

The boundaries and design and siting parameters shown herein are subject to detailed engineering design. Final 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 in 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 they require increased building setbacks.



- LEGEND**
- PROPOSED DEDICATED ROAD RESERVE
 - PUBLIC OPEN SPACE
 - BUILDING ENVELOPE
 - ZERO LOT LINE (Rule 0.1.1.2)
 - NON-MANDATORY ZERO LOT LINE (Rule 0.1.1.2)
 - ONE METRE BUILDING ENCROACHMENT AREA (Rule 0.1.1.2)
 - INDICATIVE VEHICLE ACCESS LOCATION
 - Clear building setbacks.
 - May vary according to lot (Rule 0.1.1.1.1.1.1.1)
 - ALIGNMENT NUMBER
 - REDUCED LOT ACCESS (Rule 0.1.1.2)
 - POSSIBLE BUS ROUTE
 - Further routes and service options provided in consultation with Queensland Transport. Consultation services provided.
 - REDUCED ROAD SETBACK FOR RECTANGULAR SHAPED ALLOTMENTS

- MINOR PRIVATE OPEN SPACE - see table 0.1.1.1.1.1.1.1**
- Minimum 0 sqm
 - Minimum 10 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 shown on the Sector Plan Map. These devices may necessitate site specific driveway alignments for lots adjacent to intersections.

- LOT TYPES**
- PT** PRECINCT TOWNHOUSE LOT
 - T** TOWNHOUSE (Primary residential use only)
 - C** COUNTRY LOT
 - PT** PRECINCT VILLA LOT
 - F** VILLAGE
 - DCF** COMMERCIAL LOT
 - P** PLOT (General use lot)



**BRIDGEHAVEN RESIDENTIAL PRECINCT
RESIDENTIAL SECTOR 37**

SECTOR PLAN MAP (3 of 7)

