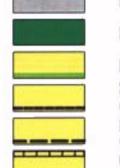
The boundaries and design and siting parameters shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

This Sector Plan drawing is to be considered in conjunction with the





LEGEND



PROPOSED DEDICATED ROAD RESERVE

PUBLIC OPEN SPACE

BUILDING ENVELOPE

ZERO LOT LINE

(Refer CI 8.1.5.2(v) and 8.1.5.3(f))

NON-MANDATORY ZERO LOT LINE

(Refer Cl 8.1.5.2(v) and 8.1.5.3(ii)) **60% REAR BUILDING ENCROACHMENT**

AREA (Refer CI 8.1.5.2(V))

INDICITIVE VEHICLE ACCESS LOCATION

- Other locations possible. Only one accessway per lot "Swing-in" access permitted where practicable. (Refer Cl 7.3.2.1, 7.3.2.2, 8.1.9.6 and 8.1.11.1)

RESTRICTED LOT ACCESS

(Refer Cl 7.3.2.3)

POSSIBLE BUS ROUTE

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

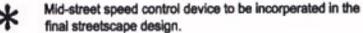
MAJOR PRIVATE OPEN SPACE - other locations possible (Refer CI 8.1.6.1)

Minimum 60 aq m

Minimum 40 sq m

Minimum 20 sq m

LOCAL AREA TRAFFIC MANAGEMENT



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

DC DRESS CIRCLE TRADITIONAL LOT

PC PREMIUM COURTYARD LOT (Economy traditional Lots in DCP)

COURTYARD LOT PV PREMIUM VILLA LOT VILLA LOT CV COTTAGE VILLA

FUTURE ADJACENT RESIDENTIAL

PREDOMINANTLY TRADITIONAL LOTS PREDOMINANTLY SMALLERL LOTS

(TYPICALLY ZERO LOT LINE)



EAST RIDGE RESIDENTIAL PRECINCT RESIDENTIAL SECTOR TWENTY

SECTOR PLAN MAP

Scale £2000 at A3



File No 2836-er6 Dwg er6fig5 October 2002

FIGURE 5