

# Everleigh

## ROL 13: RECONFIGURATION OF A LOT PLANS

TEVIOT ROAD, EVERLEIGH

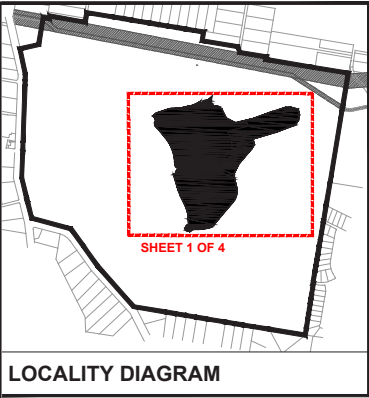
MARCH 2025

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1517

Date: 16 May 2025





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
- Proposed Bus Stop Location

### 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 (22 sites)

## ROL 13 - YIELD SUMMARY

LOT TYPE	INDICATIVE LOT FRONTAGE	INDICATIVE LOT DEPTH					TOTAL	
		25m Deep	28m Deep	30m Deep	32m Deep	35m Deep	LOTS	%
Front Loaded Terrace	7.5m wide	18	~	5	~	~	23 lots	6.5%
Rear Loaded Terrace	7.5m wide	~	~	~	~	~	0 lots	0%
Villa	10m wide	2	6	31	5	6	50 lots	14.1%
Premium Villa	12.5m wide	4	12	63	11	24	114 lots	32.2%
Courtyard	14m wide	5	19	43	4	14	85 lots	24.0%
Premium Courtyard	16m wide	17	13	34	3	7	74 lots	20.9%
Traditional	18m wide	~	1	4	1	~	6 lots	1.7%
Premium Traditional	20m wide	~	~	1	~	1	2 lots	0.6%
TOTAL RESIDENTIAL LOTS							354 lots	100%
DENSITY (NET RESIDENTIAL DENSITY)							18.5 dw/ha	



AMENDED IN RED

By: Jennifer Sneesby

Date: 09/05/2025



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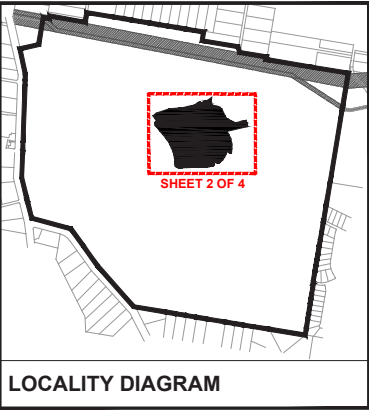
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#### NOTE:

- 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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EXISTING PRIMARY  
SCHOOL

AMENDED IN RED

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EVERLEIGH

RECONFIGURATION OF A LOT PLAN - ROL 13 - SHEET 2 OF 4

Scale: 1:2,000 @ A3

0 20 40 60 80 100

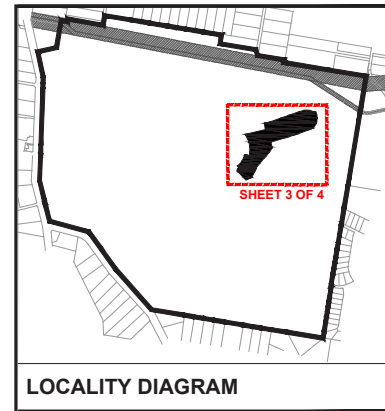
PROJECT NO: P0018054

DATE: 19.03.2025

DRAWING NO: ROL13-2

REV: 16





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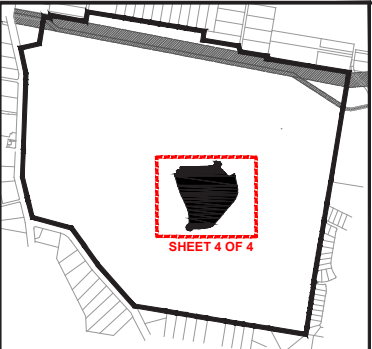
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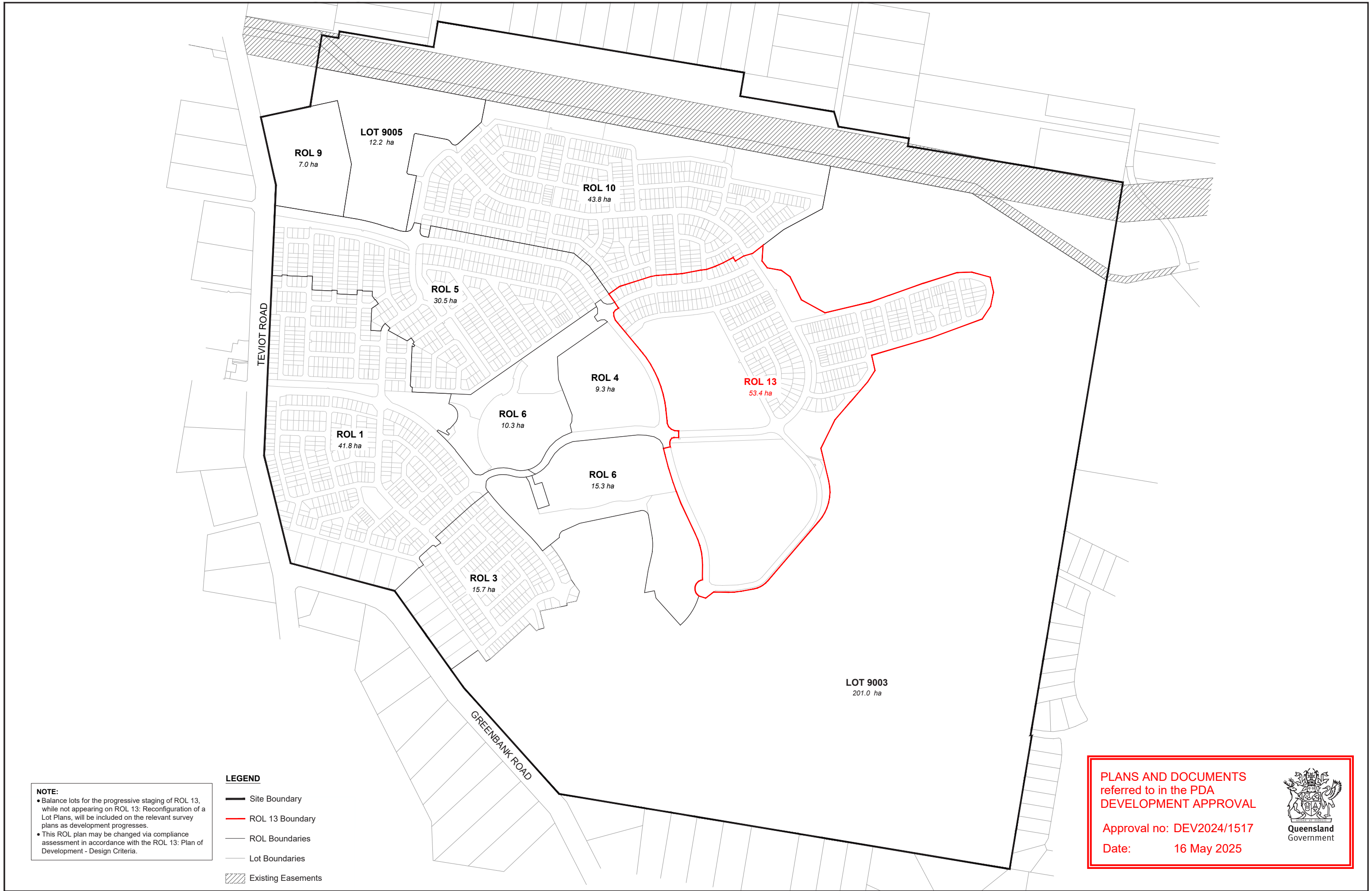
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**NOTE:**

- 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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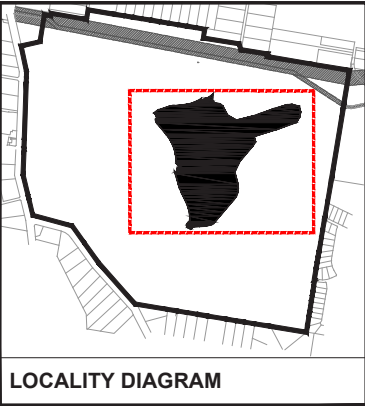
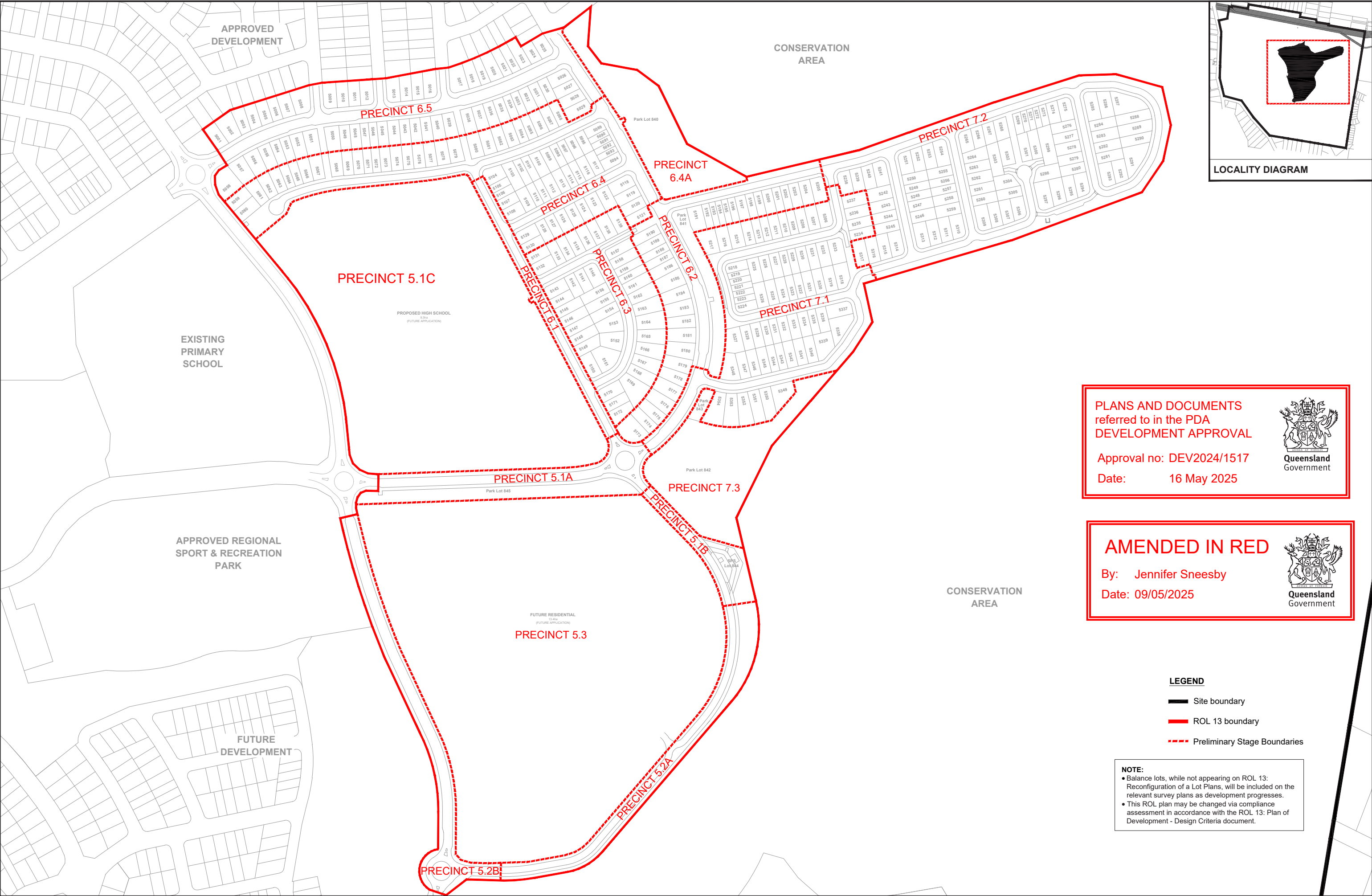
- LEGEND**
- Site Boundary
  - ROL 13 Boundary
  - ROL Boundaries
  - Lot Boundaries
  - Existing Easements

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**AMENDED IN RED**

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Date: 09/05/2025



**LEGEND**

- Site boundary
- ROL 13 boundary
- Preliminary Stage Boundaries

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