

MORTH LAKES*

LEGEND

PROPOSED DEDICATED ROAD RESERVE

Park

PUBLIC OPEN SPACE

(256)

BUILDING ENVELOPE ZERO LOT LINE

(Refer Cl 8.1.2)

NON-MANDATORY ZERO LOT LINE

(Refer Cl 8.1.2)

60% REAR BUILDING ENCROACHMENT AREA (Refer CI 8.1.2)

INDICATIVE VEHICLE ACCESS LOCATION

Other locations possible.
Only one accessway per lot (Refer Cl 7.3.2, 8.1.11)

ALLOTMENT NUMBER

RESTRICTED LOT ACCESS (Refer Cl 7.3.2)

POSSIBLE BUS ROUTE

Final bus routes and bus stop locations are subject to resolution with Queensland Transport, Council and bus service provider.

REDUCKD REAR SETBACK FOR IRREGULAR SHAPED ALLOTMENTS

MAJOR PRIVATE OPEN SPACE - other locations possible (Refer Cl 8.1.5)

Minimum 60 sq m

Minimum 40 ag m Minimum 25 sq m

LOCAL AREA TRAFFIC MANAGEMENT

Mid-street speed control device to be incorperated in the final streetscape design.

NOTE: Speed control devices may be installed at any

intersection shown on the Sector Plan Map. These devices may necessitate site specific driveway alignments for lots adjacent to intersections.

LOT TYPES

PREMIUM TRADITIONAL LOT TRADITIONAL (Economy traditional Lots in DCP) PC PREMIUM COURTYARD

COURTYARD LOT PV PREMIUM VILLA LOT VILLALOT

COT COTTAGE LOT MD-TV

MEDIUM DENSITY - TOWN VILLA LOT MD-TPV MEDIUM DENSITY - TOWN PREMIUM VILLA LOT MEDIUM DENSITY - TOWN PREMIUM COURTYARD LOT TOWNHOUSE UNITS (Mex. 3 units)

POSSIBLE DUPLEX DWELLING SITE

SOUTHERN GOLF SECTOR 63

SECTOR PLAN MAP (2 of 4)



File No 2836-SG Dwg SGrs63Fig5 April 2011

FIGURE 5b