

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 01.1.2)
-  90% MANDATORY ZERO LOT LINE (Rule 01.1.2)
-  40% MAX BUILDING ENCROACHMENT AREA (Rule 01.1.2)
-  INDICATIVE VEHICLE ACCESS LOCATION  
-Clear building envelope.  
-No area encroachment of Rule 01.1.1.1.1.1.
-  ALIGNMENT NUMBER
-  REDUCED LOT ACCESS (Rule 01.1.2)
-  POSSIBLE BUS ROUTE  
-Traffic routes and access points provided in accordance with Queensland Transport, Queensland Access Program
-  REDUCED EASEY SETBACK FOR BICYCLE SHAPED ALIGNMENTS

**MINOR PRIVATE OPEN SPACE - (for outdoor use)**  
Rule 01.1.1.1

-  Minimum 0.5 sqm
-  Minimum 0.5 sqm
-  Minimum 0.5 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 unless on the Sector Plan Map. These devices may incorporate site specific driveway alignments for left adjacent to intersections.

**LOT TYPES**

-  RESIDENTIAL TOWNHOUSE LOT
-  TOWNHOUSE (Primary Residential Zone 600)
-  COURT/PAVED LOT
-  RESIDENTIAL LOT
-  HOUSEHOLD
-  COMMERCIAL LOT
-  PARKING LOT
-  TOWNHOUSE LOT (New Rules)



**BRIDGEHAVEN RESIDENTIAL PRECINCT  
RESIDENTIAL SECTOR 37**

**SECTOR PLAN MAP (6 of 7)**



Scale 1:800 @ A3

