

DETAILED AREA PLAN REQUIREMENTS

- R Code**
- The R-Code of the Traditional Lots is R20.
 - The R-Code of the Cottage and Grouped Dwelling lots is R40.
- Design Elements**
- Dwellings (including patios and garages) must be located within the building envelope.
 - At least one major opening to an interior living area is to be located on the northern elevation of a dwelling.
 - Openings to the exterior must be located on the northern elevation of a dwelling.
 - Dwellings are required to be situated on a minimum of 10m from the primary street.
 - A secondary street corridor shall feature a suitable level of social including windows in a manner consistent with the primary street elevation.
 - Development of Grouped Dwelling lots and the Duplex lots will be required to include a minimum of 20% private open space.
 - Primary and secondary streets.
 - Driveways shall be designed to address the primary street setback with major setbacks and the main entry accessed on the secondary street.
 - Dwellings on Cottage lots and Grouped Dwelling lots shall be designed so that the shadow cast at midday 21st June onto any adjoining property does not exceed 50% of the adjoining property's site coverage.
 - Sheds and outbuildings that do not exceed the construction materials and colours of the dwelling are not to be visible from the street or highway or public open space.
 - All Cottage lots are to be constructed with a side area (minimum 4 m²) under the main roof of the dwelling or garage and be accessible from either the east or west of the garage area.
 - The front facade of Cottage and Grouped Dwelling lots shall only be permitted from the rear boundary.
- Garages**
- All garages/sheds shall accommodate 2 cars parked side by side.
- Setbacks**
- The following setbacks requirements shall apply to Traditional Lots (except where noted, all other setbacks shall be in accordance with the R-Code):
 - Dwellings shall be setback a minimum of 3.0 m and maximum of 5.0 m from the primary street (the average applies).
 - Sheds shall be setback a minimum of 0.5 m from the primary street where the garage is sited onto the primary street and setbacks are not sited to the street. In all other cases only the 3.0 m maximum building setback requirement to the primary street may be accessed.
 - The following setbacks requirements shall apply to Cottage Lots (except where noted, all other setbacks shall be in accordance with the R-Code):
 - Dwellings shall be setback a minimum of 2.0 m and maximum of 4.0 m from the primary street (the average applies).
 - Sheds shall be setback a minimum of 0.5 m from the primary street (the average applies) facing the north-western boundary.
 - For lots 68-90 a zero side setback is also permitted on the solar setback side boundary for a maximum of 6.0 m from the front of the building envelope.
 - at garages/sheds shall be setback a minimum of 0.5 m from the boundary.
 - at garages/sheds shall be setback a minimum of 0.5 m from the boundary to the side boundary if a perimeter fence is permitted on the Colliery Area Plan (DAP).
 - The following setbacks requirements shall apply to Grouped Dwelling lots (except where noted, all other setbacks shall be in accordance with the R-Code):
 - a minimum of 4.0 m and a maximum of 4.0 m from the primary street (the average applies);
 - a setback for awning and garage to the side boundary is permitted where indicated on the Colliery Area Plan (DAP).

- Open Space**
- The following private open space requirements shall apply to Traditional lots:
 - A minimum of 45% private open space shall be provided.
 - A minimum outdoor living area of 30 m² shall be provided. Outdoor living areas shall have a minimum dimension of 4.0 m and be located to maximize solar access from the north.
 - The following private open space requirements shall apply to Cottage and Grouped Dwelling lots:
 - A minimum of 30% private open space shall be provided.
 - A minimum outdoor living area of 30 m² shall be provided. Outdoor living areas shall have a minimum dimension of 4.0 m and be located to maximize solar access from the north.
 - Council has discretion to allow 30 m² of outdoor living area to be located within the front street setback area with consideration being given to the proposed building and fencing design.
- Trees**
- Trees identified on the DAP are located within road reserve and are the property of Council.
- Other**
- The requirement to consult with adjoining or other land owners to verify the R-Code in accordance with the provisions of the DAP, negates the requirement under the R-Codes to obtain planning approval for lots less than 350 m² in area.

- Legend**
- NO VEHICLE ACCESS
 - DESIGNATED ZERO SIDE SETBACK
 - MINIMAL ACCESS DRIVEWAY
 - SETBACK AS PER ACCESS
 - RESERVE TIME ALLOCATED IN ROAD RESERVE - PROPERTY OF COUNCIL
 - APPLICATION BOUNDARY
- LOT TYPES**
- C - Cottage Lots
 - T - Traditional Lots
 - Dx - Duplex Lots
 - GD - Grouped Dwelling Lots

- SETBACK REQUIREMENTS FOR TRADITIONAL LOTS**
- N.T.S.
-
- Side setback as per the R-Code
- Rear setback from the primary street shall be a minimum of 3.0 m and a maximum of 5.0 m (the average applies)
- STREET

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

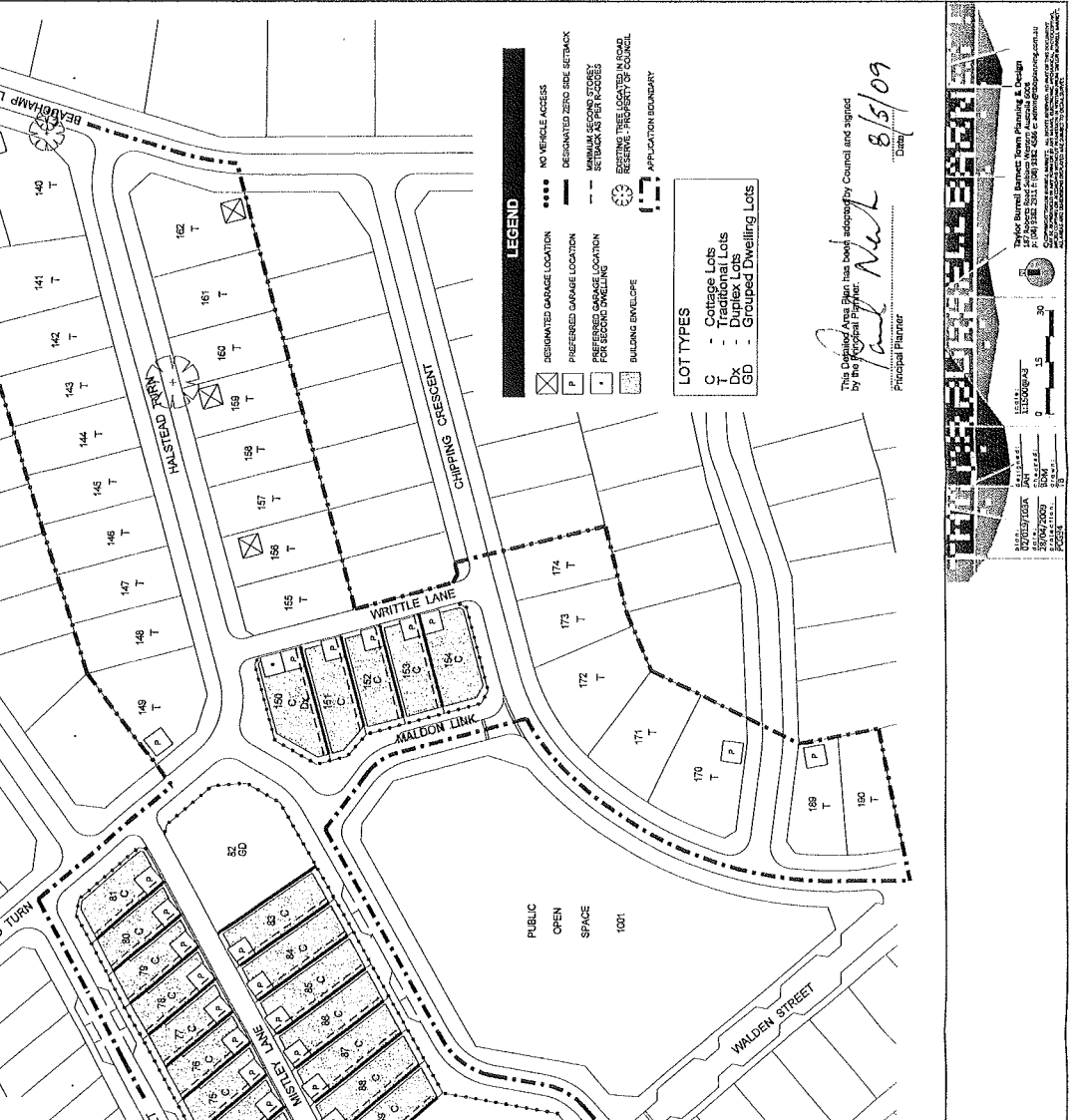
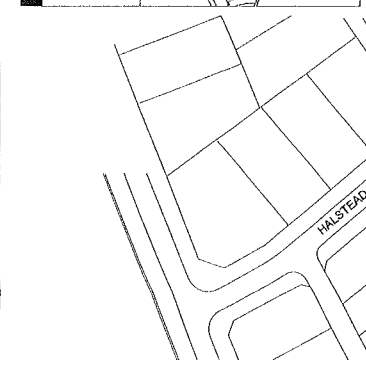
- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE

- SETBACK REQUIREMENTS FOR COTTAGE LOTS**
- N.T.S.
-
- Side setback as per R-Code
- 2.0m solar setback to habitable rooms with minor walls with minor setbacks along the boundary
- Rear dwelling setback from the lane shall be a minimum of 1.5m on ground floor and 0.5m on second story
- 0.5m minimum side setback
- STREET
- LANE



This Detailed Area Plan has been adopted by Council and signed by the Mayor on 8/5/09
 Principal Planner

WELLERD

1271 High Street, Shepparton VIC 3620
 P: (08) 3321 1000 F: (08) 3321 4006 E: admin@wellerd.com.au

DATE: 15/04/2009
 TIME: 10:30 AM

SCALE: 1:500

PROJECT: STAGE 9 - THE VILLAGE AT WELLERD