



LOCATION PLAN ■ STAGE 11a

LEGEND

■ ■ ■ STAGE 11a BOUNDARY

DENSITY (RMD) CODES

- 20 RMD 20
- 25 RMD 25
- 30 RMD 30

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

- DESIGNATED GARAGE LOCATION

ESTATE FENCING

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

IMPORTANT CORNER TREATMENTS

- ▶ SIGNIFICANCE

BUSHFIRE MANAGEMENT

LOTS SUBJECT TO BUSHFIRE MANAGEMENT PLAN (BAL** RATING)

- ✕ BAL ** RATING 12.5
- ✕ BAL ** RATING 19

* 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: 97797pr-081f.dwg
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



SIZE A3 1:1250



F	R20 SETBACKS	220221	SJ	AB
E	REVISED BAL RATING & LANDSCAPE	210722	NR	AB
D	UPDATED BASE AND LOT NUMBERS	210722	NR	AB
C	REVISED FENCE TYPES & FRONTAGES	210721	NR	AB
B	REVISE BASE AMXBUL RD1 194A	210621	SB	AB
A	BASE PLAN	210506	SB	DRAFT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REGULATING PLAN - STAGE 11A
Kingsford, Bullsbrook
 City of Swan

REF NO. **AMX BUL** DRAW NO. **RD1 500** REV. **F**