The boundaries and design and siting parameters shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

This Sector Plan Map is an integral component of the Sector Plan and is to be read in conjunction with the Sector Plan. This map illustrates the setbacks required by Table 1 of the Sector Plan. However, in some circumstances a different setback is required and has been specifically dimensioned on this map. This dimension applies in lieu of the requirement stated on Table 1 of the Sector Plan.

The setbacks shown hereon do not take into account any features of the land, existing or proposed easements or other underground services which may require increased building setbacks.

NORTH LAKES®

LEGEND

- PROPOSED DEDICATED ROAD RESERVE
- Park — PUBLIC OPEN SPACE
- 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 Cl 8.1.2)
- ← INDICATIVE VEHICLE ACCESS LOCATION - Other locations possible. Only one accessway per lot (Refer Cl 7.3.2, 8.1.11)
- (256) 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.
- * REDUCED REAR SETBACK FOR IRREGULAR SHAPED ALLOTMENTS

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

- Minimum 60 sq m
- Minimum 40 sq 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

PT	PREMIUM TRADITIONAL LOT
T	TRADITIONAL (Economy traditional Lots in DCP)
PC	PREMIUM COURTYARD
C	COURTYARD LOT
PV	PREMIUM VILLA LOT
V	VILLA LOT
COT	COTTAGE LOT
P	PATIO LOT
MD–TV	MEDIUM DENSITY - TOWN VILLA LOT
MD–TPV	MEDIUM DENSITY - TOWN PREMIUM VILLA LOT
	TOWNHOUSE UNITS (Max. 3 units)
▲	POSSIBLE DUPLEX DWELLING SITE

NORTHERN RESIDENTIAL
SOUTH–EASTERN SECTOR 55
SECTOR PLAN MAP (3 of 3)

0 10 20 30 40 50 metres

Scale 1:1000 at A3

N

File No 2836-NRE
Dwg NRErs55Fig5
May 2010 Stage 3 FIGURE 5c