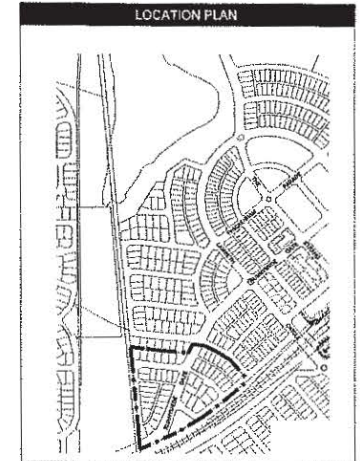


**DETAILED AREA PLAN R-CODE VARIATIONS**

The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The dwellings (including patios and gazebos) must be located within the building envelopes where shown;
2. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required;
3. Development shall be designed so that its shadow cast at midday 21 June onto any adjoining property does not exceed 40% of the adjoining property's site area;
4. Sheds and outbuildings are to be constructed of similar materials and colours as the dwelling, where they are visible from the street or public open space;
5. Trees identified on the Detailed Area Plan require planning approval prior to removal;
6. Council has discretion to vary the provisions of the Detailed Area Plans (including setbacks and garage locations) to improve solar penetration;
7. Compliance with the provisions of the Detailed Area Plan negates the requirement under the R-Codes to obtain planning approval for lots less than 350m<sup>2</sup> in area;
8. The following requirements shall apply to all Traditional Lots:
  - (i) The minimum primary street setback shall be 3.0m with an average ranging between a minimum of 4m and a maximum of 6m;
  - (ii) The minimum garage setback shall be 2.0m from the primary street where vehicles are parked parallel to the street alignment;
  - (iii) A minimum of 45% private open space is applicable;
  - (iv) A minimum Outdoor Living Area of 30m<sup>2</sup> is applicable. Outdoor Living Areas shall have a minimum dimension of 4.0m and be located to maximise solar penetration from the north;
9. The following requirements shall apply to all Cottage Lots:
  - (i) The minimum primary street setback shall be 2.0m with an average ranging between a minimum of 4m and a maximum of 5.5m;
  - (ii) The minimum garage setback shall be 0.5m to rear laneway with a maximum setback of 1.5m;
  - (iii) The minimum rear setback for buildings on Laneway Lots shall be 1.5m on the ground floor and nil for the first floor;
  - (iv) A minimum private open space coverage of 30% is applicable;
  - (v) A minimum Outdoor Living Area of 30m<sup>2</sup> is applicable;
  - (vi) Lots are to be constructed with a store area (minimum 4m<sup>2</sup>) under the main roof of the residence or garage and accessible from either the exterior or within the garage area;
  - (vii) A 2m solar setback shall be applied to walls with major openings on the north-east, north-west or north of the Cottage Lots;
  - (viii) Council has discretion to allow 30m<sup>2</sup> Outdoor Living Area to be located within the front street setback area with consideration being taken of the proposed building and fencing design;
  - (ix) Vehicular access to Cottage Lots shall only be permitted from rear laneways;
10. The following requirements shall apply to the Grouped Housing site:
  - (i) The minimum setback shall be 2.0m on Runnymede Gate with an average ranging between a minimum of 4m and a maximum of 5.5m;
  - (ii) No vehicular access will be permitted from Runnymede Gate;
  - (iii) The minimum setback requirement on Wittering Court shall be 1.5m;
  - (iv) Dwellings on the site will be required to front Runnymede Gate and Wittering Court;
  - (v) Fencing to Runnymede Gate and Wittering Court shall be visually permeable for 75% of its length.



**LEGEND**

- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION FOR SECOND DWELLING
- BUILDING ENVELOPES
- NO VEHICLE ACCESS
- UNIFORM FENCING
- 1.5m SETBACK FOR SECOND STOREY
- DESIGNATED SIDE ZERO SETBACK
- RELEASE 11 & 12 BOUNDARY

**LOT TYPES**

- C - COTTAGE LOTS
- T - TRADITIONAL LOTS
- Dx - DUPLEX LOTS

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**DETAILED AREA PLAN  
 RELEASE 11 & 12  
 THE VILLAGE AT WELLARD**

CLIENT	DRAWN BY	APPROVAL	DESCRIPTION	DATE	APPROVAL
PEET & CO.	T.B.				
DATE	PLAN NUMBER	SCALE			
28/11/2005	02/019/58D	1:1500 @A3			