

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 ARE PERMITTED WITHIN THE FRONT SETBACK. A MINIMUM 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

SIZE A3 1:1250



REV	DESCRIPTION	YYMMDD	HH	AB
0	UPDATE BASED CIVIL ENG	190620	HH	AB
N	REVISED LEGEND NOTES	190520	HH	AB
A	BASE PLAN RD1 153D	190207	HH	AB
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

STAGE 1 REGULATING PLAN

Lot 901, Bullsbrook

City of Swan

REF NO.	DRAW NO.	REV.
AMX BUL	RD1 187	0

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