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 Cl 8.1.2) NON-MANDATORY ZERO LOT LINE (Refer Cl 8.1.2) 60% REAR BUILDING ENCROACHMENT AREA (Refer Cl 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 Cl 7.3.2) POSSIBLE BUS ROUTE

are subject to resolution with Queensland

Final bus routes and bus stop locations

Transport, Council and bus service provider. REDUCED REAR SETBACK FOR

IRREGULAR SHAPED ALLOTMENTS

MAJOR PRIVATE OPEN SPACE - other locations possible

Minimum 60 sq m Minimum 40 sq m

Minimum 25 sq m

(Refer Cl 8.1.5)

LOCAL AREA TRAFFIC MANAGEMENT

Mid-street speed control device to be incorperated 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 TRADITIONAL (Economy traditional Lots in DCP) PREMIUM COURTYARD COURTYARD LOT PREMIUM VILLA LOT VILLA LOT COT COTTAGE LOT PATIO LOT MD-SMEDIUM DENSITY - SWINGER MD-TV MEDIUM DENSITY - TOWN VILLA LOT MD-TPV MEDIUM DENSITY - TOWN PREMIUM VILLA LOT TOWNHOUSE UNITS (Max. 3 units)

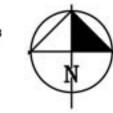
MANDATORY TWO STOREY

POSSIBLE DUPLEX DWELLING SITE

HILLTOP RESIDENTIAL SECTOR 42

SECTOR PLAN MAP (12 of 12)

Scale I:1000 at A3



File No 2836-SR Dwg SRrs42Fig5 - Medium lots with twist February 2009

FIGURE 51