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 report for Residential Sector Thirteen (No. D11-1000).

The setbacks shown hereon do not take into account any existing or proposed easements, other underground services and/or the provisions of Section 47 of the Standard Building Regulations (ie corner truncation setbacks) which may require increased building setbacks.

NORTH LAKES

LEGEND

- PROPOSED DEDICATED ROAD RESERVE
- PUBLIC OPEN SPACE
- BUILDING ENVELOPE
- ZERO LOT LINE (Refer Cl 8.1.5.2 (v) and 8.1.5.3 (iii))
- NON-MANDATORY ZERO LOT LINE (Refer Cl 8.1.5.2 (v) and 8.1.5.3 (iii))
- 60% REAR BUILDING ENCROACHMENT AREA (Refer Cl 8.1.5.2(iv))
- INDICATIVE VEHICULAR 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, 8.1.9.8 and 8.1.11.1)
- RESTRICTED LOT ACCESS (Refer Cl 7.3.2.3)

MAJOR PRIVATE OPEN SPACE - other locations possible (Refer Cl 8.1.5.1)

- Minimum 50 sq m
- Minimum 40 sq m
- Minimum 25 sq m

LOCAL AREA TRAFFIC MANAGEMENT

- Mid-street speed control device to be incorporated 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

DC	DRESS CIRCLE
T	TRADITIONAL LOT
PC	PREMIUM COURTYARD LOT (Economy Traditional Lots in DCP)
C	COURTYARD LOT
PV	PREMIUM VILLA LOT
V	VILLA LOT

FUTURE ADJACENT RESIDENTIAL

- PREDOMINANTLY TRADITIONAL LOTS
- PREDOMINANTLY SMALLER LOTS (TYPICALLY ZERO LOT LINE)

PINE RIVERS

CENTRAL EAST 'C' RESIDENTIAL PRECINCT
RESIDENTIAL SECTOR THIRTEEN

SECTOR PLAN MAP

0 20 40 60 80 100 metres

Scale 1:2000 AT A3

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FIGURE 5