NORTH LAKES

FORMAL GEOMETRY AND LEGIBLE ROADWAY SYSTEM

POSSIBLE BUS ROUTE OPTIONS

To be within 400 metres (5 minute walk) of all dwellings

SMALL LOTS IN PRIME LOCATIONS

Generally on more gentle topography and adjacent to parkland or in close proximity to community and recreational facilities

MAJOR ENTRY POINTS

Including ornamental landscaping and possibly gateway signage

COMPREHENSIVE PEDESTRIAN NETWORK

To link all residential precincts to community facilities, the town centre, and MIBA,and achieve high connectivity

MAJOR PRECINCT NODES

To reinforce precinct identity

VILLAGE PARKS

Generally within 400 metres of each dwelling

LOCAL PARKS

Generally within 200 metres of each dwelling

SPECIAL STREETSCAPE TREATMENT OF MAJOR ENTRY ROADS

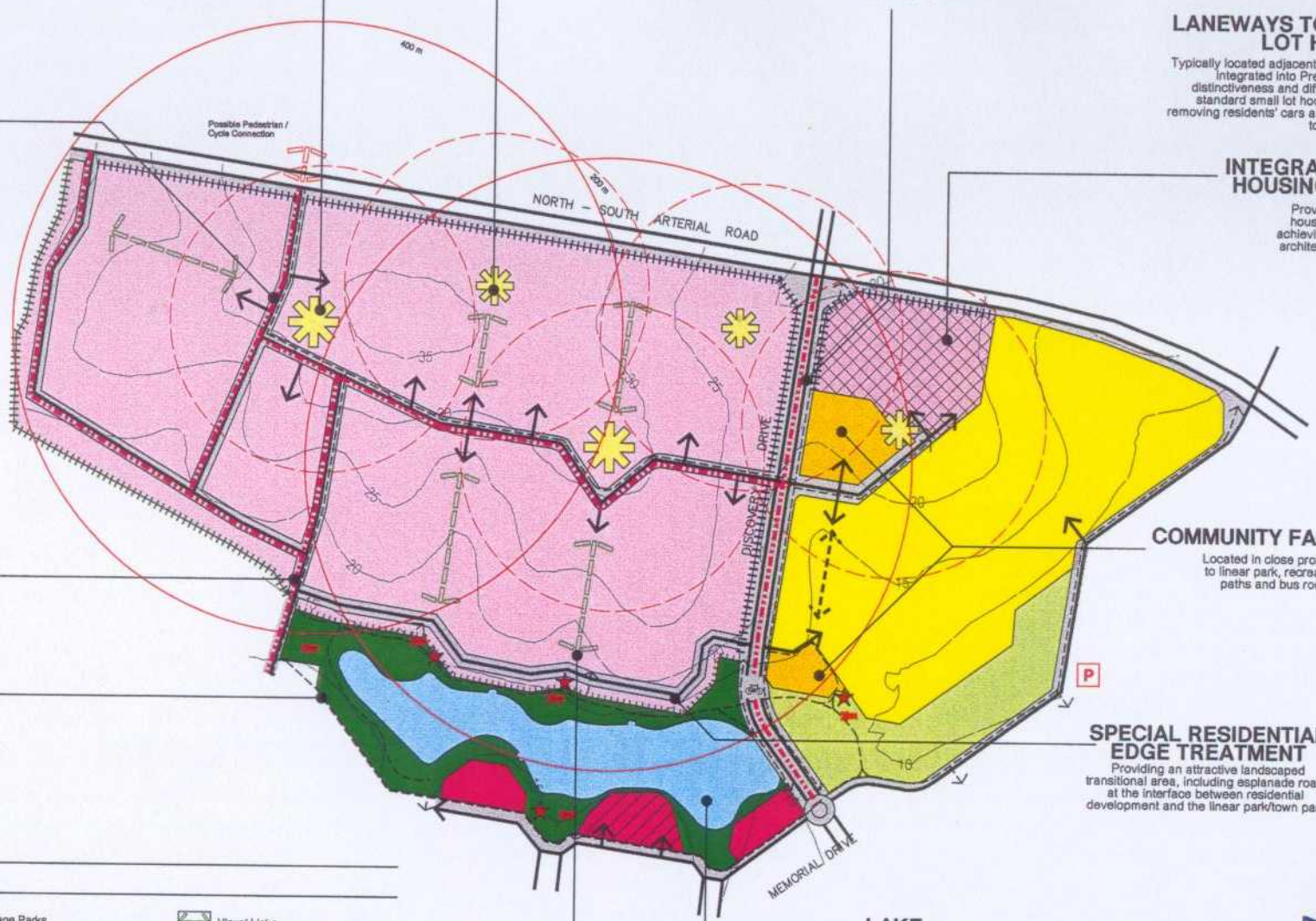
Promoting a landscaped environment and enhancing driving experience

LANEWAYS TO SMALL LOT HOUSING

Typically located adjacent to parkland and integrated into Precinct to achieve distinctiveness and differentiation from standard small lot housing, as well as removing residents' cars and garbage bins to a rear laneway

INTEGRATION OF HOUSING TYPES

Providing a range of housing choices and achieving a diversity of architectural character



COMMUNITY FACILITIES

Located in close proximity to linear park, recreational paths and bus route.

SPECIAL RESIDENTIAL EDGE TREATMENT

Providing an attractive landscaped transitional area, including esplanade roads at the interface between residential development and the linear park/town park.

LAKE

Providing an attractive, ornamental water body as major focus of the town park, and forming part of stormwater management strategy.

VISTAS TO MAJOR LINEAR OPEN SPACE SPINE AND LAKE

LEGEND

- Urban Residential - Standard Density
- Urban Residential - Standard Density and / or Medium Density
- Local Community Facilities - Primary School or P-12 School including other associated community facilities
- Local Community Facilities
- Town Centre Frame - Sales and Information Centre (Including small kiosk and possible community premises)
- Town Centre Frame
- Major Open Space - Town Park
- Major Open Space - Linear Park
- Special Residential Edge Treatment (Landscaped Interface to Residential Development)
- Village Parks
- Local Parks
- Indicative Road Reserve
- Noise Attenuation and Landscape Treatment
- Major Roads
- Indicative Collector Streets
- Indicative Road Access Points
- Indicative Private Road Connection
- Indicative Bus Route Options
- Visual Links
- Major Recreational Paths
- Pedestrian / Cyclist Underpass
- Sewerage Pump Station
- Gross Pollutant Trap
- Stormwater Filtration Wetlands

PINE RIVERS

LAKESIDE RESIDENTIAL PRECINCT

PRINCIPLES PLAN

0 60 120 180 240 300 metres

Scale 1:6000 AT A3

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FIGURE 5