

**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\*
- Av. 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**

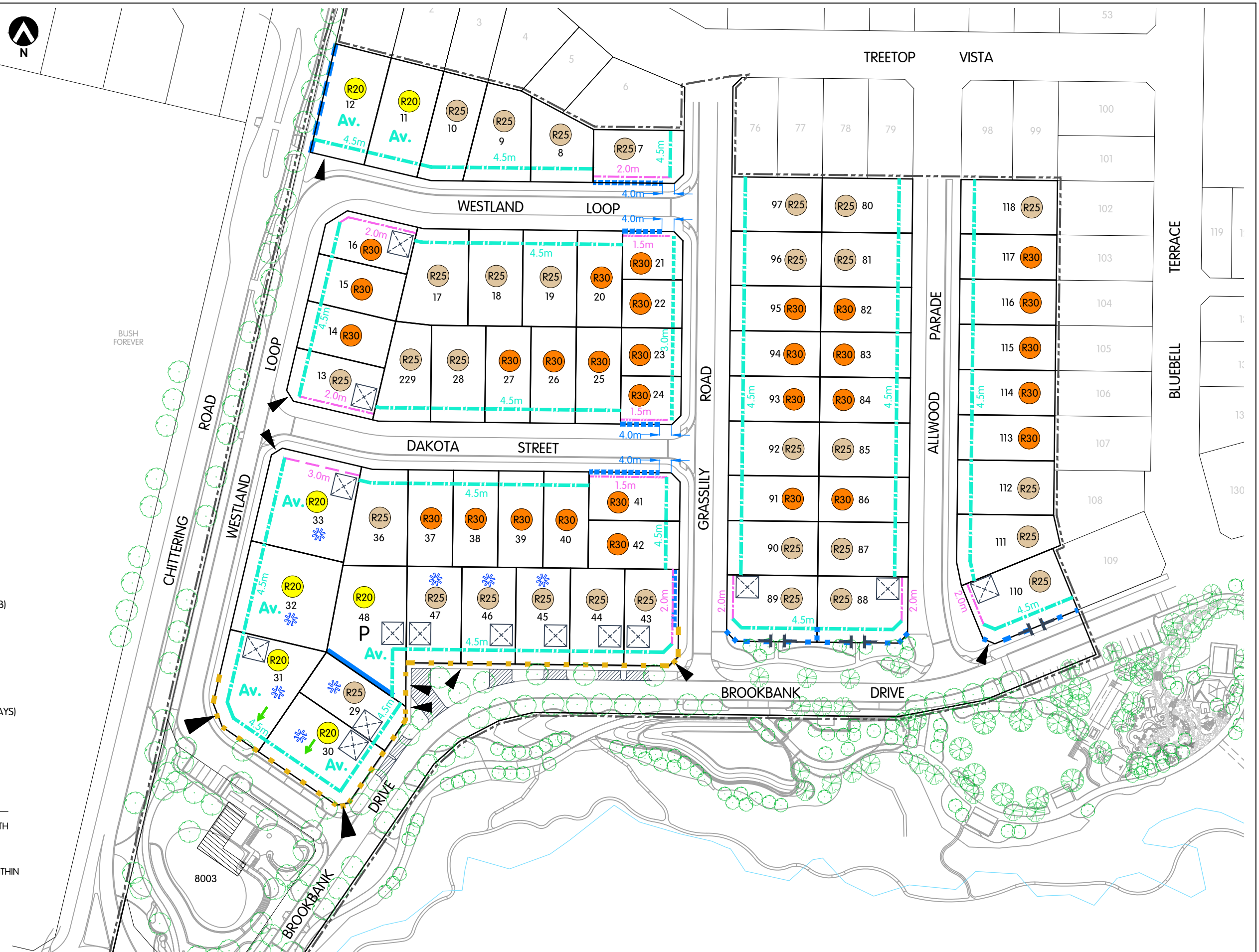
- MAJOR SIGNIFICANCE
- SIGNIFICANCE

\* VERANDAHs SHALL HAVE A MINIMUM DEPTH OF 2.0m

FOR R25 AND R30 LOTS, VERANDAHs MAY ENCRoACH INTO THE PRIMARY SETBACK WITHIN 1.5m OF THE PRIMARY LOT BOUNDARY

\*\* OTHERWISE LOCATED ALONG PRIMARY FRONTAGE

\*\*\* 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
K	REVISED LEGEND NOTES	190513	HH	AB
J	REVISE DENSITY CODES	190510	SB	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.
<b>AMX BUL</b>	<b>RD1 187</b>	<b>K</b>

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