

LOCATION PLAN STAGE 7

LEGEND

--- STAGE 7 BOUNDARY

DENSITY (RMD) CODES

- R20 R20
- R25 R25
- R30 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)

- 1.5m SETBACK
- 2.0m SETBACK

FRONT DOOR ACCESS

- STAIRS / FRONT DOOR ACCESS

GARAGE ACCESS

- X DESIGNATED GARAGE LOCATION

ESTATE FENCING

- HIGH COLORBOND + PIERS ON WALL (TYPE A)
- HIGH ALUMINIUM SLATS + PIERS (TYPE B)
- LOW PICKET + PIERS ON WALL (TYPE C)
- PROPOSED PIER LOCATIONS

IMPORTANT CORNER TREATMENTS

- ▲ MAJOR SIGNIFICANCE
- ▲ SIGNIFICANCE

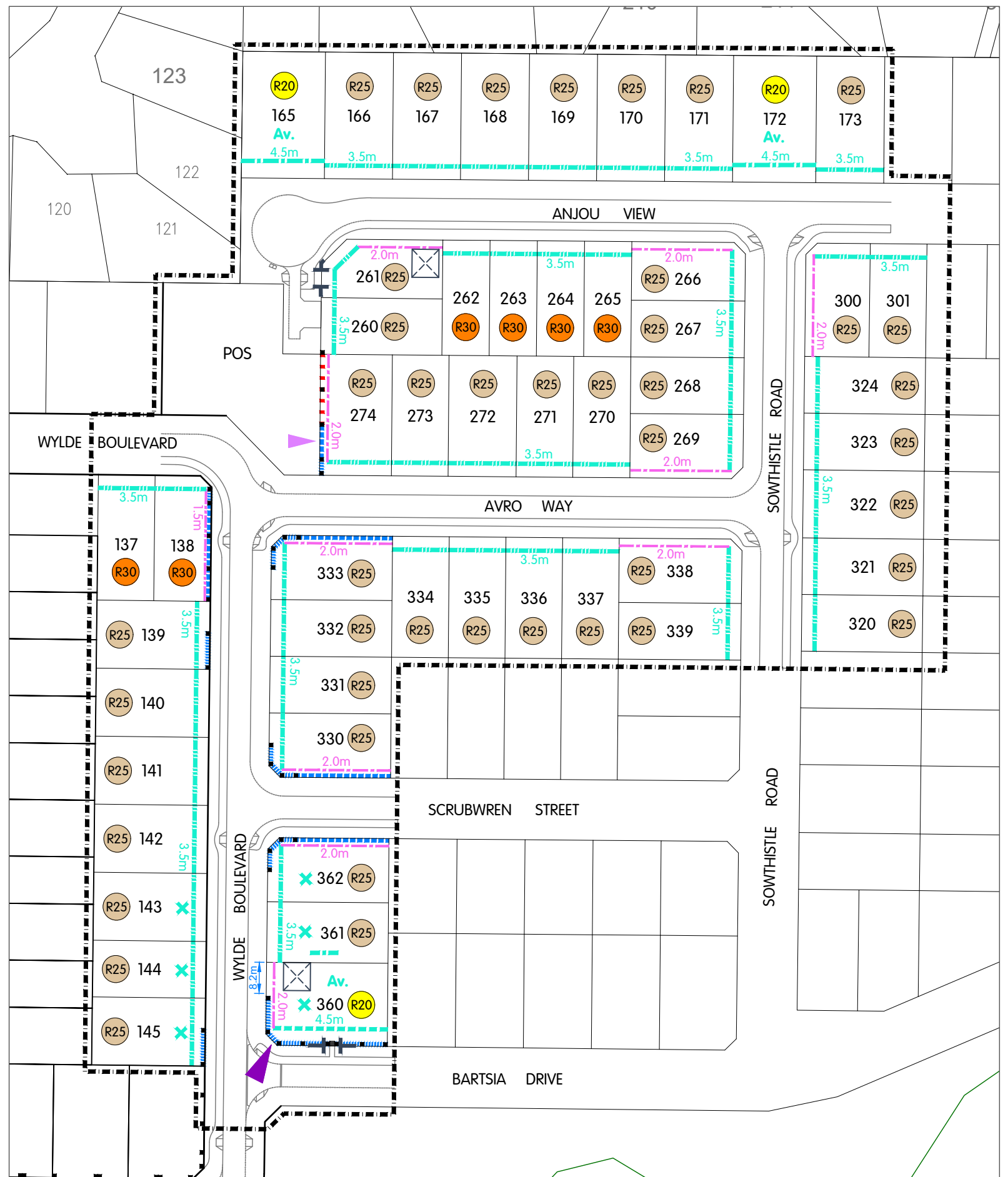
BUSHFIRE MANAGEMENT

- X LOTS SUBJECT TO BUSHFIRE MANAGEMENT PLAN (BAL** RATING)
- X BAL ** RATING 12.5

* 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

** BUSHFIRE ATTACK LEVEL



CADASTRAL INFORMATION
 SOURCE: MNG
 YYMMDD: 201109
 DWG REF: 97797lots-9999z.dwg
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA

HATCH | RobertsDay



REV	DESCRIPTION	DATE	BY	CHK
C	R20 SETBACKS	220221	SJ	AB
B	UPDATE ROAD NAMES	210304	SB	AB
A	BASE PLAN	210209	SB	DRAFT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REGULATING PLAN - STAGE 7
 Lots 9000 Chittering Rd and Lot 1165 Hurd Rd, Bullsbrook
 City of Swan

REF NO.	DRAW NO.	REV.
AMX BUL	RD1 198	C

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

