

APPENDIX D

POD DESIGN CRITERIA

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688
Date: 09 February 2026



Everleigh

ROL 21: PLAN OF DEVELOPMENT ENVELOPE PLANS

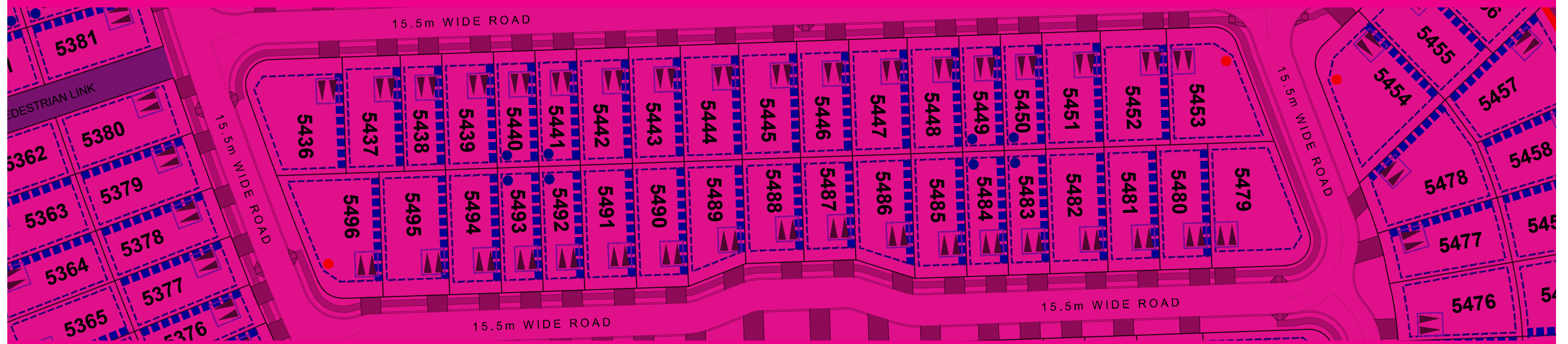
TEVIOT ROAD, EVERLEIGH

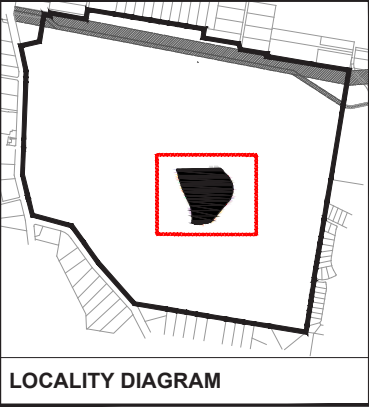
JULY 2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688

Date: 09 February 2026





LOCALITY DIAGRAM

LEGEND

GENERAL

- ROL 21 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Primary Frontage
- Proposed High School
- Major Linear Park
- Pedestrian Link
- Conservation Area
- Drainage Reserve
- Additional Verge for Bushfire Buffer

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- Rear Loaded Terrace
- 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

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the ROL 21: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Preferred Garage Location (Refer the ROL 21: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the ROL 21: Plan of Development - Design Criteria document for rear setback distances)
- Indicative Bin Pad Location
- PMT Site

NOTES:

- These plans must be read in conjunction with ROL 21: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 21: Plan of Development - Design Criteria document.



EVERLEIGH

PLAN OF DEVELOPMENT - ROL 21 - ENVELOPE PLAN

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1688

Date: 09 February 2026

