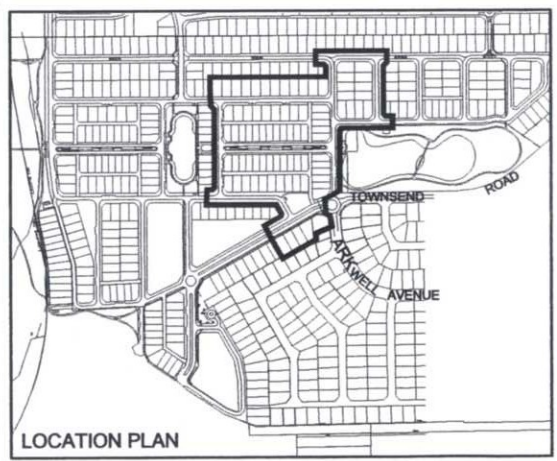


DETAILED AREA PLAN R-CODE VARIATIONS

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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