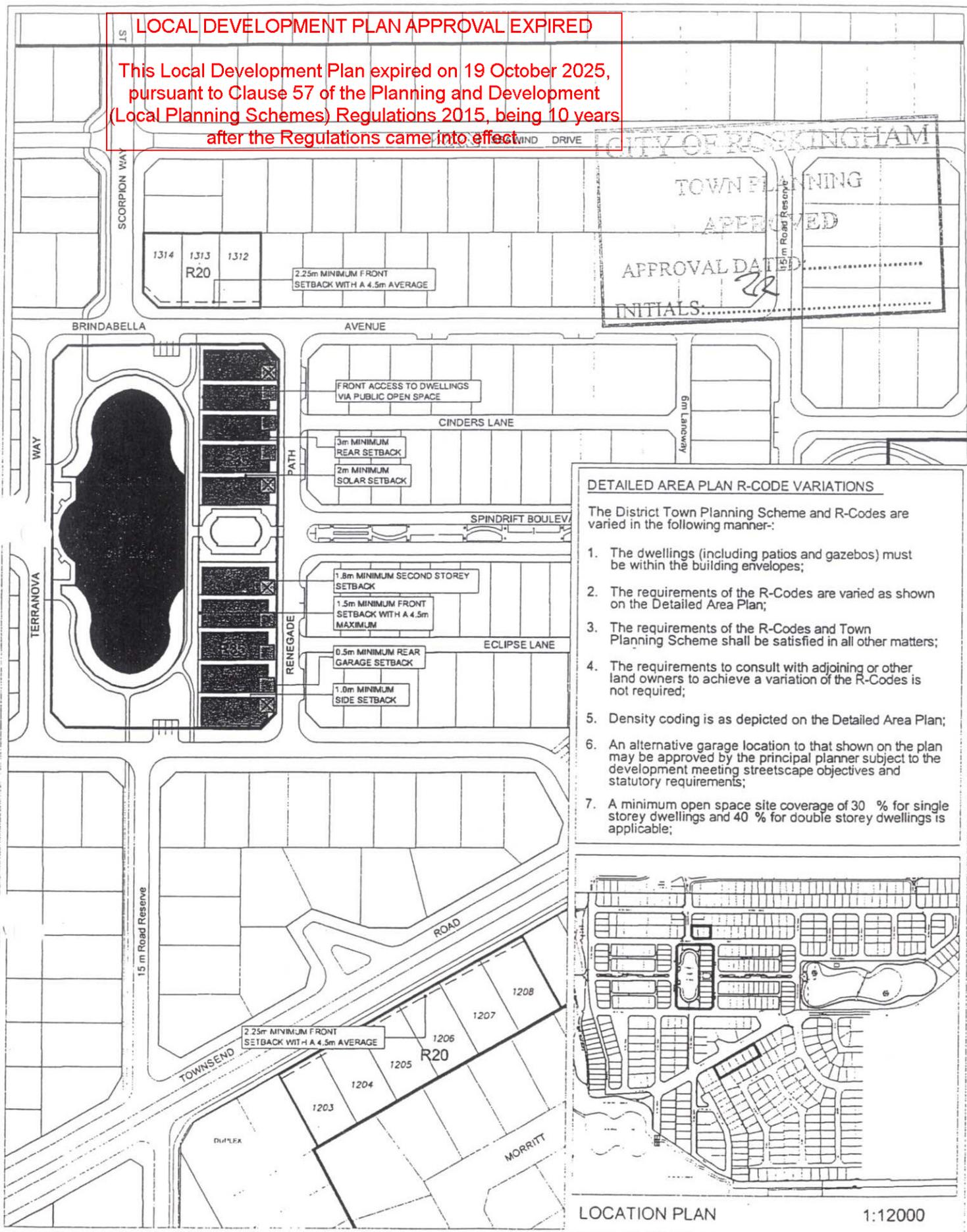


**LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED**

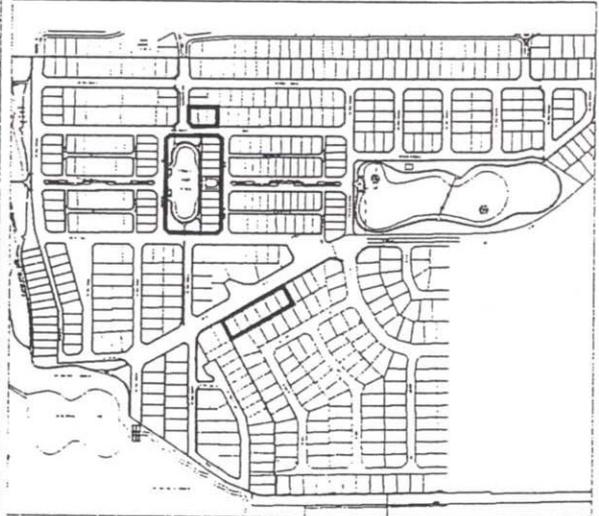
This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

CITY OF ROSKINGHAM  
TOWN PLANNING  
APPROVED  
APPROVAL DATE: .....  
INITIALS: .....



**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;



LOCATION PLAN 1:12000



**DETAILED AREA PLAN  
STAGE 2 - THE ANCHORAGE**

- LEGEND**
- BUILDING ENVELOPES
  - PREFERRED GARAGE LOCATION
  - DESIGNATED GARAGE LOCATION
  - STAGE BOUNDARY



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