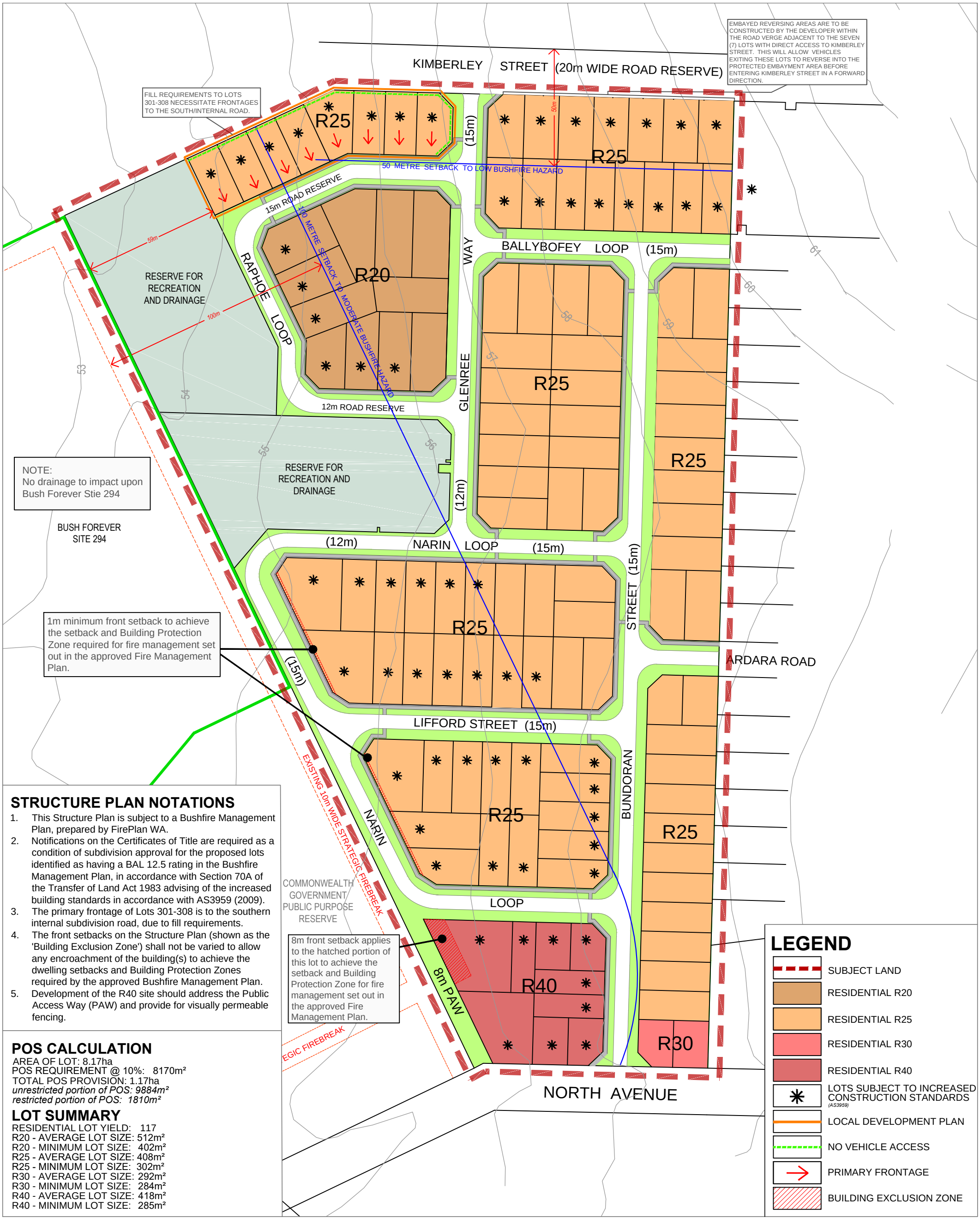

STRUCTURE PLAN NOTATIONS

1. This Structure Plan is subject to a Bushfire Management Plan, prepared by FirePlan WA.
2. Notifications on the Certificates of Title are required as a condition of subdivision approval for the proposed lots identified as having a BAL 12.5 rating in the Bushfire Management Plan, in accordance with Section 70A of the Transfer of Land Act 1983 advising of the increased building standards in accordance with AS3959 (2009).
3. The primary frontage of Lots 301-308 is to the southern internal subdivision road, due to fill requirements.
4. The front setbacks on the Structure Plan (shown as the 'Building Exclusion Zone') shall not be varied to allow any encroachment of the building(s) to achieve the dwelling setbacks and Building Protection Zones required by the approved Bushfire Management Plan.
5. Development of the R40 site should address the Public Access Way (PAW) and provide for visually permeable fencing.

POS CALCULATION

AREA OF LOT: 8.17ha
POS REQUIREMENT @ 10%: 8170m²
TOTAL POS PROVISION: 1.17ha
unrestricted portion of POS: 9884m²
restricted portion of POS: 1810m²

LOT SUMMARY

RESIDENTIAL LOT YIELD: 117
R20 - AVERAGE LOT SIZE: 512m²
R20 - MINIMUM LOT SIZE: 402m²
R25 - AVERAGE LOT SIZE: 408m²
R25 - MINIMUM LOT SIZE: 302m²
R30 - AVERAGE LOT SIZE: 292m²
R30 - MINIMUM LOT SIZE: 284m²
R40 - AVERAGE LOT SIZE: 418m²
R40 - MINIMUM LOT SIZE: 285m²

LEGEND

- SUBJECT LAND
- RESIDENTIAL R20
- RESIDENTIAL R25
- RESIDENTIAL R30
- RESIDENTIAL R40
- LOTS SUBJECT TO INCREASED CONSTRUCTION STANDARDS (AS3959)
- LOCAL DEVELOPMENT PLAN
- NO VEHICLE ACCESS
- PRIMARY FRONTAGE
- BUILDING EXCLUSION ZONE

LOCAL STRUCTURE PLAN

LOT 128 NORTH AVENUE, BULLSBROOK
(BULLSBROOK LANDING PHASE 2)

PREPARED FOR DJM BULLSBROOK No. 2 PTY LTD

N

scale 0 5 10 20 25 50

SCALE: 1:1500 @ A3
DATE: 27-11-2017
FILE REF: P2038-32 LSP

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