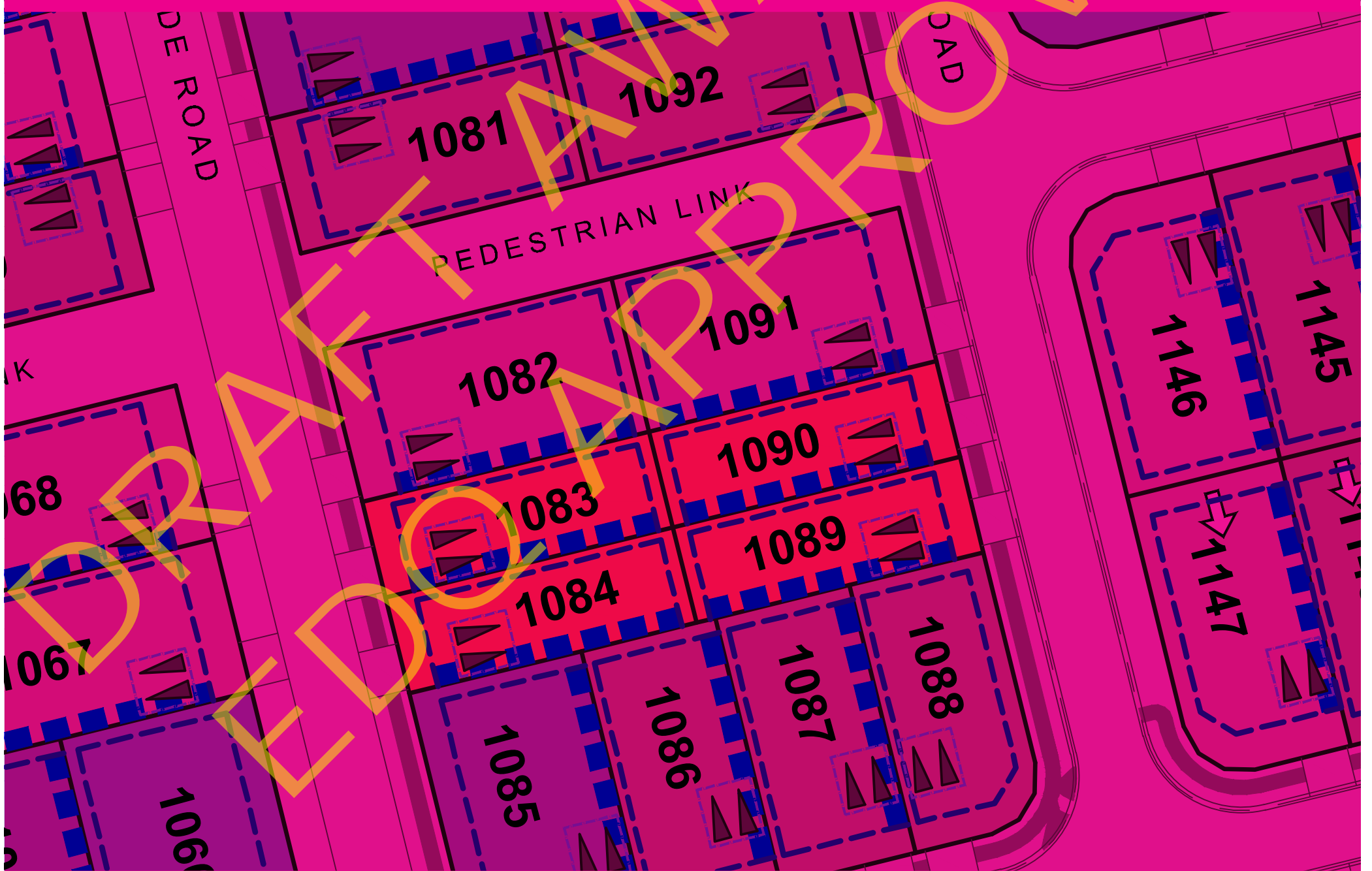
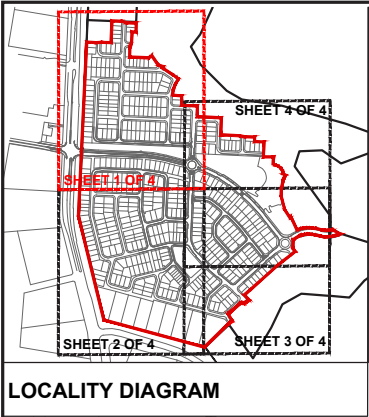


# AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

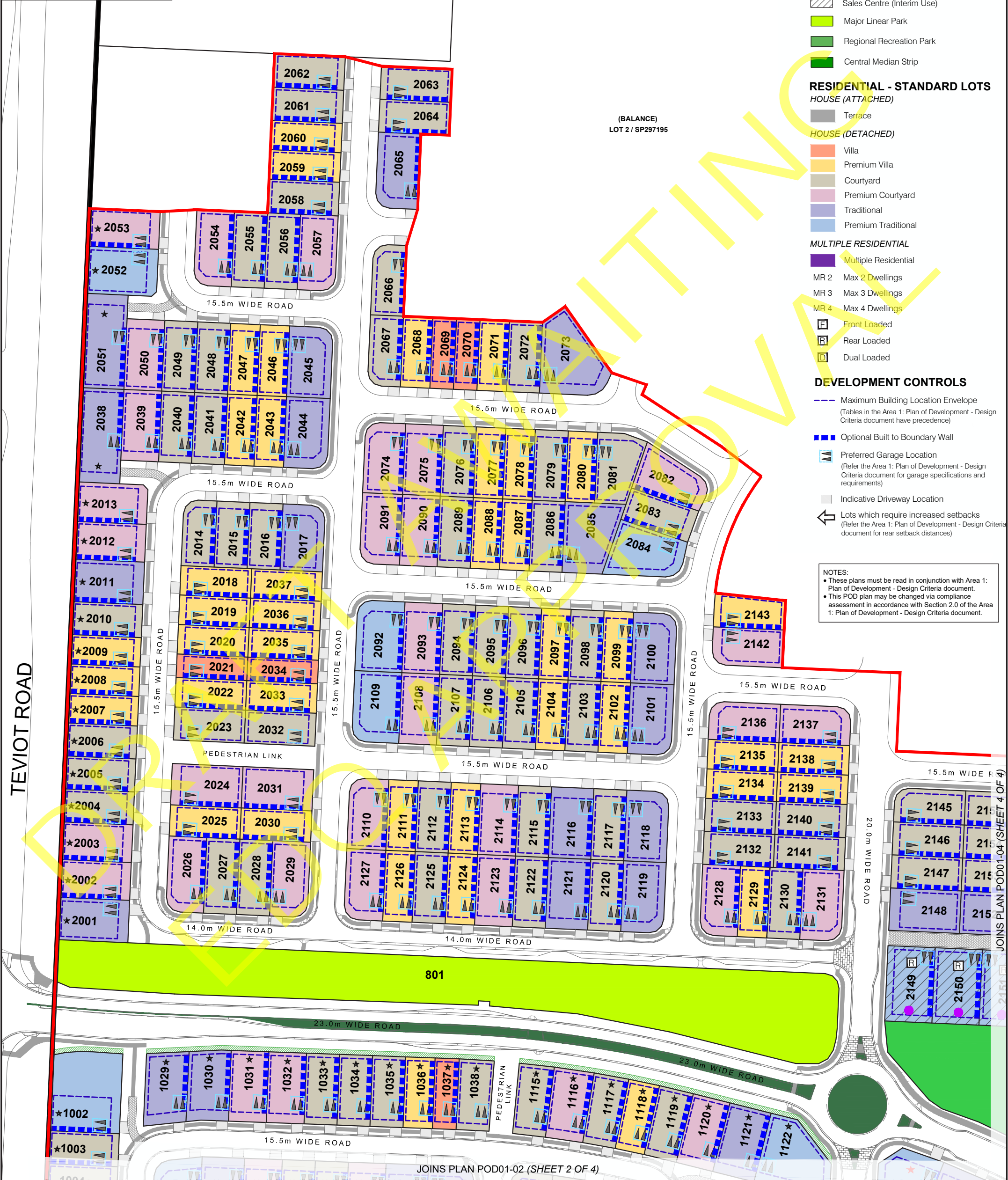
TEVIOT ROAD, GREENBANK

21 OCTOBER 2019





LOCALITY DIAGRAM



## LEGEND

### GENERAL

- Site Boundary
- Area 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
- 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

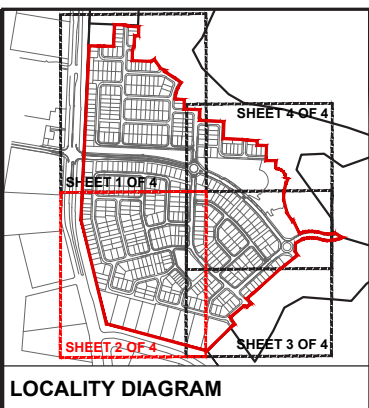
### DEVELOPMENT CONTROLS

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

NOTES:

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.



**LEGEND****GENERAL**

- Site Boundary
- Area 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**

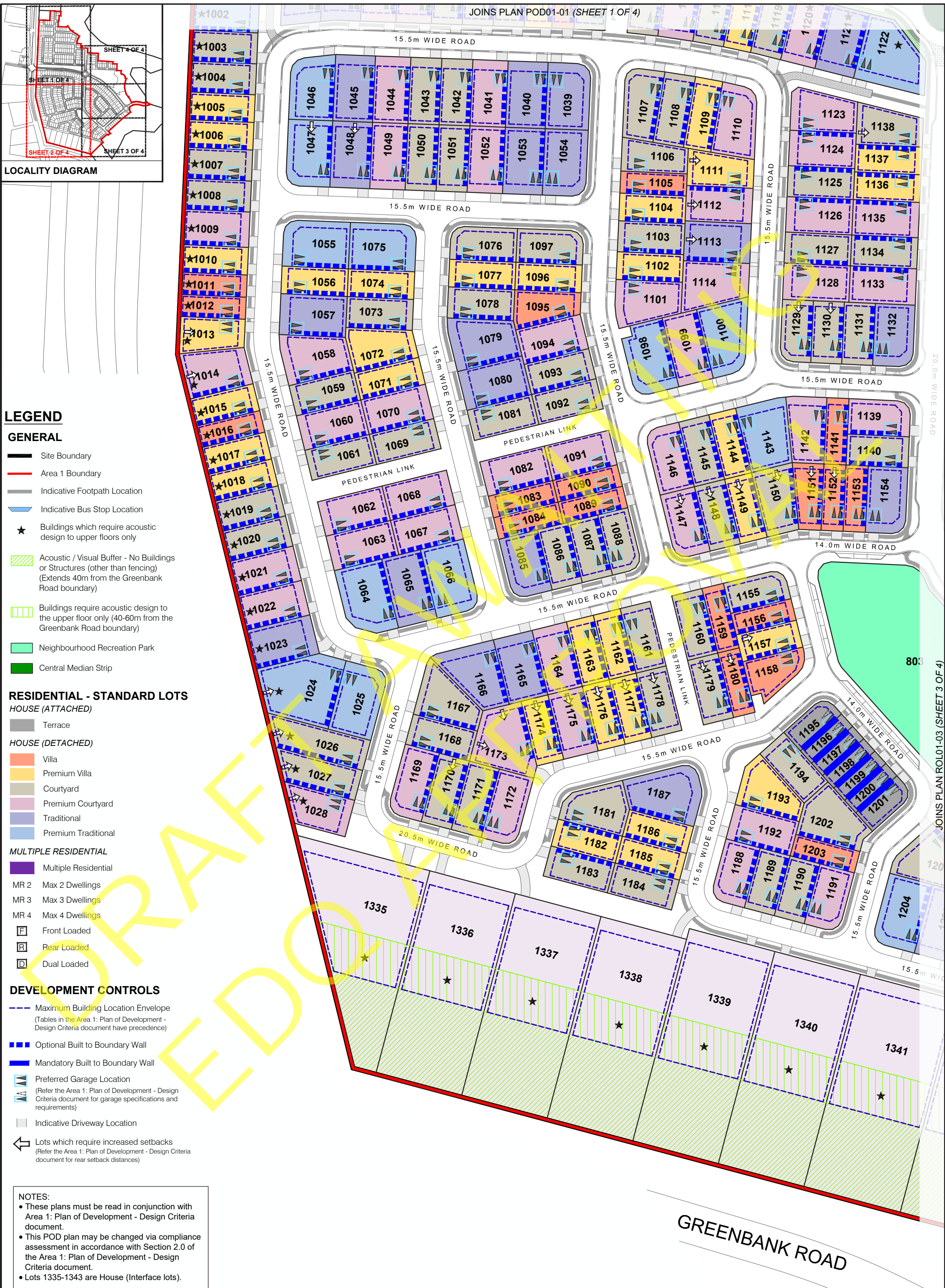
- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

**DEVELOPMENT CONTROLS**

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

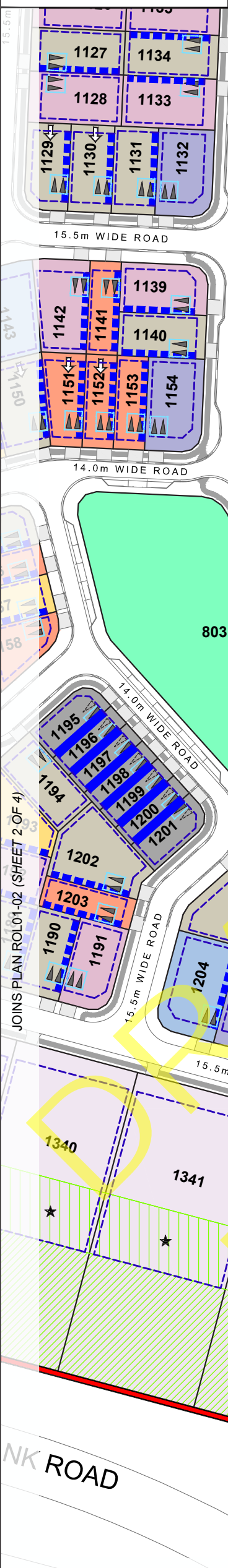
**NOTES:**

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
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- Lots 1335-1343 are House (Interface lots).





LOCALITY DIAGRAM



LEGEND

GENERAL

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- Area 1 Boundary
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- Indicative Bus Stop Location
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- Buildings which require acoustic design to the ground and upper floors
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- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Regional Recreation Park

DEVELOPMENT CONTROLS

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- Optional Built to Boundary Wall
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- Indicative Driveway Location
- Lots which require increased setbacks (Refer the Area 1: Plan of Development - Design Criteria document for rear setback distances)

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

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- Courtyard
- Premium Courtyard
- Traditional
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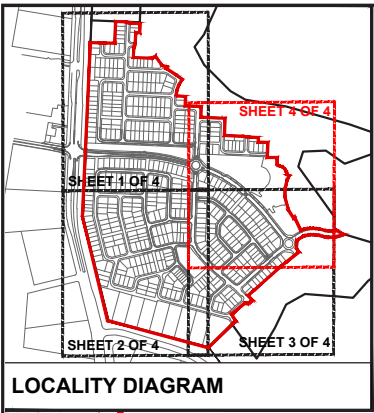
MULTIPLE RESIDENTIAL

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

NOTES:

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

## DEVELOPMENT CONTROLS

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

### NOTES:

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

## LEGEND

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