

LOCATION PLAN ■ STAGE 5

LEGEND

- STAGE 5 BOUNDARY
- MODULAR WALL AND PLANTER

DENSITY CODES

- R20
- R25
- R30

PRIMARY STREET SETBACKS*

- 3.0m MINIMUM SETBACK
- 4.5m MINIMUM SETBACK
- Av. 6.0m AVERAGE SETBACK (R-CODES)

SECONDARY STREET SETBACKS (MIN)

- 2.0m SETBACK
- 1.5m SETBACK

FRONT DOOR ACCESS

- STAIRS / FRONT DOOR ACCESS

GARAGE ACCESS

- DESIGNATED GARAGE LOCATION
- PAVED CROSSOVER (BY DEVELOPER)

ESTATE FENCING

- NOISE WALL (MASONRY + 2.0m)
- HIGH COLORBOND + PIERS ON WALL (TYPE A)
- HIGH ALUMINIUM SLATS + PIERS (TYPE B)
- LOW PICKET + PIERS ON WALL (TYPE C)

LOT FENCING

- MANDATORY FRONT FENCE** (LOW PICKET + PIERS BETWEEN DRIVEWAYS)

IMPORTANT CORNER TREATMENTS

- MAJOR SIGNIFICANCE
- SIGNIFICANCE

* BUILDING ORIENTATION SHALL BE TOWARDS THE PRIMARY FRONTAGE.

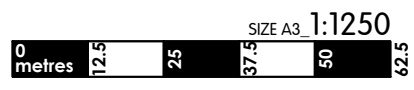
* VERANDAHS & PORTICOS ARE PERMITTED WITHIN THE FRONT SETBACK. A MINIMUM VERANDAH DIMENSION OF 2.5m DEEP x 4.0m WIDE IS ENCOURAGED.

FOR R25 & R30 LOTS, VERANDAHS MAY ENCROACH INTO THE PRIMARY SETBACK WITHIN 1.5m OF THE PRIMARY LOT BOUNDARY.

** UNLESS OTHERWISE AGREED IN WRITING BY THE DEVELOPER

CADASTRAL INFORMATION
 SOURCE: JDSI
 YYMMDD: 200311
 DWG REF: JDS15920.05B C100 A
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



DRAFT

E	UPDATE CAD & EMERGE	200729	SB	DRAFT
D	MODIFICATION TO TEXT	200617	SB	AB
C	ADD GRAPHICS AND TEXT	200417	SB	DRAFT
B	MODIFY PLAN	200326	II	EVLD
A	BASE RD1182H	200319	SB	AB
REV	DESCRIPTION	YYMMDD	DRAWN	APPRD

STAGE 5 - REGULATING PLAN
Lot 9000, Bullsbrook
 City of Swan

JOB CODE **AMXBUL** DRAW NO. **RD1 232** REV. **E**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

