

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

1.5m MINIMUM REAR SETBACK

ZERO SIDE SETBACK

**DETAILED AREA PLAN R-CODE VARIATIONS**

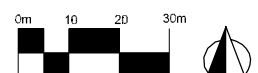
- The District Town Planning Scheme and R-Codes are varied in the following manner;
- The dwellings (including patios and gazebos) must be located within the building envelopes where shown;
  - The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required;
  - 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;
  - Sheds and outbuildings that do not match the construction materials and colours of the dwelling are not to be visible from the street or public open space;
  - Trees identified on the Detailed Area Plans require planning approval prior to removal;
  - Council has discretion to vary the provisions of the Detailed Area Plans (including setbacks and garage locations) to improve solar penetration;
  - 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;
  - The following requirements shall apply to Traditional Lots :
    - The minimum primary street setback shall be 3.0m with an average ranging between a minimum of 4m and a maximum of 6m;
    - The minimum garage setback shall be 2.0m from the primary street where vehicles are parked parallel to the street alignment;
    - A minimum of 45% open space is applicable;
    - 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.
  - The following requirements shall apply to Cottage Lots :
    - The minimum primary street setback shall be 2.0m with an average ranging between a minimum of 4m and a maximum of 5.5m;
    - The minimum garage setback shall be 0.5m with a maximum setback of 1.5m;
    - The minimum rear setback for buildings on Laneway Lots shall be 1.5m on the ground floor and nil for the first floor;
    - A minimum open space coverage of 30% is applicable;
    - A minimum Outdoor Living Area of 30m<sup>2</sup> is applicable;
    - 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 only;
    - A 2.0m solar setback shall be applied to walls with major openings on the north-east, north-west or north side of the cottage lots;
    - 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;
    - Vehicular access to Cottage Lots shall only be permitted from rear laneways;
    - Cottage Lots with frontage to POS and those fronting Lambeth Circle between Runnymede Gate and Wittering Court to be a minimum height of 2 storeys.

**LOTS WITH DESIGNATED MAXIMUM GARAGE LEVELS:**

These lots are required to have a maximum 150mm level difference between the garage floor level and the road. The maximum garage level, measured as the Reduced Level (RL) above the Australian Height Datum (AHD) for each of the designated lots is detailed below:

LOT No.	MAXIMUM GARAGE FLOOR LEVEL
500	RL 21.55m AHD
501	RL 21.47m AHD
512	RL 15.11m AHD
517	RL 18.73m AHD
520	RL 19.29m AHD
524	RL 18.66m AHD
531	RL 14.96 AHD

**DETAILED AREA PLAN**  
RELEASE 8, 9 & 10 - THE VILLAGE AT WELLARD



DATE : 29/09/2008  
PLAN NO. 02/010/051E  
SCALE 1:1500 @ A3

**LOT TYPES**

- C - Cottage Lots
- T - Traditional Lots
- Dx - Duplex Lots

**LEGEND**

- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION FOR SECOND DWELLING
- BUILDING ENVELOPES
- COURTYARD
- NO VEHICLE ACCESS
- UNIFORM FENCING BY DEVELOPER (AND NO VEHICLE ACCESS)
- DESIGNATED ZERO SIDE SETBACK
- 1.5m MINIMUM SECOND STOREY SETBACK
- LANDMARK

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