

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 (Rule 0.1.1.2)
- 90°-BANDWIDTH ZERO LOT LINE (Rule 0.1.1.2)
- 45° NEAR BUILDING ENCROACHMENT AREA (Rule 0.1.1.2)
- INDICATIVE VEHICLE ACCESS LOCATION  
-Clear building setbacks.  
-By an easement or lot (Rule 0.1.1.1.1.1)
- ALLOTMENT NUMBER
- RESTRICTED LOT ACCESS (Rule 0.1.1.1)
- POSSIBLE BUS ROUTE  
-Traffic routes and access points provided in accordance with Queensland Transport Queensland service provider
- RESTRICTED ROAD SETBACK FOR STRUCTURAL STRAPPED ALLOTMENTS

**MINOR PRIVATE OPEN SPACE -for outdoor use only (Rule 0.1.1.2)**

- Minimum 0.5m
- Minimum 1.0m
- Minimum 2.0m

**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**

- RESIDENTIAL TOWNHOUSE LOT
- TOWNHOUSE (Zoning: Residential Townhouse)
- COURT/YARD LOT
- RESIDENTIAL VILLA LOT
- VILLAGE
- COMMERCIAL OFFICE
- FUTURE LOT (Zoning: Future)



**BRIDGEHAVEN RESIDENTIAL PRECINCT  
RESIDENTIAL SECTOR 37**

**SECTOR PLAN MAP (8 of 7)**

