

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 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 may require increased building setbacks.



**LEGEND**

- PROPOSED DEDICATED ROAD RESERVE
- PUBLIC OPEN SPACE
- BUILDING ENVELOPE
- ZERO LOT LINE (Per C1.1.2)
- NON-MANDATORY ZERO LOT LINE (Per C1.1.2)
- ASH BEAR BUILDING ENCROACHMENT AREA (Per C1.1.2)
- INDICATIVE VEHICLE ACCESS LOCATION  
-Clear building envelope.  
-By an easement or lot (Per C1.1.1.1)
- ALIGNMENT NUMBER
- REDUCED LOT ACCESS (Per C1.1.2)
- POSSIBLE BUS ROUTE  
-Traffic routes and access points  
-permitted in accordance with Queensland Transport - Queensland transport plan
- REDUCED BEAR SETBACK FOR SPECIALLY SHAPED ALIGNMENTS

**MINOR PRIVATE OPEN SPACE - (Per C1.1.1.2)**

- Minimum 20 sqm
- Minimum 10 sqm
- Minimum 5 sqm

**LOCAL AREA TRAFFIC MANAGEMENT**

- Mid-level 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** RESIDENTIAL TOWNHOUSE LOT
- T** RESIDENTIAL (Primary Residential Zone) (RZ)
- C** COURTYARD LOT
- PV** RESIDENTIAL PV LOT
- F** VILLAGE
- DOE** COMMERCIAL LOT
- PTD** RESIDENTIAL PV (Town House)



**BRIDGEHAVEN RESIDENTIAL PRECINCT  
RESIDENTIAL SECTOR 37**

**SECTOR PLAN MAP (5 of 7)**



Scale 1:800 @ A3

