

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

This Sector Plan Map is an integral component of the Sector Plan and is to be read in conjunction with the Sector Plan. This map illustrates the setbacks required by Table 1 of the Sector Plan. However, in some circumstances a different setback is required and has been specifically dimensioned on this map. This dimension applies in lieu of the requirement stated on Table 1 of the Sector Plan.

The setbacks shown herein do not take into account any existing or proposed easements or other underground services which may require increased building setbacks.

GOLF COURSE



LEGEND

- PROPOSED DEDICATED ROAD RESERVE
- PUBLIC OPEN SPACE
- BUILDING ENVELOPE
- ZERO LOT LINE
(Refer Cl 8.1.4.2(1) and 8.1.4.3(1))
- NON-MANDATORY ZERO LOT LINE
(Refer Cl 8.1.4.2(2) and 8.1.4.3(1))
- 60% REAR BUILDING ENCROACHMENT AREA
(Refer Cl 8.1.4.2(3))
- INDICATIVE VEHICLE ACCESS LOCATION
- Other locations possible
- Only one accessway per lot "Swing-in" access permitted where practical.
(Refer Cl 7.3.2.1, 7.3.2.2, 8.1.4(1))
- RESTRICTED LOT ACCESS
(Refer Cl 7.3.2.3)
- POSSIBLE BUS ROUTE
Fine bus routes and bus stop locations are subject to resolution with Queensland Transport, Council and bus service provider.
- REDUCED REAR SETBACK FOR SQUARE SHAPED ALLOTMENTS

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

- Minimum 60 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

- PT PREMIUM TRADITIONAL LOT
- T TRADITIONAL
(Economy traditional Lots in DGP)
- C COURTYARD LOT
- PV PREMIUM VILLA LOT
- V VILLA LOT
- COT COTTAGE LOT
- MD-S MEDIUM DENSITY SWINGER LOT
- P PATIO LOT



GCE 'B' RESIDENTIAL PRECINCT RESIDENTIAL SECTOR 32

SECTOR PLAN MAP (2 of 4)

0 10 20 30 40 50 60 metres
Scale 1:250 at A3



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FIGURE 5b