

**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**

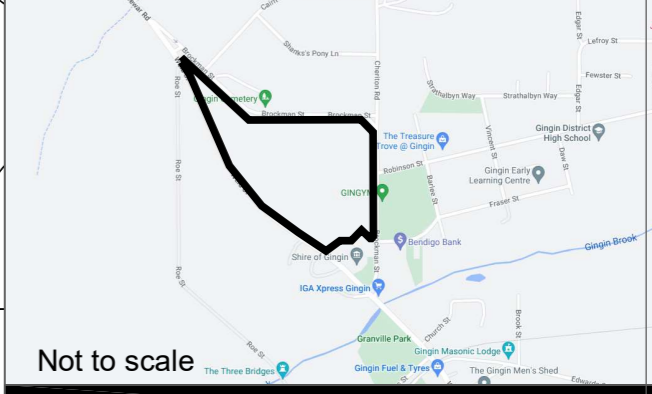
- 1. No vehicular access to Weld Street for residential lots.

**Fencing**

- 2. Any front fence shall not be forward of the building envelope and shall be constructed of a rural design with a maximum height of 1.2m.

**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



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 \_\_\_\_\_

**Legend:**

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

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UDA Urban Development Institute of Australia WESTERN AUSTRALIA

PIA Planning Institute Australia

CPP CERTIFIED PRACTISING PLANNER

SCALE: 1:2500 @ A3  
 DATE: 29th JUNE 2023  
 FILE: 1508\_29.06.2023.dwg  
 DRAW: - SB  
 CHECKED: -

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