

**APPENDIX C**

**PLAN OF DEVELOPMENT FOR  
RECONFIGURING A LOT**

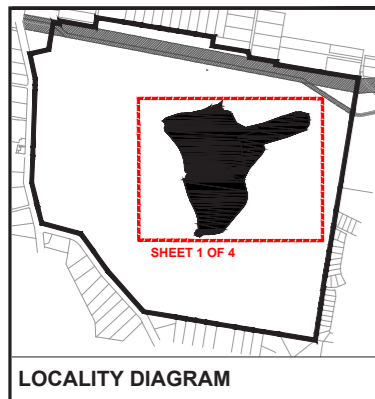
# Everleigh

## ROL 13: RECONFIGURATION OF A LOT PLANS

TEVIOT ROAD, EVERLEIGH

MAY 2024





**LOCALITY DIAGRAM**

**LEGEND**

**GENERAL**

- ROL 13 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Proposed High School
- Future Residential
- Major Linear Park
- Neighbourhood Park
- Pedestrian Link
- Conservation Area
- Drainage Reserve
- Additional Verge for Bushfire Buffer

**RESIDENTIAL - STANDARD LOTS**

**HOUSE (ATTACHED)**

- Front Loaded Terrace
- Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)

**HOUSE (DETACHED)**

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

**MULTIPLE RESIDENTIAL**

- Potential Duplex Dwelling

**ROL 13 - YIELD SUMMARY**

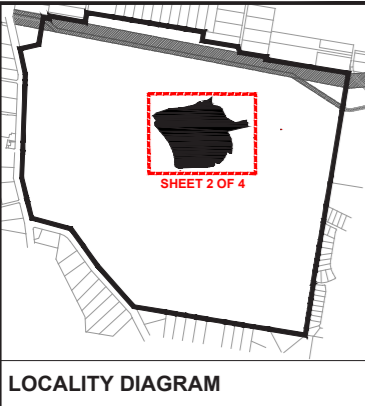
LOT TYPE	INDICATIVE LOT FRONTAGE	TOTAL	
		LOTS	%
Front Loaded Terrace	7.5m wide	23 lots	6.5%
Rear Loaded Terrace	7.5m wide	0 lots	0%
Villa	10m wide	49 lots	13.8%
Premium Villa	12.5m wide	113 lots	31.9%
Courtyard	14m wide	85 lots	24.0%
Premium Courtyard	16m wide	72 lots	20.3%
Traditional	18m wide	10 lots	2.8%
Premium Traditional	20m wide	2 lots	0.6%
<b>TOTAL RESIDENTIAL LOTS</b>		<b>354 lots</b>	<b>100%</b>
<b>DENSITY (NET RESIDENTIAL DENSITY)</b>		<b>17.14 dw/ha</b>	

**NOTE:**

- Balance lots, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria document.







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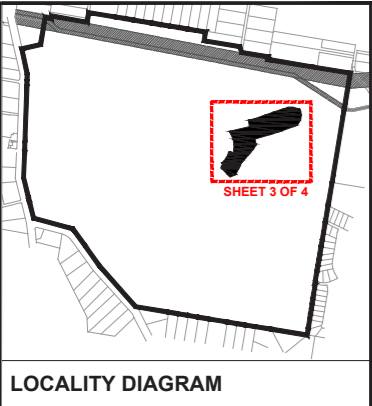
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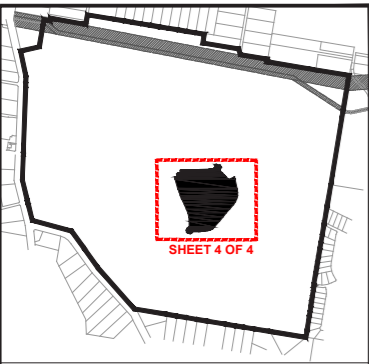
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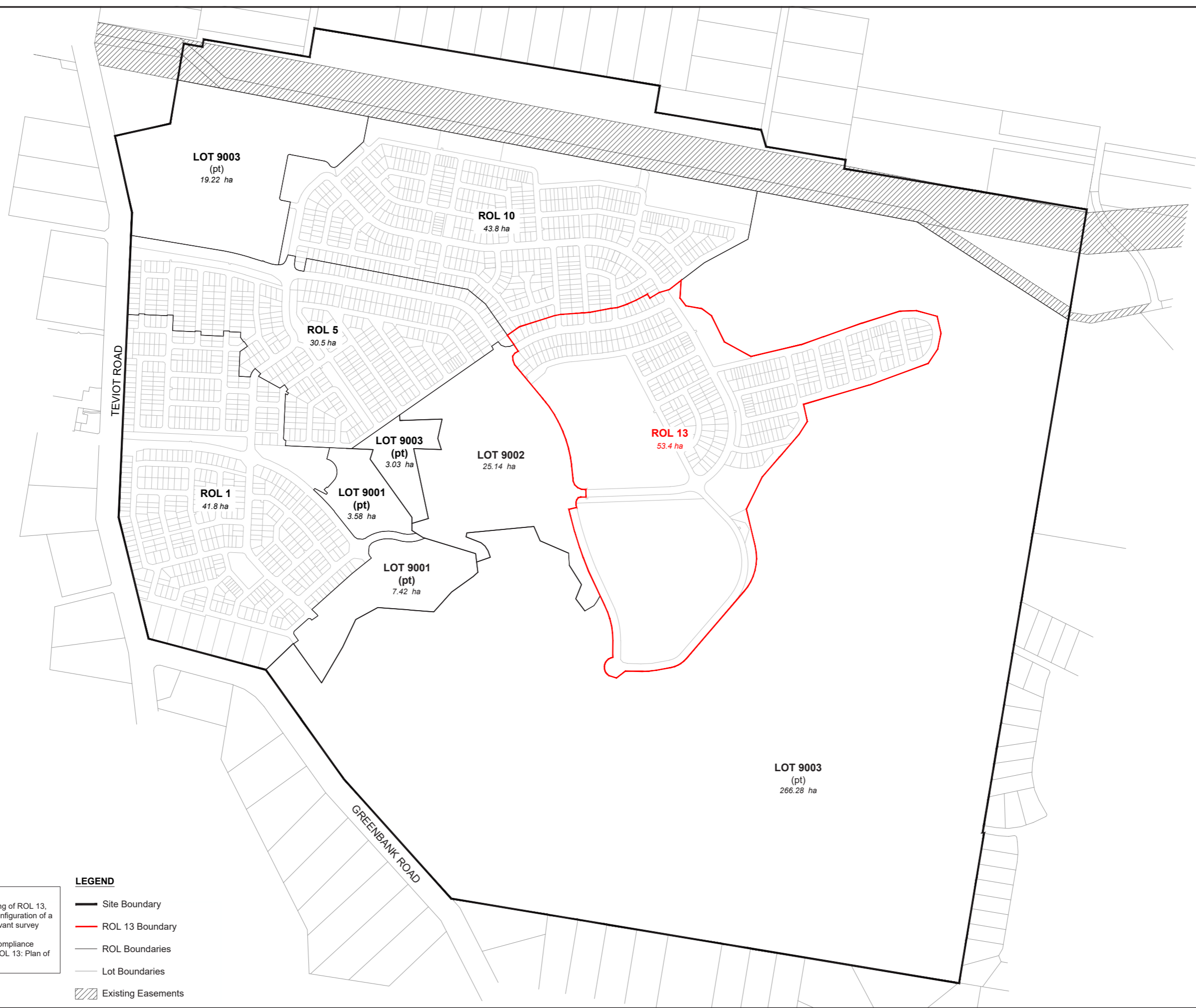
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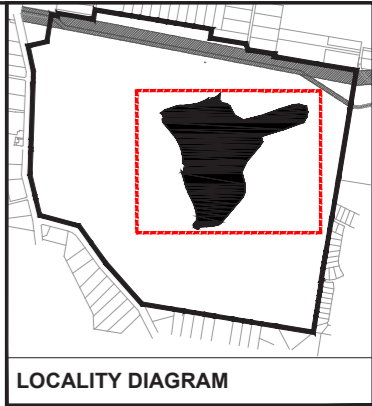
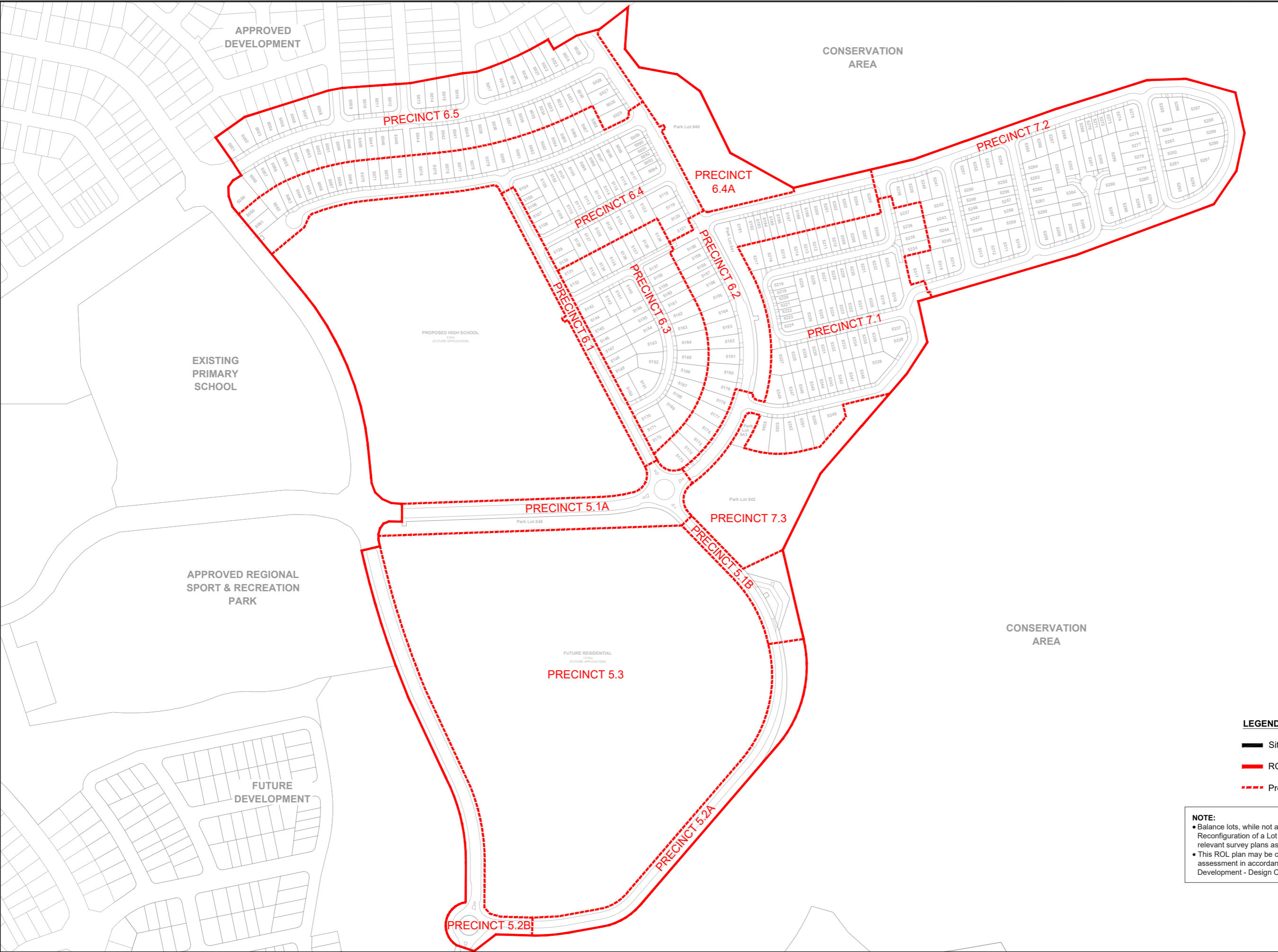


**NOTE:**

- Balance lots for the progressive staging of ROL 13, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
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- LEGEND**
- Site Boundary
  - ROL 13 Boundary
  - ROL Boundaries
  - Lot Boundaries
  - Existing Easements





- LEGEND**
- Site boundary
  - ROL 13 boundary
  - Preliminary Stage Boundaries

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