

The boundaries and design and siting parameters shown herein are subject to detailed engineering design, field surveys 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 should take into account any features of the land, existing or proposed easements or other underground services which may require increased building setbacks.



LEGEND

- PROPOSED DEDICATED ROAD RESERVE
- PUBLIC OPEN SPACE
- BUILDING ENVELOPE
- ZERO LOT LINE (Per C1.1.2)
- NON-BUILDABLE ZERO LOT LINE (Per C1.1.2)
- 400 MM BRICK ENCLOSURE AREA (Per C1.1.2)
- INDICATIVE VEHICLE ACCESS LOCATION
-Clear loading zones, 5m or as indicated in Rule D7.1.1.1.1.1.
- ALLOTMENT NUMBER
- RESTRICTED LOT ACCESS (Rule C1.1.2)
- POSSIBLE BUS STOPS
-Traffic rules and access systems provided in accordance with Queensland Transport, Queensland Police and other agencies.
- RESTRICTED BRICK SETBACK FOR RECTANGULAR SHAPED ALLOTMENTS

MINOR PRIVATE OPEN SPACE -the location is as follows (Per C1.1.2)

- Minimum 10 sqm
- Minimum 15 sqm
- Minimum 20 sqm

LOCAL AREA TRAFFIC MANAGEMENT

- Mid-block speed control device to be incorporated in the final landscape design.

NOTE: Speed control devices may be installed at any intersection urban on the Sector Plan Map. These devices may incorporate site specific driveway alignments for left adjacent to intersections.

LOT TYPES

- PT** RESIDENTIAL TOWNHOUSE LOT
- T** TOWNHOUSE (20m² Minimum lot area > 600²)
- C** COUNTRY LOT
- PV** RESIDENTIAL LOT
- F** VILLAGE LOT
- DOE** COMMERCIAL LOT
- P** PARK LOT
Township of North Lakes (rule 10.6)



**BRIDGEHAVEN RESIDENTIAL PRECINCT
RESIDENTIAL SECTOR 37**

SECTOR PLAN MAP (1 of 7)

