

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 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 hereon 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
 - Park
 - BUILDING ENVELOPE
 - ZERO LOT LINE (Refer Cl 8.1.4.2(7) and 8.1.4.3(9))
 - NON-MANDATORY ZERO LOT LINE (Refer Cl 8.1.4.2(7) and 8.1.4.3(9))
 - 60% REAR BUILDING ENCROACHMENT AREA (Refer Cl 8.1.4.3(2))
 - INDICATIVE VEHICLE ACCESS LOCATION
 - Other locations possible.
 - Only one necessary per lot 'Swing-in' access permitted where practicable. (Refer Cl 7.3.2.1, 7.3.2.2, 8.1.10.1)
 - 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 services provider.
 - REDUCED REAR SETBACK FOR SQUARE SHAPED ALLOTMENTS

MAJOR PRIVATE OPEN SPACE - other locations possible (Refer C 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 LOT (Economy traditional Lots in DCP)
- C COURTYARD LOT
- PV PREMIUM VILLA LOT
- V VILLA LOT
- COT COTTAGE LOT
- MD-S MEDIUM DENSITY SINGLE LOT
- P PATIO LOT



**GCE 'B' RESIDENTIAL PRECINCT
RESIDENTIAL SECTOR 32**

SECTOR PLAN MAP (3 of 4)

