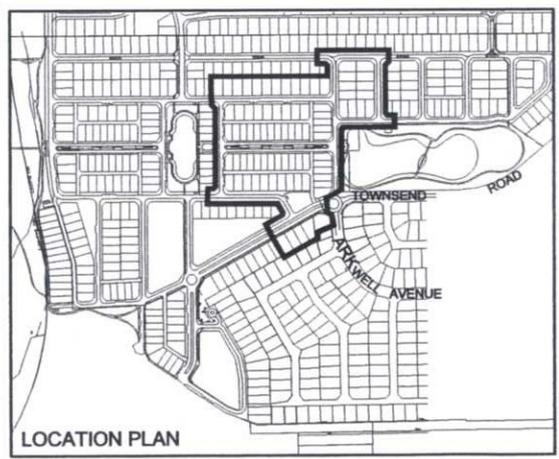


DETAILED AREA PLAN R-CODE VARIATIONS

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

1. The dwellings (including patios and gazebos) must be within the building envelopes;
2. The requirements of the R-Codes are varied as shown on the Detailed Area Plan;
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters;
4. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required;
5. Density coding is as depicted on the Detailed Area Plan;
6. An alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meeting streetscape objectives and statutory requirements;
7. A minimum open space site coverage of 30% for single storey dwellings and 40% for double storey dwellings is applicable;



**DETAILED AREA PLAN
STAGE 1 - THE ANCHORAGE**



LEGEND

	BUILDING ENVELOPES
	PREFERRED GARAGE LOCATION
	DESIGNATED GARAGE LOCATION
	STAGE BOUNDARY

Date : 16.11.2000
Scale : 1:2500
Dwg No: ASTROC

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LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED
 This Local Development Plan expired on 19 October 2025
 pursuant to Clause 57 of the Planning and Development
 (Local Planning Schemes) Regulations 2015, being 10 years
 after the Regulations came into effect.

25177