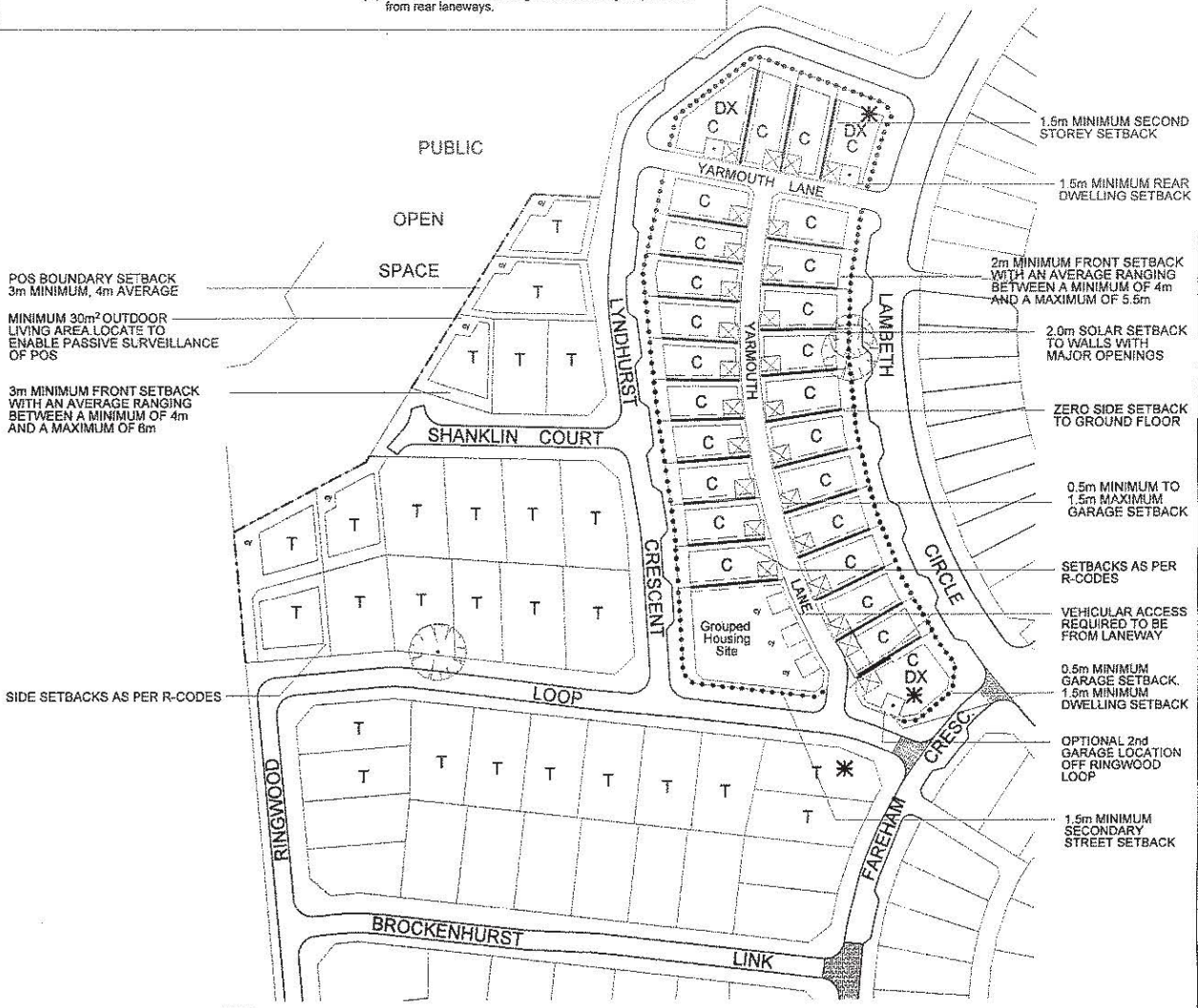


DETAILED AREA PLAN R-CODE VARIATIONS

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 Plans 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 to obtain planning approval for lots less than 350m² in area;
8. The following requirements shall apply to 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 30m² 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 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 30m² is applicable;
 - (vi) Lots are to be constructed with a store area (minimum 4m²) under the main roof of the residence or garage and accessible from either the exterior or within the garage area only;
 - (vii) A 2m solar setback shall be applied to walls with major openings on the north-east, north-west or north side of the cottage lots;
 - (viii) Council has discretion to allow 30m² 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.



POS BOUNDARY SETBACK
3m MINIMUM, 4m AVERAGE

MINIMUM 30m² OUTDOOR LIVING AREA LOCATE TO ENABLE PASSIVE SURVEILLANCE OF POS

3m MINIMUM FRONT SETBACK WITH AN AVERAGE RANGING BETWEEN A MINIMUM OF 4m AND A MAXIMUM OF 6m

SIDE SETBACKS AS PER R-CODES

1.5m MINIMUM SECOND STOREY SETBACK

1.5m MINIMUM REAR DWELLING SETBACK

2m MINIMUM FRONT SETBACK WITH AN AVERAGE RANGING BETWEEN A MINIMUM OF 4m AND A MAXIMUM OF 5.5m

2.0m SOLAR SETBACK TO WALLS WITH MAJOR OPENINGS

ZERO SIDE SETBACK TO GROUND FLOOR

0.5m MINIMUM TO 1.5m MAXIMUM GARAGE SETBACK

SETBACKS AS PER R-CODES

VEHICULAR ACCESS REQUIRED TO BE FROM LANEWAY

0.5m MINIMUM GARAGE SETBACK, 1.5m MINIMUM DWELLING SETBACK

OPTIONAL 2nd GARAGE LOCATION OFF RINGWOOD LOOP

1.5m MINIMUM SECONDARY STREET SETBACK

LOT TYPES

C	- Cottage Lots
DX	- Duplex Lots
T	- Traditional

- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION FOR SECOND DWELLING
- PREFERRED GARAGE LOCATION
- BUILDING ENVELOPES
- COURTYARD
- NO VEHICLE ACCESS
- LANDMARK
- DESIGNATED ZERO SIDE SETBACK
- 1.5m MINIMUM SECOND STOREY SETBACK

DETAILED AREA PLAN
RELEASE 7 - THE VILLAGE AT WELLARD



DATE: 28/11/2006
PLAN NO. 02/018050E
SCALE 1:1500 @ A3

