

The provisions of the Shire of

extent of any inconsistency. Planning Policies apply unless varied by this Local Development Plan (LDP). Where there is a conflict between the requirements of LPS9 with this LDP, the provisions of this LDP prevail to the Gingin Local Planning Scheme No. 9 (LPS9) and applicable Local

a. The Zorung which applies to tots forming part of the Local Development Plan is 'Rural Living' FILL as shown.

- 2. SITE PLANNING AND DESIGN All dwellings must be located in accordance withdesignated building envelopes setbacks and minimum subject LDP. An alternative location to that shown on the plan may be approved wall. fire management separation distances as applicable under the
- b. We more than one (1) dwelling house permitted ser lot.

following minimum requirements: Where lots are not designated with a building envelope, fire hazard serback and/or General Rural cone separation provision as part of the subject LDP, setbacks shall be in accordance with the

- a. Front 20m

A. DETAILED BUILDING ENVELOPE PLAN

Refer to Figures 2 - 12

- WATER REQUIREMENTS
- All dams must have planning approval from the Shire of Gingin before the creation or Application for Planning Approval. commencement of the dam. An application to construct a dam shall be submitted as an

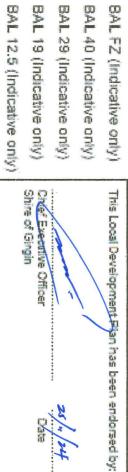
BUSHFIRE MANAGEMENT PLAN (BMP)

- b. An Asset Protection Zone (APZ) with a minimum width of 20 meters to apply to every lot, in to be prepared, approved and implemented to the satisfaction of the Shire. This Local Development Plan area is subject to a Bushfire Management Plan (BMP) which is
- c. The EAL Rating is established for lots within the Bushfire Prone Mapping as colour coded in
- the legend below in accordance to the BMP.

a. Fencing along lot perimeters shall conform to the standard of rural fencing in the DISTRICT.

- b. Fencing within the vicinity of dwellings up to within designated building envelopes where applicable) may be solid up to a maximum height of I.Bm.
- Stocking of lots forming prohibited unless approval has been granted by the Local Authority. ing Rate Guidelines for Rural Small Holdings' (as amended) is part of the LDP with animals as listed in Table 2 of the Agriculture

	50m	
	Reduced rural use setback to western and southern boundary from 100m to	2.
	Reduced rural use setback to northern boundary from 100m to 50m	
Date Endorsed by Local Government	Summary of Amendment	Amendment No.



4-	FILE Chedron Subdivision.dwg
	DATE: 29/07/2024
	SCALE NIS

DRAINAGE

LEGEND

BASIN

FIRE-FIGHTING

50m RURAL USE SETBACK

Shire of Gingin

PAGE 1 of 12

COUNTRY HEIGHTS ESTATE
WATER RESERVE

CHECKED.

CHERITON ROAD, GINGIN

COUNTRY HEIGHTS

LOCAL DEVELOPMENT PLAN

FIGURE





Shire of Gingin Reference No:

DP.



