

LEGEND

- STAGE 1 BOUNDARY
- PROPOSED LOTS WITHIN DISPLAY HUB
- TEMPORARY CAR PARK
- SALES OFFICE AND CAFE

DENSITY CODES

- R20
- R25
- R30

PRIMARY STREET SETBACKS

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

SECONDARY STREET SETBACKS (MIN)

- 3.0m SETBACK
- 2.0m SETBACK
- 1.5m SETBACK

FRONT DOOR ACCESS

- DESIGNATED FRONTAGE**
- STAIRS

GARAGE ACCESS

- DESIGNATED GARAGE LOCATION
- PAVED CROSSOVER (BY DEVELOPER)

ESTATE FENCING

- NOISE WALL (MASONRY + 2.0m)
- HIGH ALUMINIUM SLATS + PIERS (TYPE B)
- LOW PICKET + PIERS ON WALL (TYPE C)
- FEATURE FENCING (BY DEVELOPER)

LOT FENCING

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

IMPORTANT CORNER TREATMENTS

- MAJOR SIGNIFICANCE
- SIGNIFICANCE

* 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 OTHERWISE LOCATED ALONG PRIMARY STREET

** UNLESS OTHERWISE AGREED IN WRITING BY THE DEVELOPER



CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 180509
DWG REF: 97797lots-9999d
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



DRAFT

MOD TO P58 LOT 110	201019	SB	AB
UPDATE LOT 88 & 89	200114	HH	AB
UPDATE BASED CIVIL ENG	190620	HH	AB
REVISED LEGEND NOTES	190520	HH	AB
BASE PLAN RD1 153D	190207	HH	AB
DESCRIPTION	YYMMDD	DRAWN	APPR'D

STAGE 1 REGULATING PLAN
Lot 901, Bullsbrook
City of Swan

REF NO. AMX BUL
DRAW NO. RD1 187
REV. Q

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