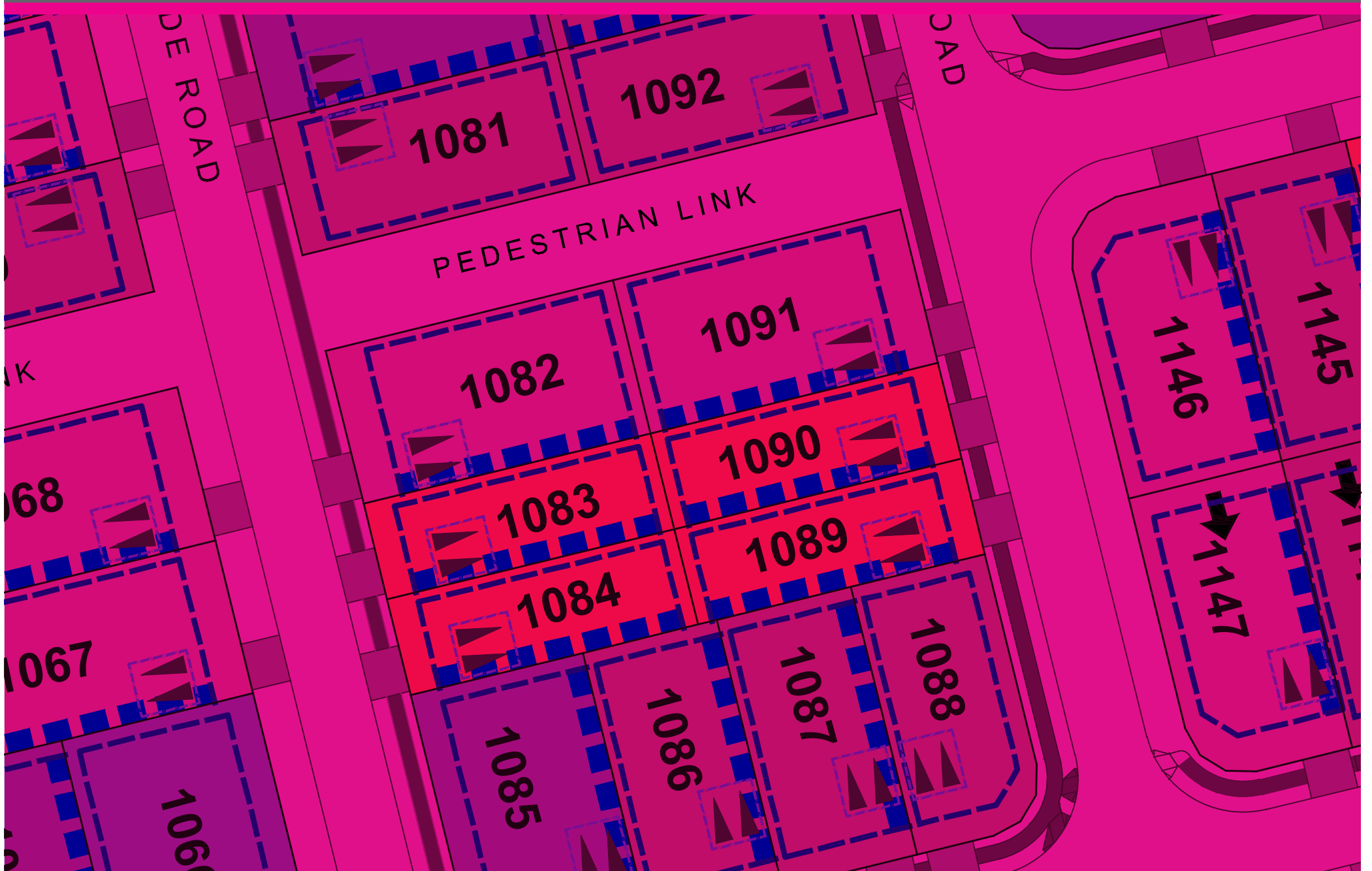
TEVIOT ROAD, GREENBANK

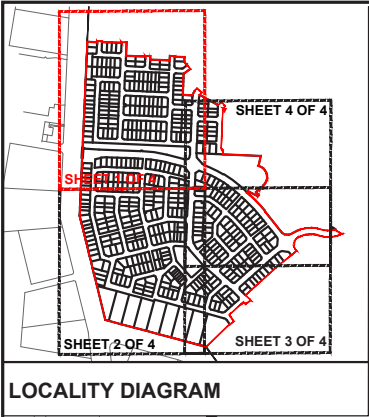
22 AUGUST 2022

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768/60

Date: 1 November 2022





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

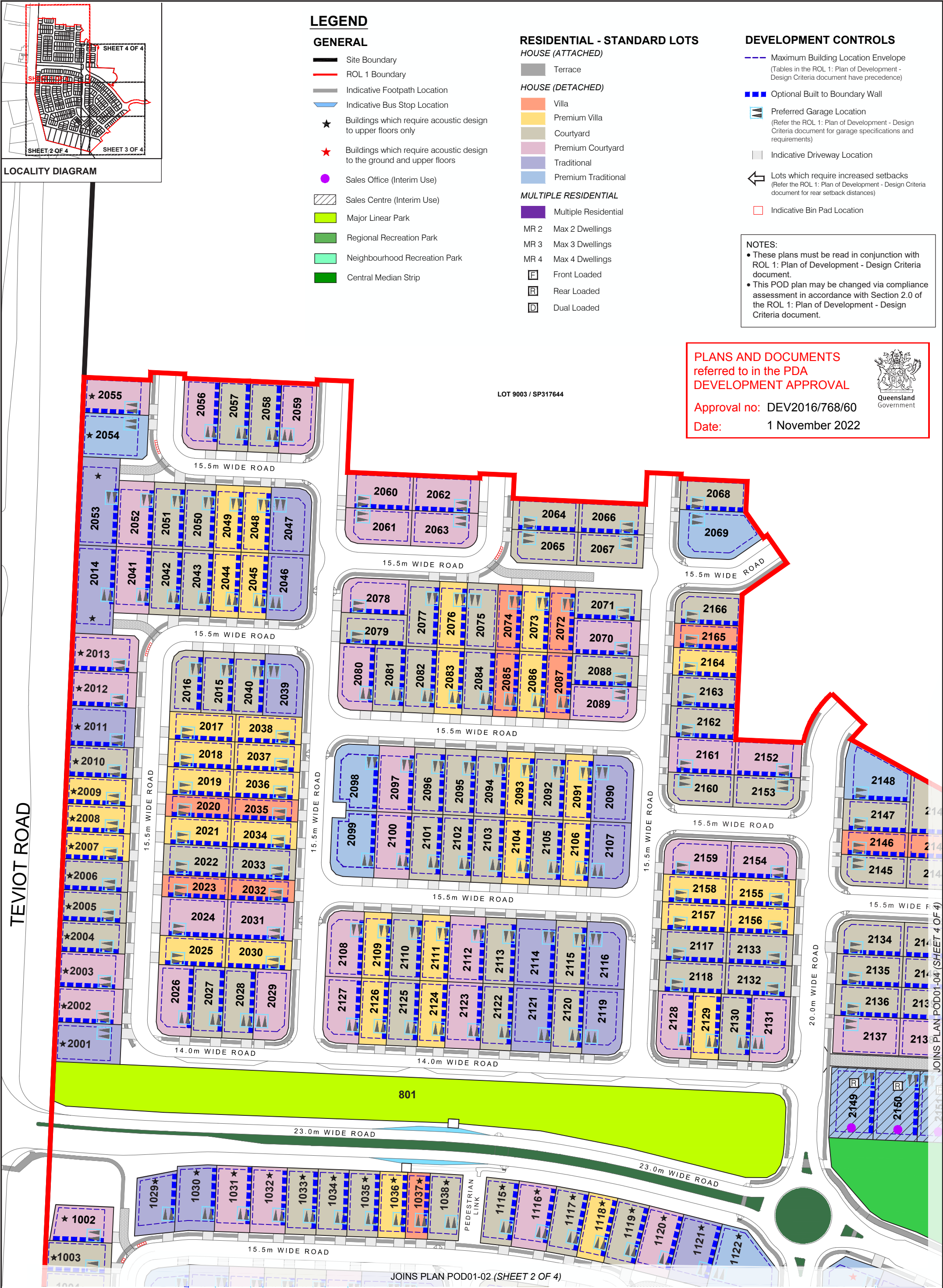
- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative 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

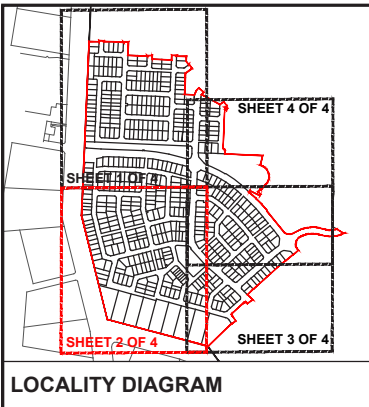
NOTES:

- These plans must be read in conjunction with ROL 1: Plan of Development - Design Criteria document.
- 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.

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**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)**

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

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GREENBANK ROAD

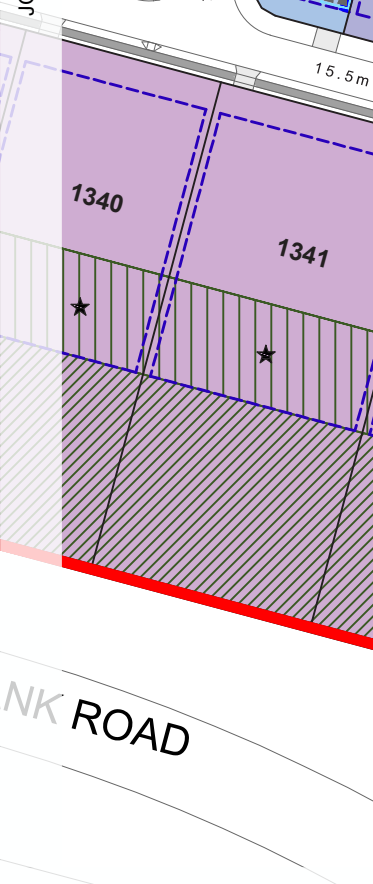
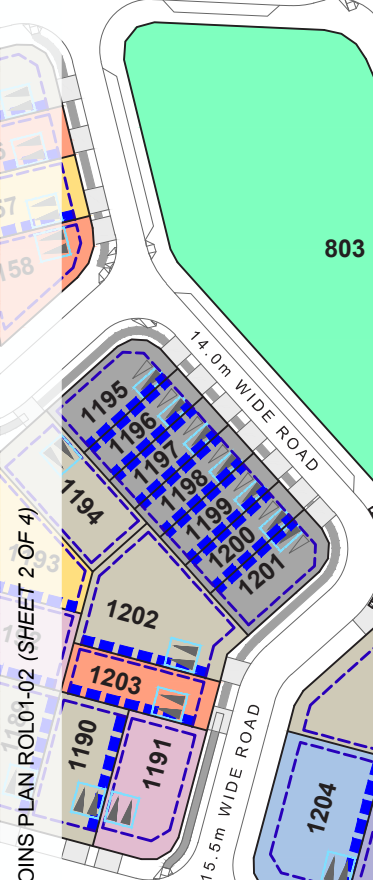
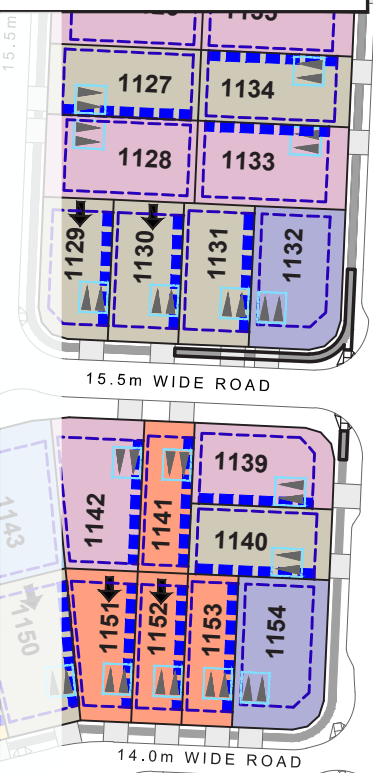
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(BALANCE)
LOT 9001 / SP317666

LOCALITY DIAGRAM



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RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

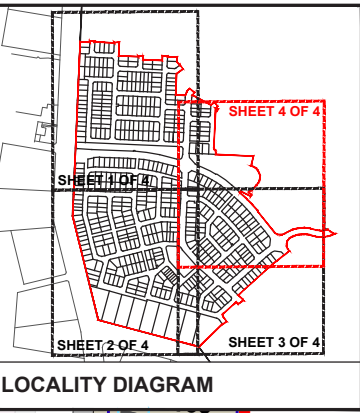
Terrace

HOUSE (DETACHED)

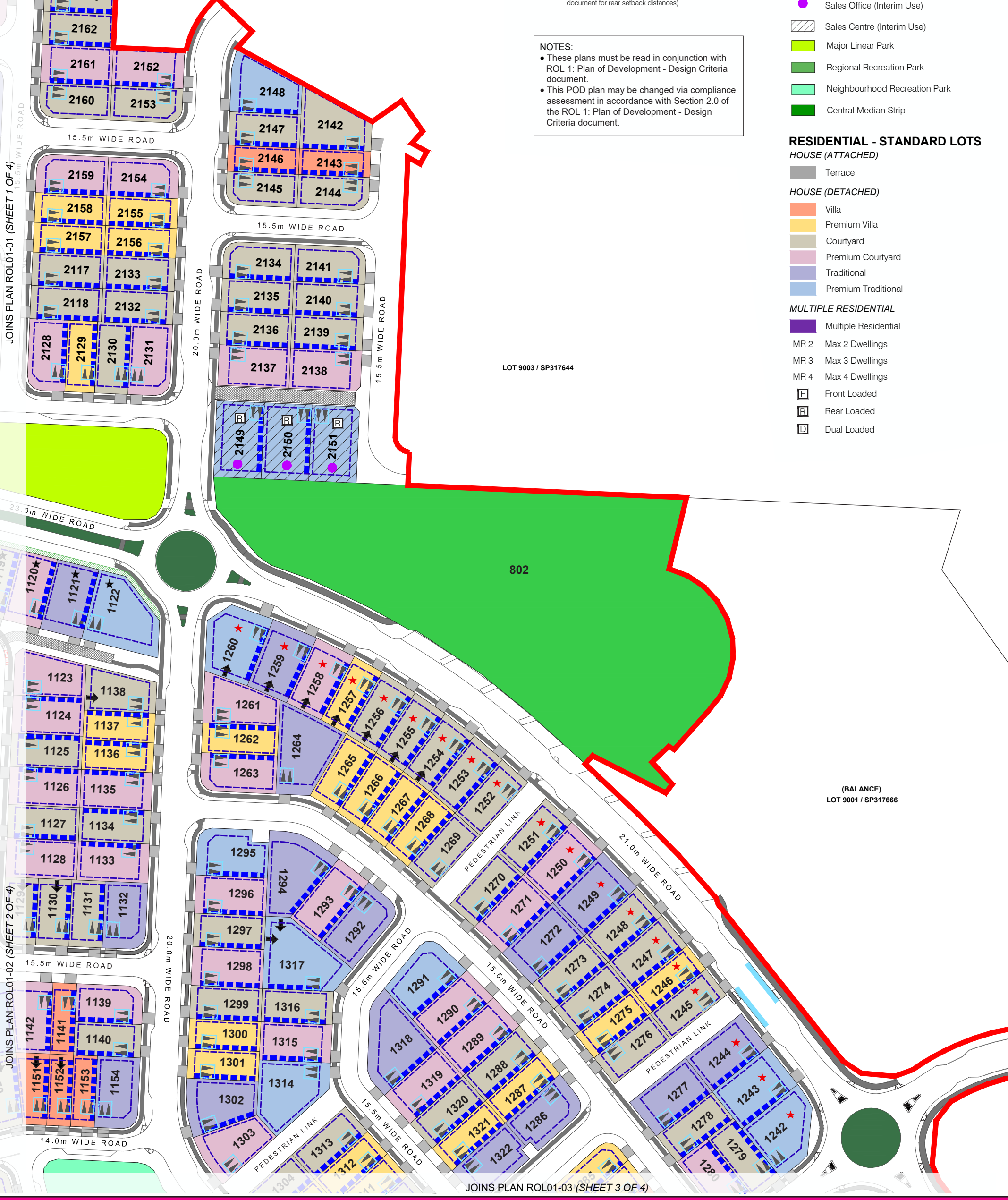
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