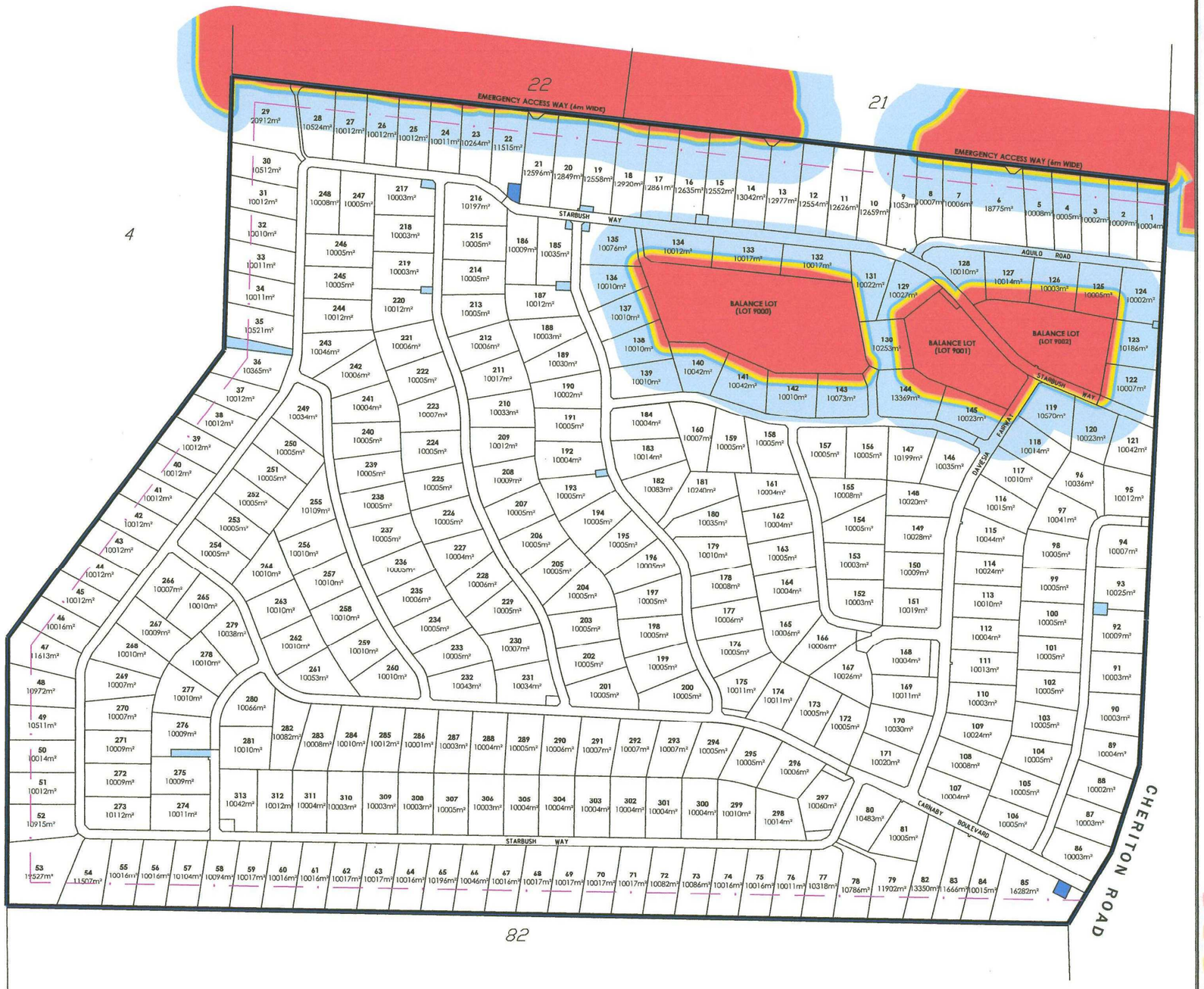

LOCAL DEVELOPMENT PLAN

LOCAL DEVELOPMENT PLAN REQUIREMENTS

The provisions of the Shire of Gingin Local Planning Scheme No. 9 (LPS9) and applicable Local 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 extent of any inconsistency.

1. ZONING
a. The Zoning which applies to lots forming part of the Local Development Plan is 'Rural Living' RLL, as shown

2. SITE PLANNING AND DESIGN
a. All dwellings must be located in accordance with designated building envelopes, setbacks and minimum fire management separation distances as applicable under the subject LDP. An alternative location to that shown on the plan may be approved via a planning application.
b. No more than one (1) dwelling house permitted per lot

3. SETBACKS
Where lots are not designated with a building envelope, fire hazard setback and/or General Rural zone separation provision as part of the subject LDP, setbacks shall be in accordance with the following minimum requirements:
a. Front - 20m
b. Side - 10m
c. Rear - 20m

4. DETAILED BUILDING ENVELOPE PLAN
Refer to Figures 2 - 12

5. WATER REQUIREMENTS
a. All lots intended for residential use are to be connected to reticulated water supply.

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

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

8. FENCING
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 1.8m.

Amendment No.	Summary of Amendment	Date Endorsed by Local Government
1.	Reduced rural use setback to northern boundary from 100m to 50m	
2.	Reduce side setback requirement and clarify stocking rates	

BAL FZ (Indicative only)
BAL 40 (Indicative only)
BAL 29 (Indicative only)
BAL 19 (Indicative only)
BAL 12.5 (Indicative only)

This Local Development Plan has been endorsed by:

Chief Executive Officer
Shire of Gingin

Date 30/6/25

Shire of Gingin Reference No. LDP

FIGURE 1 - PAGE 1
LOCAL DEVELOPMENT PLAN
COUNTRY HEIGHTS
CHERITON ROAD, GINGIN
Shire of Gingin

PAGE: 1 of 12

LEGEND
Drainage Basin
Water Tank for Fire Fighting
50m Rural Use Setback
Country Heights Estate Water Reserve

SCALE: NTS
DATE: 18/02/2025
FILE: Cheriton Subdivsion.dwg
DRAW: -
CHECKED: -

CLAYMONT
COMMITTED TO ACHIEVING EXCELLENCE
Level 1, 109 St George's Terrace
Perth, WA 6000

COUNTRY HEIGHTS
GINGIN
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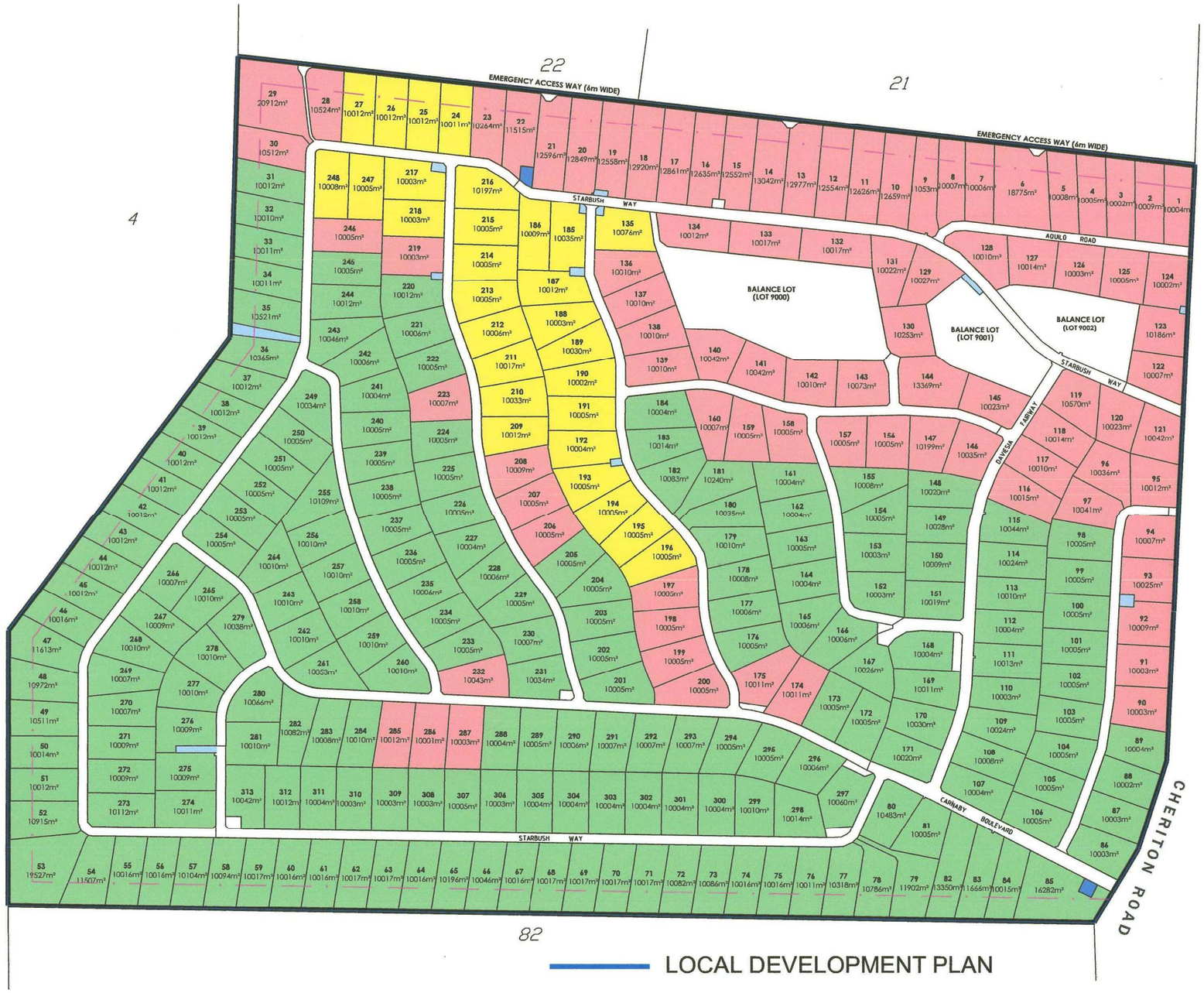

Base stocking rates for stocking rate units (DSE/hectares)

Legend

Stocking rate land unit	Colour code	Unit code	Recommended dry stocking rate	Recommended irrigated stocking rate
Well drained yellow to brown sands		SR1	6 DSE/ha	20 DSE/ha
Rapidly drained pale sands		SR3	2 DSE/ha	10 DSE/ha
Loamy slopes		SR10	10 DSE/ha	25 DSE/ha

Animal	DSE Equivalent
1 Sheep	1.5 DSE
1 Light Horse	10 DSE
1 Draught horse	20 DSE
1 Pony	5 DSE
1 Cow	10 DSE
1 Goat	1.5 DSE
1 Llama	3 DSE
1 Alpaca	0.8 DSE

This Local Development Plan has been endorsed by:

Chief Executive Officer
Shire of Gingin

30/6/25
Date

Shire of Gingin Reference No: LDP

FIGURE 1 - PAGE 2
LOCAL DEVELOPMENT PLAN
COUNTRY HEIGHTS
CHERITON ROAD, GINGIN
Shire of Gingin

LEGEND

- Drainage Basin
- Water Tank for Fire Fighting
- 50m Rural Use Setback
- Country Heights Estate Water Reserve

SCALE: NTS
DATE: 19/02/2025
FILE: Cheriton Subdivision.dwg
DRAW: -
CHECKED: -

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