

The boundaries and design and siting parameters shown hereon 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 on Table 1 of the Sector Plan.

The setbacks shown hereon do not 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

Park

PUBLIC OPEN SPACE

BUILDING ENVELOPE

ZERO LOT LINE
(Refer CI 8.1.2)

NON-MANDATORY ZERO LOT LINE
(Refer CI 8.1.2)

60% REAR BUILDING ENCROACHMENT AREA
(Refer CI 8.1.2)

INDICATIVE VEHICLE ACCESS LOCATION
- Other locations possible.
Only one accessway per lot
(Refer CI 7.3.2, 8.1.8)

(85)

ALLOTMENT NUMBER

RESTRICTED LOT ACCESS
(Refer CI 7.3.2)

POSSIBLE BUS ROUTE
Final bus routes and bus stop locations
are subject to resolution with Queensland
Transport, Council and bus service provider.

REDUCED REAR SETBACK FOR
IRREGULAR SHAPED ALLOTMENTS

MAJOR PRIVATE OPEN SPACE - other locations possible
(Refer CI 8.1.5)

Minimum 60 sq m

Minimum 40 sq m

Minimum 25 sq m

LOCAL AREA TRAFFIC MANAGEMENT

Mid-street speed control device to be incorporated in the
final streetscape 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 | PREMIUM TRADITIONAL LOT |
| T | TRADITIONAL <small>(Economy traditional Lots in DCP)</small> |
| PC | PREMIUM COURTYARD |
| C | COURTYARD LOT |
| PV | PREMIUM VILLA LOT |
| V | VILLA LOT |
| COT | COTTAGE LOT |
| P | PATIO LOT |
| MD-S | MEDIUM DENSITY - SWINGER |
| MD-TV | MEDIUM DENSITY - TOWN VILLA LOT |
| MD-TPV | MEDIUM DENSITY - TOWN PREMIUM VILLA LOT |
| | TOWNHOUSE UNITS (Max. 3 units) |
| | POSSIBLE DUPLEX DWELLING SITE |
| | MANDATORY TWO STOREY |

HILLTOP RESIDENTIAL SECTOR 42

SECTOR PLAN MAP (6 of 12)

File No 2836-SR
Dwg SRrs41Fig5 - Medium lots with twist
February 2009

FIGURE 5f