

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

Park

DISCOVERY DRIVE

- LEGEND**
- PROPOSED DEDICATED ROAD RESERVE
 - Park
 - 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(1) and 8.1.4.3(1))
 - 60% REAR BUILDING ENCROACHMENT AREA (Refer Cl 8.1.4.2(2))
 - INDICATIVE 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, 8.1.10.1)
 - RESTRICTED LOT ACCESS (Refer Cl 7.3.2.3)
 - POSSIBLE BUS ROUTE
 - Final bus routes and bus stop locations are subject to negotiation with Council and Transport, Council and bus service provider.
 - REDUCED REAR SETBACK

- MAJOR PRIVATE OPEN SPACE** - other locations possible (Refer Cl 8.1.5.1)
- Minimum 80 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.

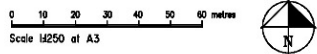
LOT TYPES

PT	PREMIUM TRADITIONAL LOT
T	TRADITIONAL (Economically Traditional Lots in DCP)
C	COURTYARD LOT
PV	PREMIUM VILLA LOT
V	VILLA LOT
CDT	COTTAGE LOT
MD-S	MEDIUM DENSITY SWAN GEL LOT
P	PATIO LOT



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

SECTOR PLAN MAP (4 of 4)



File No 2836-001
Dwg spFig5d
25 August 2005