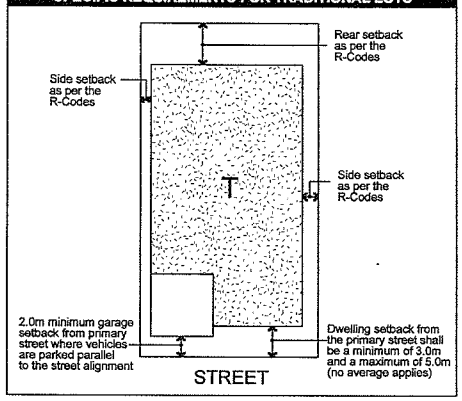
DETAILED AREA PLAN R-CODE VARIATIONS

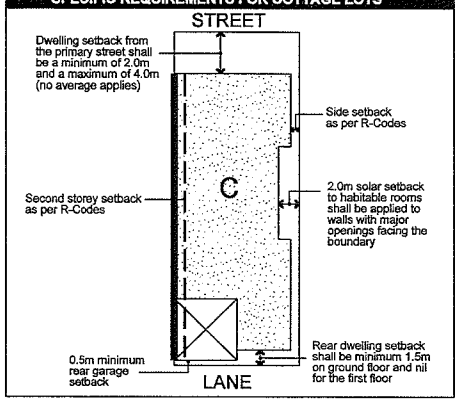
The District Town Planning Scheme and R-Codes are varied in the following manner;

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 that do not match the construction materials and colours of the dwelling are not to be 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);
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 350m² in area;
8. Dwellings on corner lots shall address both street frontages by having at least one major opening facing these areas.
9. All garage/carports are capable of parking 2 cars side by side;
10. The following requirements shall apply to Traditional Lots :
    (i) A minimum of 45% open space is applicable;
    (ii) 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.
11. The following requirements shall apply to Cottage Lots :
    (i) A minimum open space coverage of 30% is applicable;
    (ii) A minimum Outdoor Living Area of 30m² is applicable;
    (iii) Lots are to be constructed with a store area (minimum 4m) under the main roof of the residence or garage and accessible from either the exterior or within the garage area only;
    (iv) A 2.0m solar setback to habitable rooms shall be applied to walls with major openings facing the North / North East boundary;
    (v) 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;
    (vi) Vehicular access to Cottage Lots shall only be permitted from rear laneways;
    (vii) For lots 55-66 a zero side setback is also permitted on the solar setback side boundary for a maximum of 6.0m from the front of the building envelope.

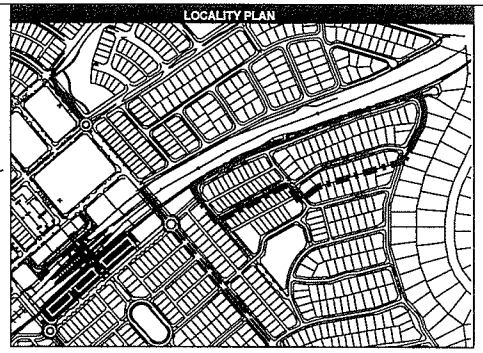
SPECIFIC REQUIREMENTS FOR TRADITIONAL LOTS

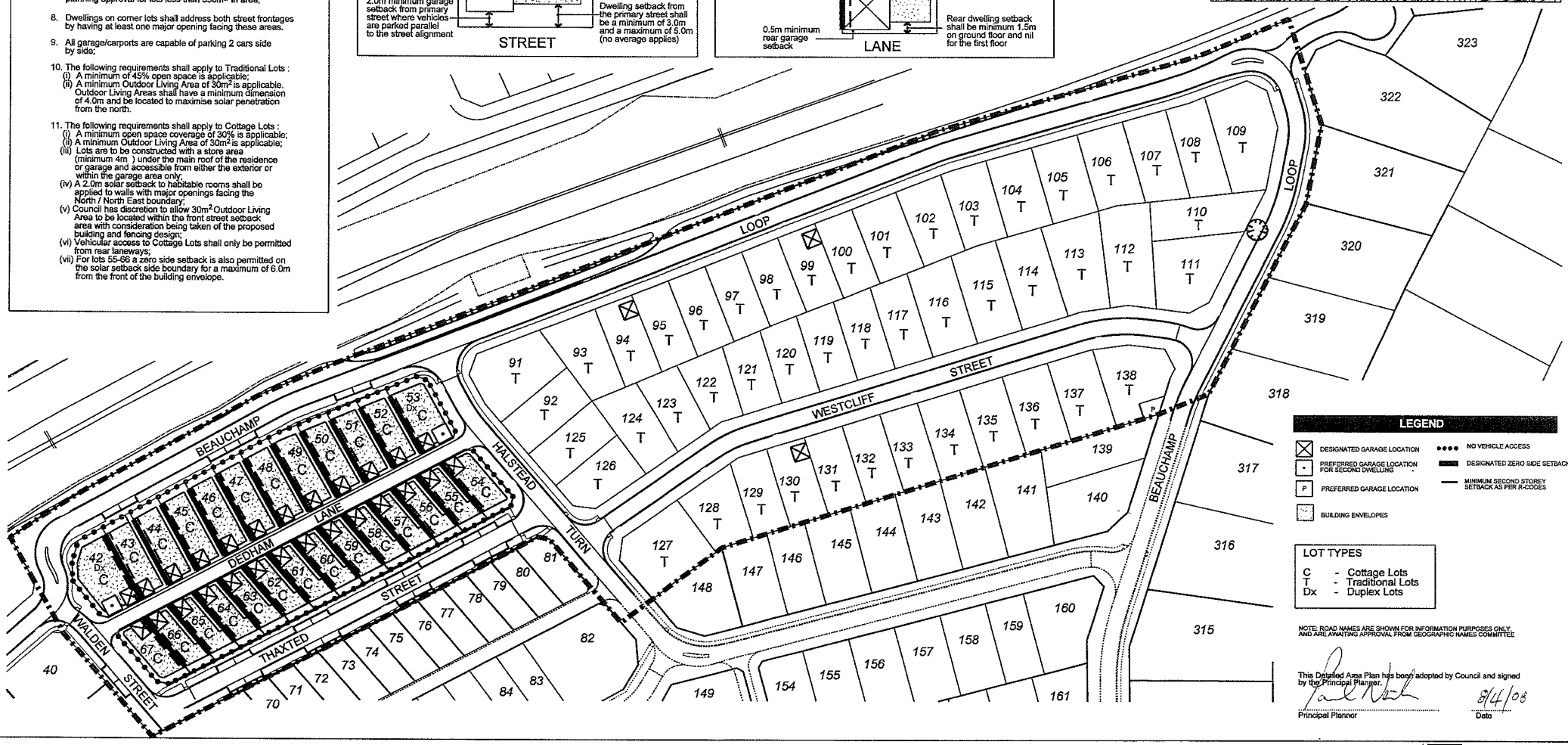


SPECIFIC REQUIREMENTS FOR COTTAGE LOTS



LOCALITY PLAN





LEGEND

- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION FOR SECOND DWELLING
- PREFERRED GARAGE LOCATION
- BUILDING ENVELOPES
- NO VEHICLE ACCESS
- DESIGNATED ZERO SIDE SETBACK
- MINIMUM SECOND STOREY SETBACK AS PER R-CODES

LOT TYPES

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

NOTE: ROAD NAMES ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE AWAITING APPROVAL FROM GEOGRAPHIC NAMES COMMITTEE

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

Principal Planner — Date 8/4/08

STAGE 8 - THE VILLAGE AT WELLARD
Detailed Area Plan

CLIENT		DATE
PEET LIMITED		25/03/ 2008
PLAN NUMBER	SCALE	PROJECTION
02/019/081C	1:1,500 @ A3	MGA 94
DESIGNED BY	CHECKED BY	DRAWN BY
TBAR	PLANNER	TB

7.5m 0 15 30m

ALL AREAS AND DIMENSIONS DEPICTED ARE SUBJECT TO DETAIL SURVEY.

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