



LEGEND

- CONTINUOUS NORTH LAKES DRIVE FRONTAGE DEVELOPMENT (INCLUDING MIXED USE DEVELOPMENT AREA WITH ACTIVE FRONTAGES, CONSISTENT WEATHER PROTECTION ALONG NORTH LAKES DRIVE, AND ZERO BUILDING SETBACKS) (REFER CHAPTER 8)
- MAJOR SHOPPING CENTRE DEVELOPMENT AREA (REFER CHAPTER 9)
- BULKY GOODS RETAIL AND RELATED USES DEVELOPMENT AREA (REFER CHAPTER 10)
- LANDSCAPED CARPARKING AREA (REFER SECTIONS 9.6.3 AND 10.6.3)
- FUTURE ROAD RESERVE (REFER SECTION 5.1.4.6)
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS TO MAJOR SHOPPING CENTRE
- SHARED PEDESTRIAN PRIORITY / VEHICULAR ACCESS (REFER SECTIONS 5.1.4.1(iii), 7.6.9-10 & 8.1(iv), 8.6.2.5(iii))
- MAIN STREET ENVIRONMENT TO INCLUDE QUALITY STREETScape, APPROPRIATE LIGHTING, SIGNAGE AND LANDSCAPE, AND ACTIVE FRONTAGE USES (REFER SECTIONS 5.1.4.3, 5.1.4.4, 8.5.2 AND 8.6.1)
- INDICATIVE LANDSCAPED INTERNAL CIRCULATION ROAD (REFER SECTIONS 7.6.1, 7.6.7, 7.6.10, 8.1(v) AND 9.6)
- EXTERNAL MAJOR ROADS
- PEDESTRIAN MALL
- MAJOR PATHS
- NO DIRECT VEHICULAR ACCESS FROM EXIT RAMP & SERVICE ROAD TO BULKY GOODS RETAIL AND RELATED USES DEVELOPMENT AREA
- MAJOR SHOPPING CENTRE DEVELOPMENT AREA ENTRIES (REFER SECTIONS 9.6.2 AND 9.4.5(v))
- STAGE ONE MINOR SECONDARY ENTRY (REFER SECTION 9.6.2)
- LANDSCAPE FRONTAGE AREA MIN. 6m WIDE (REFER SECTIONS 9.6.4, 10.1.2 AND 10.6.4)
- LANDSCAPED DETENTION BASIN
- INDICATIVE TRAFFIC LIGHTS OR ROUNDABOUTS
- MAJOR FREESTANDING PRIMARY SIGNAGE LOCATION (ONE ONLY - MAXIMUM HEIGHT 25m)
- FREESTANDING PRIMARY SIGNAGE LOCATIONS (MAXIMUM HEIGHT 10m)
- EXISTING NORTH LAKES ENTRY SIGNAGE
- SECTOR BOUNDARY



TOWN CENTRE CORE PRECINCT TOWN CENTRE CORE SECTOR ONE

SECTOR PLAN MAP

0 30 60 90 120 150 metres

Scale 1:3000 AT A3

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FIGURE 5

The internal 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 Town Centre Core Sector One (002-1000)

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.

The Sector Plan Map is a composite of development intentions for the sector. These development intentions are presented as a series of graphic overlays, and the legend describes briefly the intended land uses and / or development activities. For detailed descriptions of the development, refer to relevant sections of the sector plan report.