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.

CENTRAL

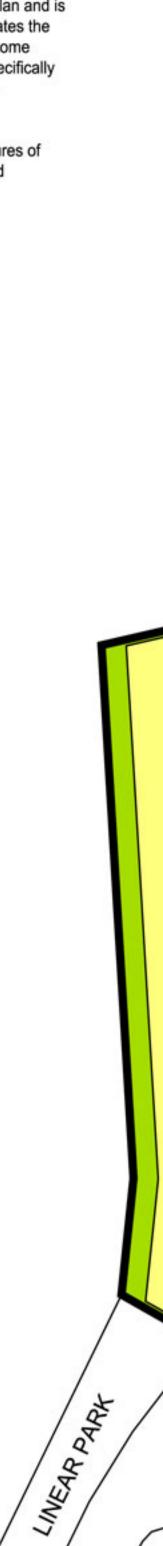
OPEN

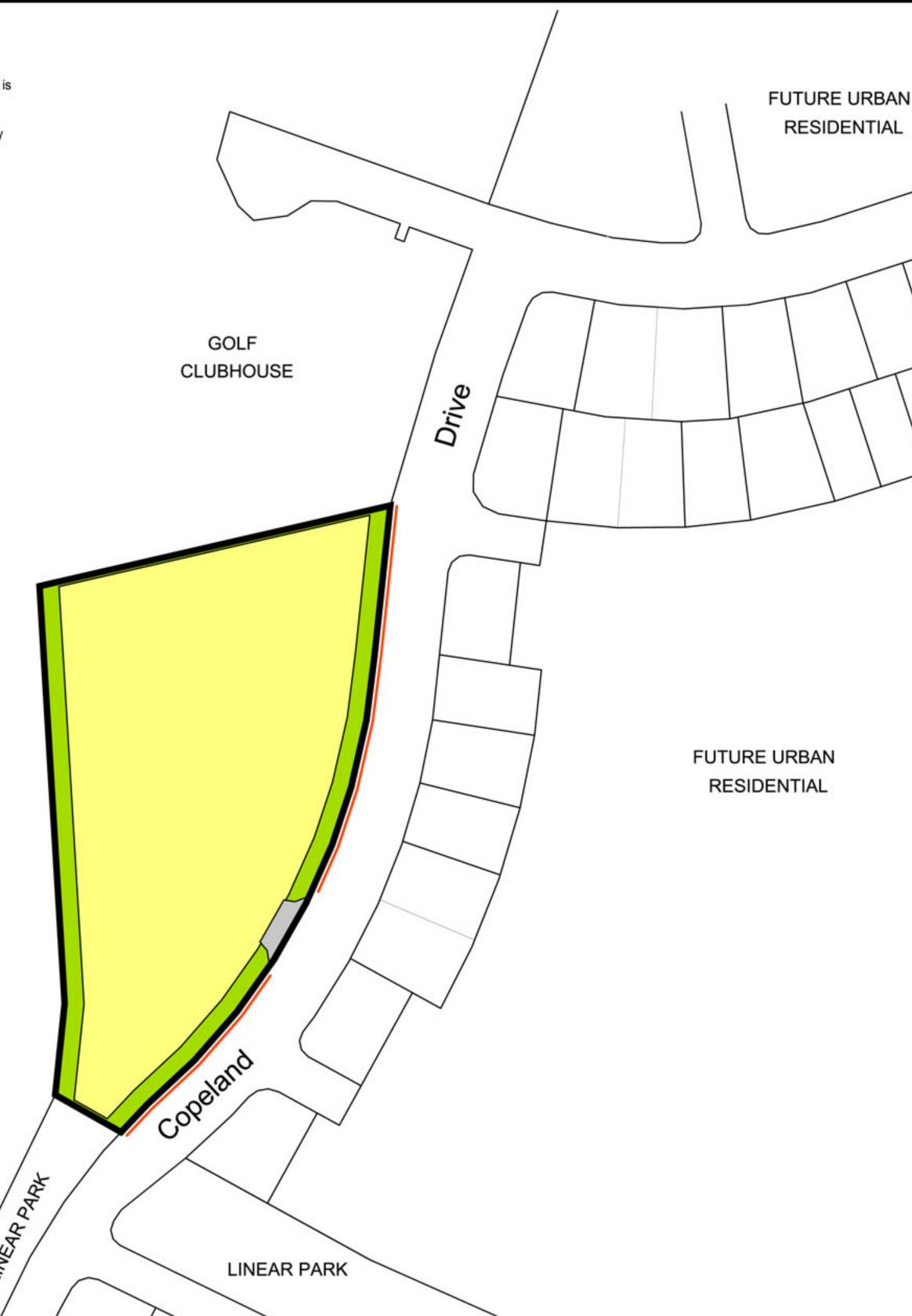
**SPACE** 

**PRECINCT** 

(GOLF

COURSE)







#### LEGEND

PROPOSED DEDICATED ROAD RESERVE

Park

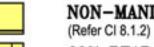
PUBLIC OPEN SPACE





BUILDING ENVELOPE

ZERO LOT LINE (Refer CI 8.1.2)



NON-MANDATORY ZERO LOT LINE

60% REAR BUILDING ENCROACHMENT AREA (Refer Cl 8.1.2)



Only one accessway per lot (Refer Cl 7.3.2, 8.1.8)



ALLOTMENT NUMBER



(Refer Cl 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 incorperated in the final streetscape design.

NOTE: Speed control devices may be installed at any intersection shown on the Sector Plan Map.

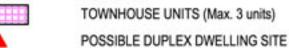
These devices may necessitate site specific driveway alignments for lots adjacent to intersections.

### LOT TYPES

PT PREMIUM TRADITIONAL LOT TRADITIONAL

(Economy traditional Lots in DCP) PREMIUM COURTYARD COURTYARD LOT

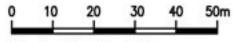
VILLA LOT COT COTTAGE LOT PATIO LOT



TOWNHOUSE UNITS (Max. 3 units)

## CLUBHOUSE SOUTH WEST RESIDENTIAL SECTOR

# SECTOR PLAN MAP (1 of 2) - MEDIUM DENSITY







File No 2836-CHS Dwg CHSWSectorFig5 November 2009

FIGURE 5a