



LOCATION PLAN ■ STAGE 3

LEGEND

--- STAGE 3 BOUNDARY

**DENSITY CODES
R CODES**

20 R20

RMD CODES

25 RMD25

30 RMD30

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

GARAGE ACCESS AND ORIENTATION

X DESIGNATED GARAGE LOCATION

+ STAIRS / ACCESS

→ FRONT ELEVATION / FRONT DOOR

MINIMUM ESTATE FENCING

HIGH ALUMINIUM SLATS (TYPE B)

LOW PICKET (TYPE C)

IMPORTANT CORNER TREATMENTS

▶ SIGNIFICANCE

BUSHFIRE MANAGEMENT

LOTS SUBJECT TO BUSHFIRE MANAGEMENT PLAN (BAL RATING)

X BAL RATING 12.5**

X 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 RMD25 & RMD30 LOTS, VERANDAHS MAY ENCOACH INTO THE PRIMARY SETBACK WITHIN 1.5m OF THE PRIMARY LOT BOUNDARY.

** BAL IDENTIFIED BY X



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

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A3 1:1250



K	STAIR ACCESS	220708	TD	AB
J	NOTES	220223	SJ	AB
I	4.5m SETBACKS	220221	SJ	AB
H	LEGEND MODIFICATIONS	220201	SJ	AB
G	BAL REQUIREMENTS	211119	NR	AB
F	MINOR AMENDMENTS	211118	NR	AB
E	MINOR AMENDMENTS	211118	NR	AB
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REGULATING PLAN - STAGE 3
Kingsford, Bullsbrook
City of Swan

REF NO. **AMX BUL** DRAW NO. **RD1 409** REV. **K**

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

