

# MORTH LAKE

#### 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(ii))

NON-MANDATORY ZERO LOT LINE (Refer Cl 8.1.5.2(v) and 8.1.5.3(ii)) \_\_\_\_

60% REAR BUILDING ENCROACHMENT AREA (Refer Cl 8.1.5.2(N))

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 Cl 8.1.6.1)

Minimum 60 sq m Minimum 40 sq m

Minimum 20 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

DRESS CIRCLE TRADITIONAL LOT

PC PREMIUM COURTYARD LOT (Economy traditional Lots in DCP)

C COURTYARD LOT PV PREMIUM VILLA LOT VILLA LOT

FUTURE ADJACENT RESIDENTIAL

PREDOMINANTLY TRADITIONAL LOTS PREDOMINANTLY SMALLERL LOTS (TYPICALLY ZERO LOT LINE)



# EAST RIDGE RESIDENTIAL PRECINCT RESIDENTIAL SECTOR TWENTY ONE

### SECTOR PLAN MAP

0 10 20 30 40 50 60 70 80 90 100 metres

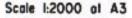




FIGURE 5