



LOCATION PLAN ■ STAGE 5

**LEGEND**

- STAGE 5 BOUNDARY
- MODULAR WALL AND PLANTER

**DENSITY CODES**

- R20
- R25
- R30

**PRIMARY STREET SETBACKS\***

- 3.0m MINIMUM SETBACK
- 3.5m MINIMUM SETBACK
- 4.5m MINIMUM SETBACK
- Av. 6.0m AVERAGE SETBACK (R-CODES)

**SECONDARY STREET SETBACKS (MIN)**

- 3.0m SETBACK
- 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

**BUSHFIRE MANAGEMENT**

- LOTS SUBJECT TO BUSHFIRE MANAGEMENT PLAN (BAL\*\*\* RATING)
- BAL \*\*\* RATING 12.5
- \* 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 ENCR OACH INTO THE PRIMARY SETBACK WITHIN 1.5m OF THE PRIMARY LOT BOUNDARY.
- \*\* UNLESS OTHERWISE AGREED IN WRITING BY THE DEVELOPER
- \*\*\* BUSHFIRE ATTACK LEVEL

**CADASTRAL INFORMATION**  
 SOURCE: JDSI  
 YYMMDD: 200311  
 DWG REF: JDSI5920.05B C100 A  
 PROJECTION: PCG94

**AERIAL PHOTOGRAPHY**  
 SOURCE: NA  
 YYMMDD: NA

**HATCH | RobertsDay**

SIZE A3 1:1250

H	MODS LOT 159	210209	MZ	DRAFT
G	MODS	201214	CC	AB
F	BAL RATING 12.5 ADDED	201027	SB	AB
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	APPR'D

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

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

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