

Everleigh

ROL 13: PLAN OF DEVELOPMENT ENVELOPE PLANS

TEVIOT ROAD, EVERLEIGH

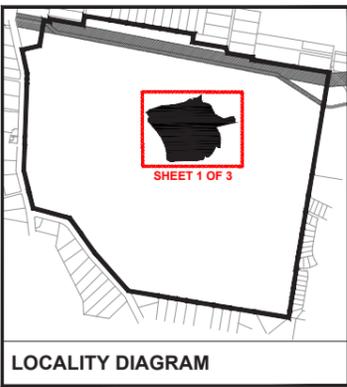
DECEMBER 2024

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1517

Date: 16 May 2025





LEGEND

GENERAL

- ROL 13 Boundary
- Indicative Footpath Location
- Proposed High School
- Future Residential
- Major Linear Park
- Neighbourhood Park
- Local 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

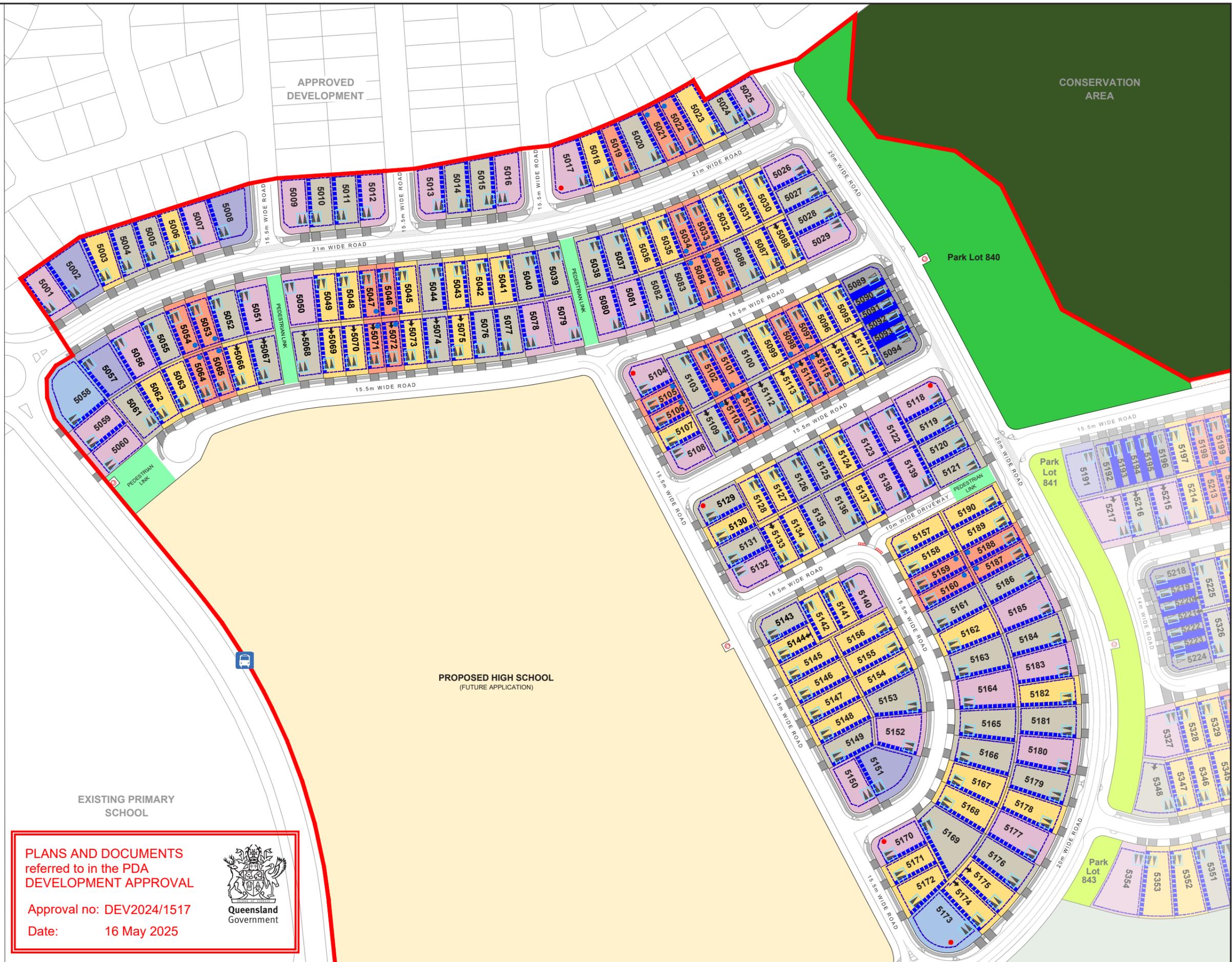
- Potential Duplex Dwelling

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the ROL 13: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Preferred Garage Location (Refer the ROL 13: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- ← Lots which require increased setbacks (Refer the ROL 13: Plan of Development - Design Criteria document for rear setback distances)
- Indicative Bin Pad Location
- PMT Site

NOTES:

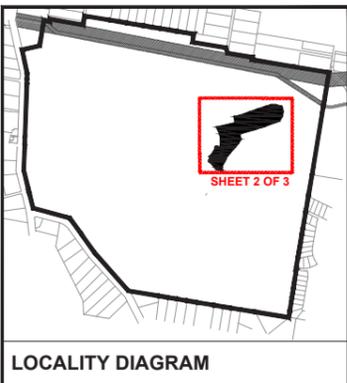
- These plans must be read in conjunction with ROL 13: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 13: Plan of Development - Design Criteria document.



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LOCALITY DIAGRAM

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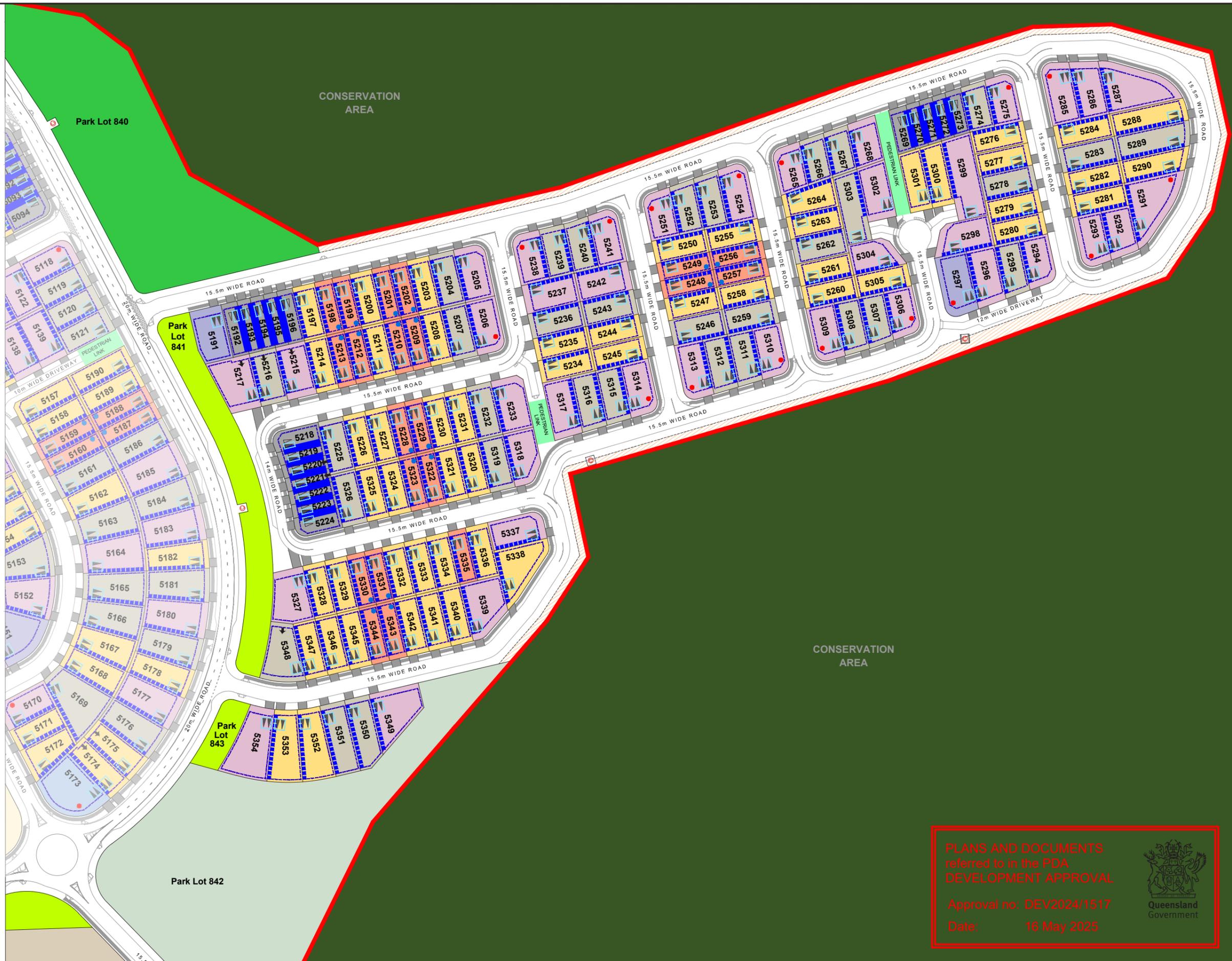
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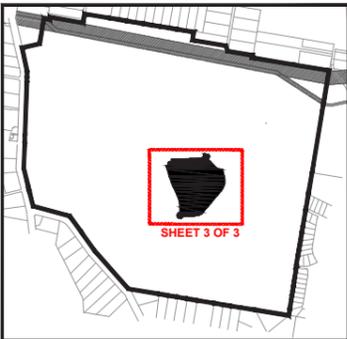
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