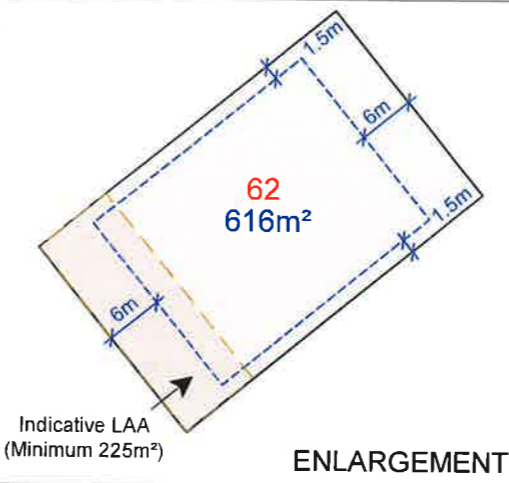



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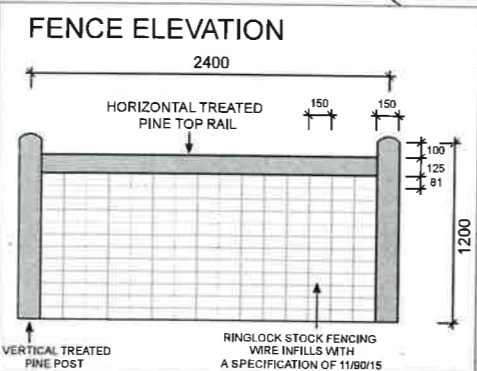


The provisions of this Local Development Plan are enforced through the following legislation:  
 Clause 56 of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions*.  
 Section 214 of the *Planning and Development Act 2005 - Directions by responsible authority regarding unauthorised development*.

**APPROVAL**  
 Pursuant to Clause 52(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 1 - Deemed Provisions* this Local Development Plan is hereby approved.

Chief Executive Officer  Date 28/8/23

- Legend:**
-  Building Envelopes
  -  No Vehicle Access
  -  Nominal LAA - minimum 225m<sup>2</sup> with final location at owner's discretion
  -  Lot Drainage Connection
  -  Designated Crossover Location
  -  Proposed Commercial Lot



**LOCAL DEVELOPMENT PLAN**  
**LOT 601 BROCKMAN STREET, GINGIN**

This Local Development Plan has been prepared pursuant to Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions and the Residential Design Codes (R-Codes), and in place of a planning approval for a Single House where it meets:

- i. The Deemed-to-comply provisions of the R-Codes, and any other provisions listed in this Local Development Plan

**General**

- 1. No vehicular access to Weld Street for residential lots.

**Fencing for the rear boundary of Weld Street (residential) lots:**

- Fencing shall be no higher than 1.2m.
- Fencing shall consist of vertical treated pine posts of 150mm diameter and shall be generally 2.4m apart from each other.
- Fencing shall consist of horizontal treated pine top rail of 125mm diameter.
- At lot corner boundaries, double posts either side of survey pegs shall apply.
- Fencing shall consist of ringlock stock fencing wire infills with a specification of 11/90/15 (i.e. 11 horizontal wires across a 900mm high height of mesh, with 150mm horizontal spacings, vertical spacings approx. 81mm).
- No gates shall be permitted on the Weld Street boundary.

**Fencing forward of the dwelling façade / line:**

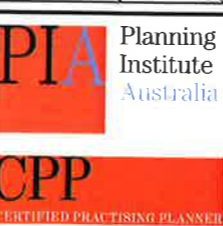
- Forward of the dwelling façade / building line, an owner can choose to have side fences (not compulsory). If side fencing is elected, it must match the above specification for the Weld Street fencing standard.
- An owner can choose to erect a front fence (not compulsory), and if so, that fence must match the above mentioned Weld Street standard.
- Any gate in front fence environment must be a standard rural galvanised gate of approximately 3 metres wide, 1 metre in height, and shall be of standard stock gate character.

**Setbacks (Minimum)**

- 6m Front Setback
- 3m Secondary Street Setback
- Setbacks to Weld Street will be a minimum of 7.5m
- All other setbacks to be in accordance with the R-Codes

**LOCAL DEVELOPMENT PLAN**  
 LOT 601 BROCKMAN STREET  
 GINGIN

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SCALE: 1:2500 @ A3  
 DATE: 22nd AUGUST 2023  
 FILE: 1508\_22.08.2023.dwg  
 DRAW: - SB  
 CHECKED: -

**DYNAMIC PLANNING AND DEVELOPMENTS**

E: admin@dynamicplanning.net.au  
 T: (08) 9275 4433  
 W: www.dynamicplanning.net.au  
 SUITE 15, 29 COLLIER ROAD  
 MORLEY WA 6062  
 ABN: 99 160 411 705

