

ROL 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

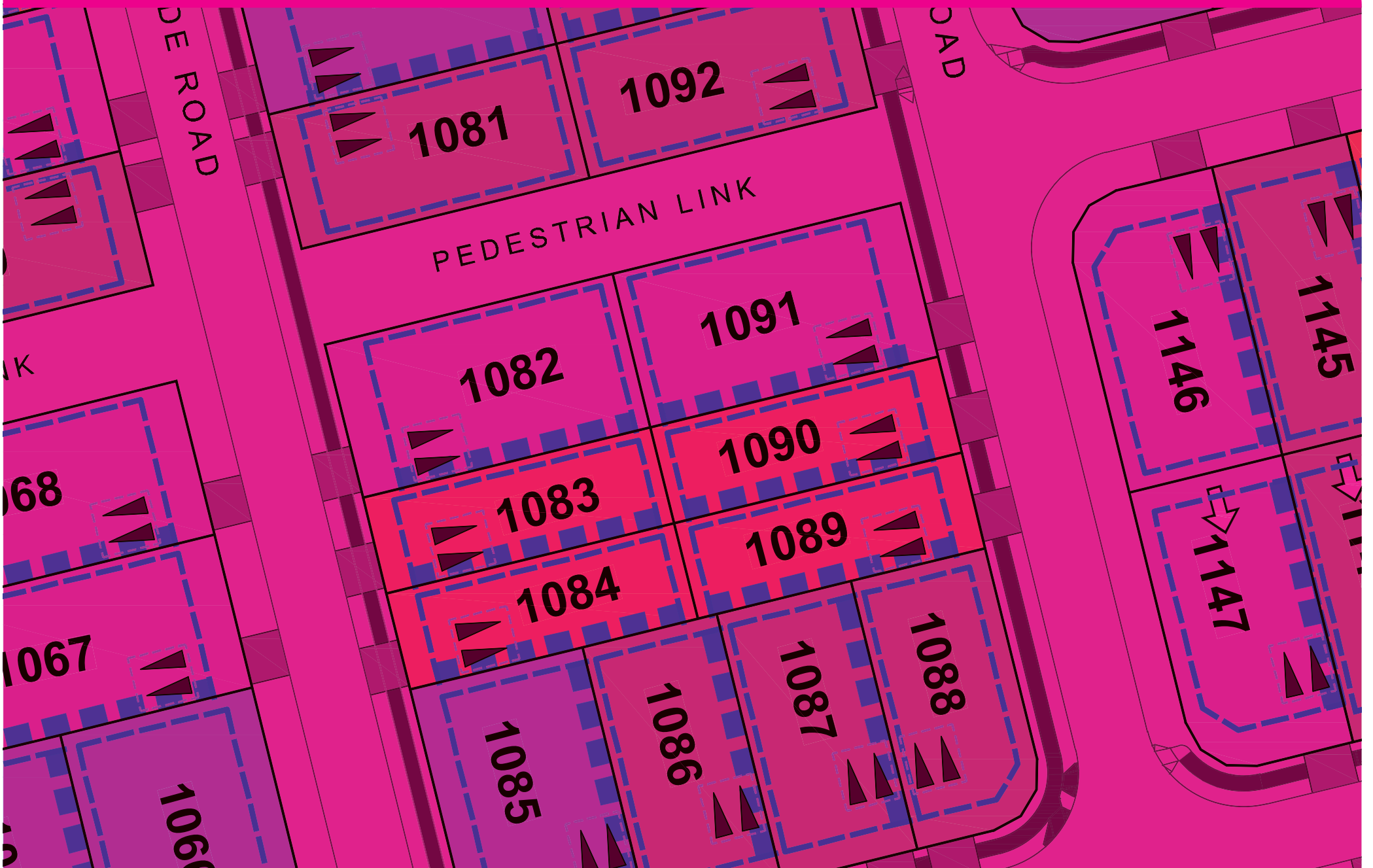
TEVIOT ROAD, GREENBANK

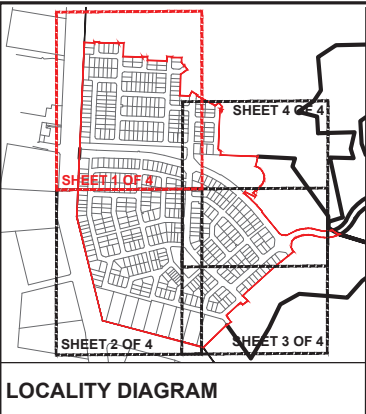
14 JANUARY 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 4 March 2021





LOCALITY DIAGRAM

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

HOUSE (DETACHED)

- ▨ 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV2016/768
Date: 4 March 2021

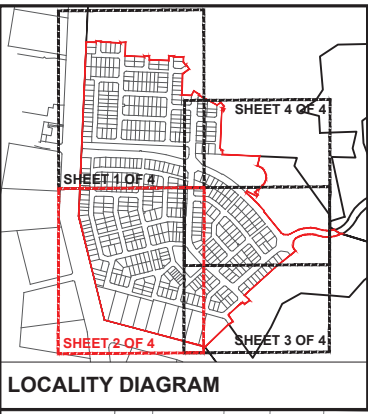


TEVIOT ROAD

LOT 9003 / SP317644

JOINS PLAN POD01-04 (SHEET 4 OF 4)

JOINS PLAN POD01-02 (SHEET 2 OF 4)



LOCALITY DIAGRAM

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)

- 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

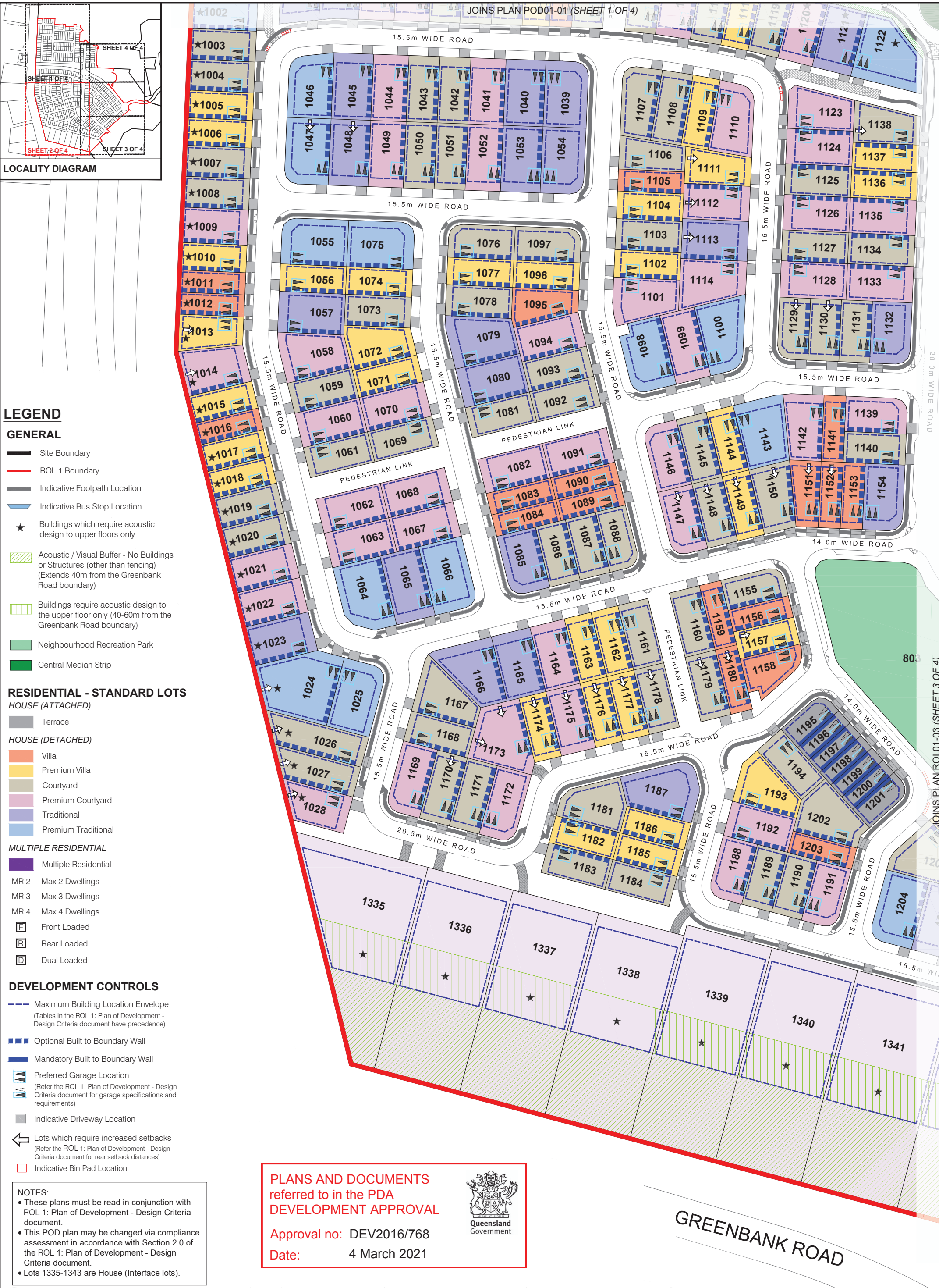
- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications 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.
- Lots 1335-1343 are House (Interface lots).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 4 March 2021



GREENBANK ROAD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

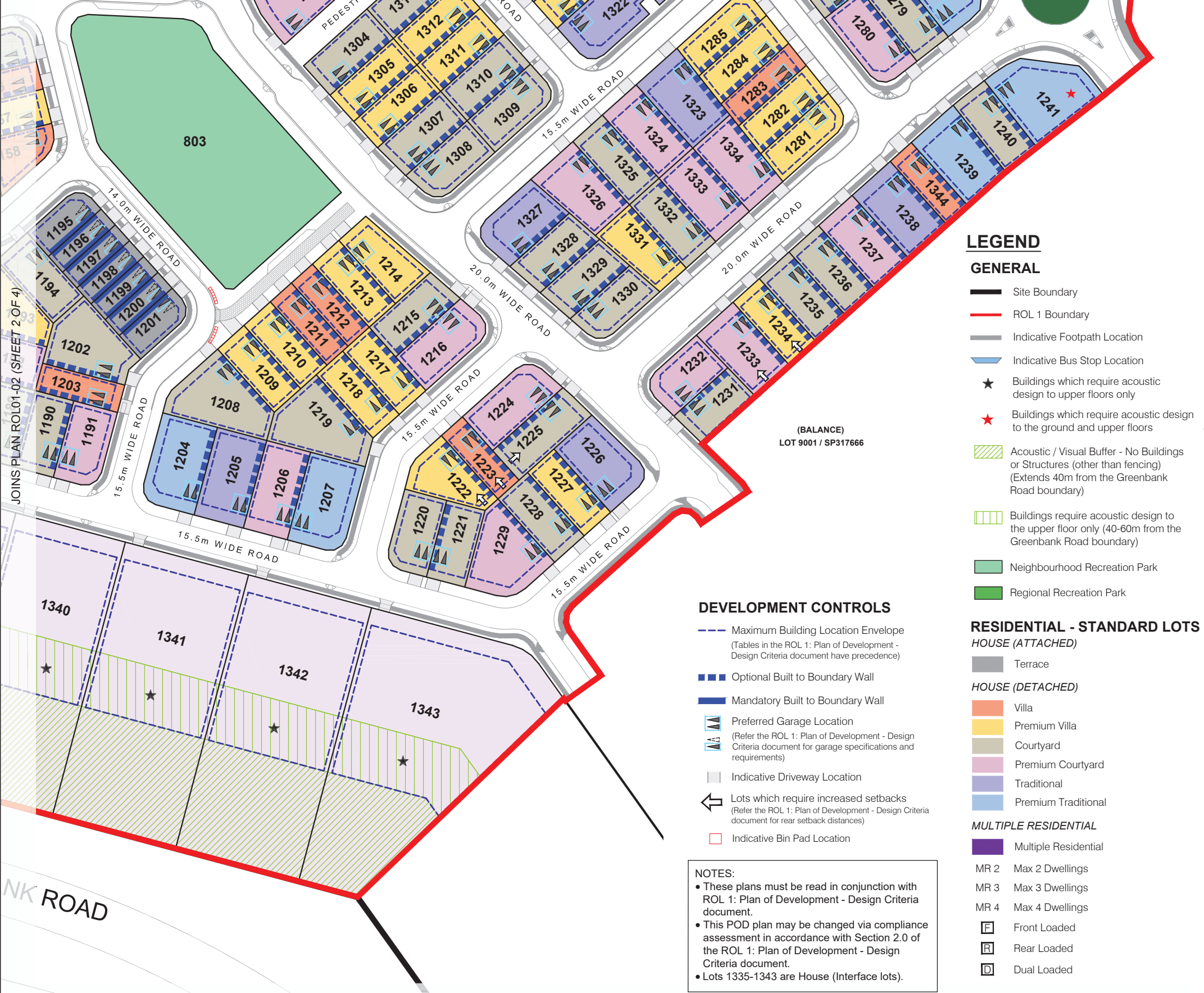
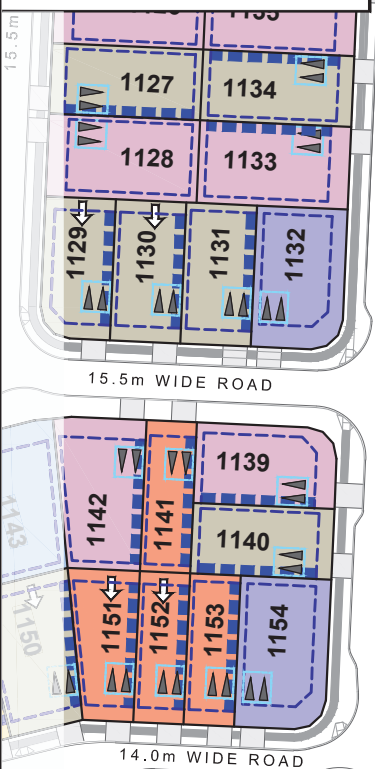
Approval no: DEV2016/768

Date: 4 March 2021



(BALANCE)
LOT 9001 / SP317666

LOCALITY DIAGRAM



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
- ▨ 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
- Regional Recreation Park

DEVELOPMENT CONTROLS

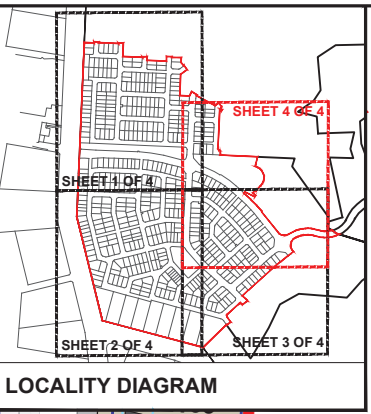
- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- ▢ Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications 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.
- Lots 1335-1343 are House (Interface lots).

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



LOCALITY DIAGRAM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 4 March 2021



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)

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.

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

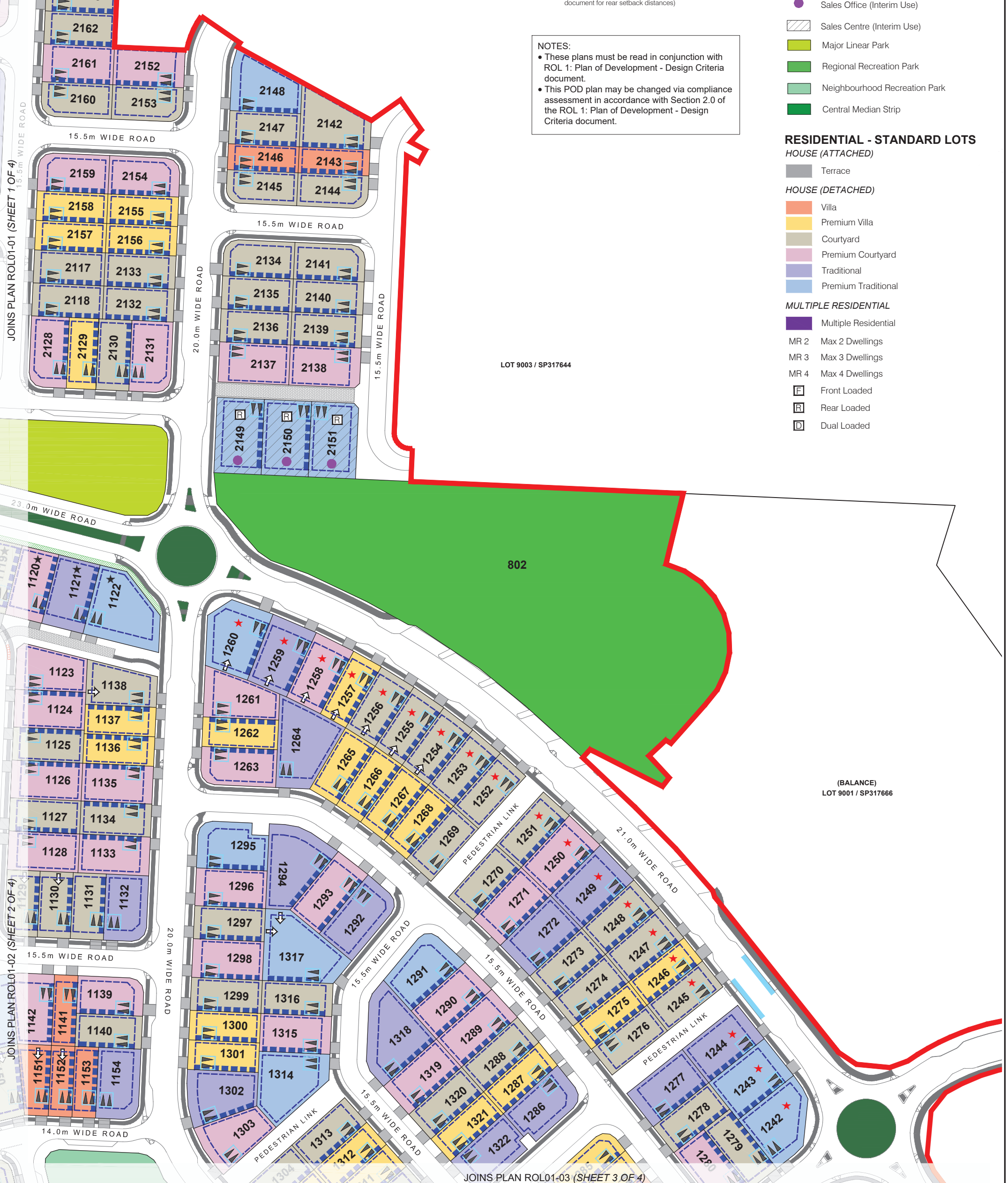
RESIDENTIAL - STANDARD LOTS

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



(BALANCE)
LOT 9001 / SP317666