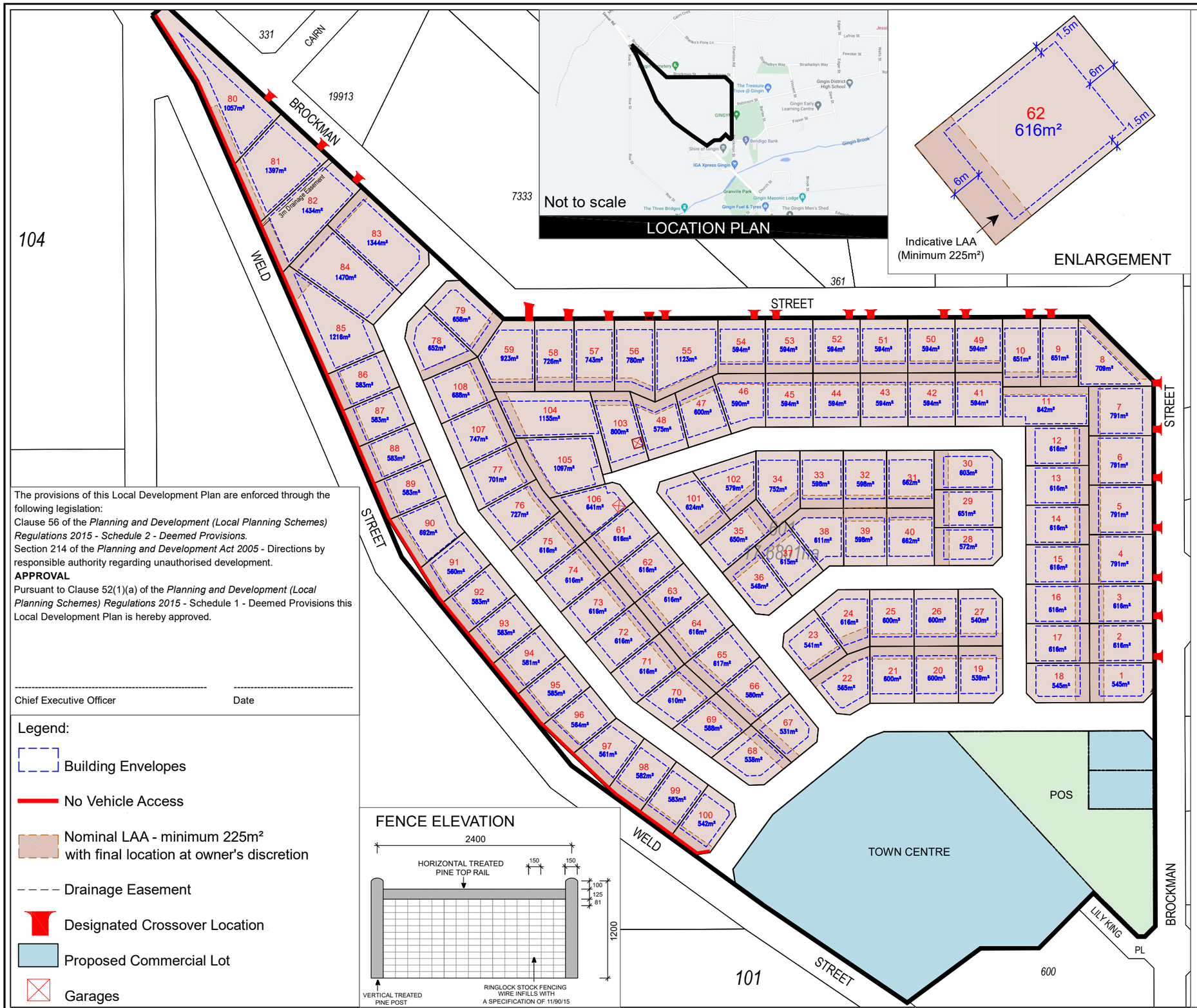

The provisions of this Local Development Plan are enforced through the following legislation:
Clause 56 of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions.*
Section 214 of the *Planning and Development Act 2005* - Directions by responsible authority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

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Chief Executive Officer Date

Legend:

- Building Envelopes
- No Vehicle Access
- Nominal LAA - minimum 225m² with final location at owner's discretion
- Drainage Easement
- Designated Crossover Location
- Proposed Commercial Lot
- Garages

FENCE ELEVATION

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.
2. Garages and Crossovers to be positioned as per indicative locations.

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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BROOKVIEW GINGIN

Urban Development Institute of Australia WESTERN AUSTRALIA

PIA Planning Institute Australia

CPP CERTIFIED PRACTISING PLANNER

SCALE: 1:2500 @ A3
DATE: 15th AUGUST 2025
FILE: 1508_15.08.2025.dwg
DRAW: - SB
CHECKED: -

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