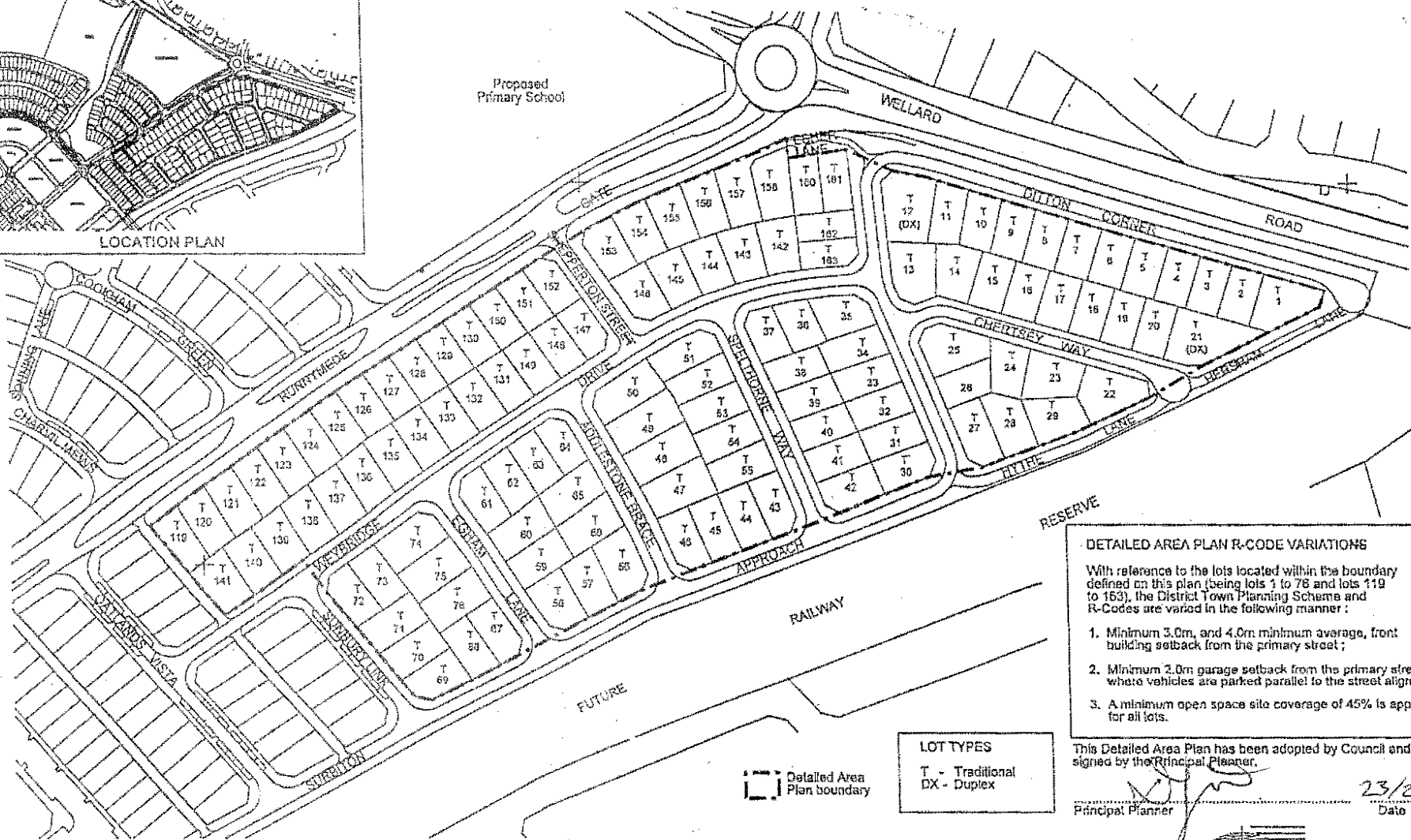


LOCATION PLAN

Proposed Primary School



**DETAILED AREA PLAN R-CODE VARIATIONS**

With reference to the lots located within the boundary defined on this plan (being lots 1 to 76 and lots 119 to 163), the District Town Planning Scheme and R-Codes are varied in the following manner:

1. Minimum 3.0m, and 4.0m minimum average, front building setback from the primary street;
2. Minimum 2.0m garage setback from the primary street, where vehicles are parked parallel to the street alignment;
3. A minimum open space site coverage of 45% is applicable for all lots.

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner.

Principal Planner: *[Signature]* Date: 23/2/05

**LOT TYPES**  
 T - Traditional  
 DX - Duplex

Detailed Area Plan boundary



DATE: 28/06/04  
 PLAN NO: 02/019/33A  
 SCALE: 1:2000 @ A3

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**DETAILED AREA PLAN**  
 STAGE 1 (East) - THE VILLAGE AT WELLARD