

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 may require increased building setbacks.



LEGEND

- PROPOSED DEDICATED ROAD RESERVE
- PUBLIC OPEN SPACE
- BUILDING ENVELOPE
- ZERO SET LINE (Per C.1.1.2)
- NON-MANDATORY ZERO SET LINE (Per C.1.1.2)
- ASH BEAR BUILDING ENCROACHMENT AREA (Per C.1.1.2)
- INDICATIVE VEHICLE ACCESS LOCATION
-Clear building setbacks.
-Per an easement or lot (Per C.1.1.1.1.1)
- ALLOTMENT NUMBER
- RESTRICTED LOT ACCESS (Per C.1.1.2)
- POSSIBLE BUS ROUTE
-Traffic routes and existing services
-Proposed in consultation with Queensland Transport, Queensland Police and other agencies
- PROPOSED ROAD RETRACTION FOR BICYCLIST STRAIP ALLOTMENTS

MINOR PRIVATE OPEN SPACE - Per the lot's title
Per C.1.1.1.2

- Minimum 0 m
- Minimum 2 m
- Minimum 3 m

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** TOWNHOUSE (Zoning: Residential Townhouse)
- C** COURT/YARD LOT
- PV** RESIDENTIAL LOT
- F** VILLAGE
- DOE** COMMERCIAL LOT
- P** RESIDENTIAL LOT (Per C.1.1.1.2)



**BRIDGEHAVEN RESIDENTIAL PRECINCT
RESIDENTIAL SECTOR 37**

SECTOR PLAN MAP (7 of 7)



File No: 2024-04
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