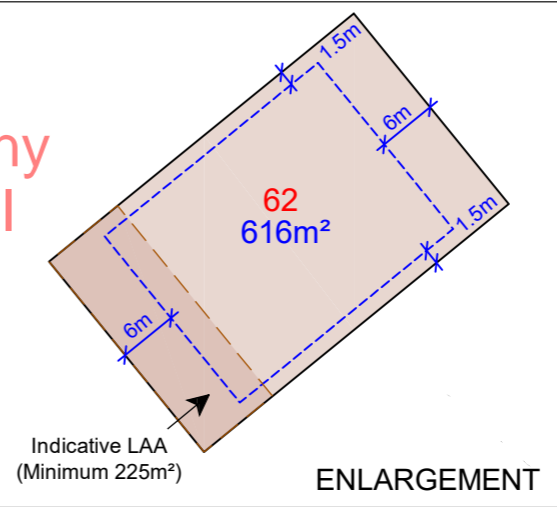


This LDP is subject to final approval by Gingin Shire Council, and is subject to any changes that may be required by Council

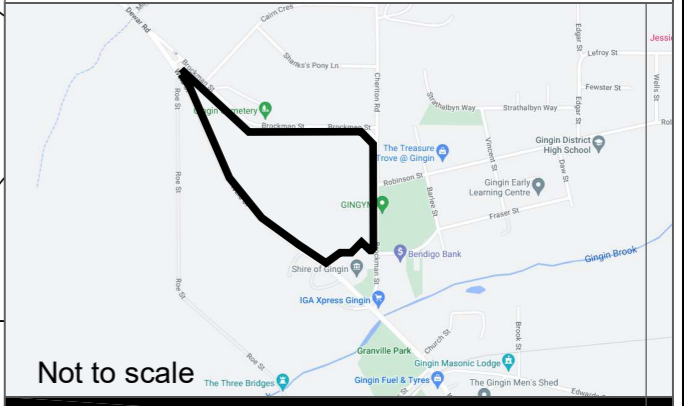


LOCAL DEVELOPMENT PLAN
LOT 601 BROCKMAN STREET, GINGIN

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



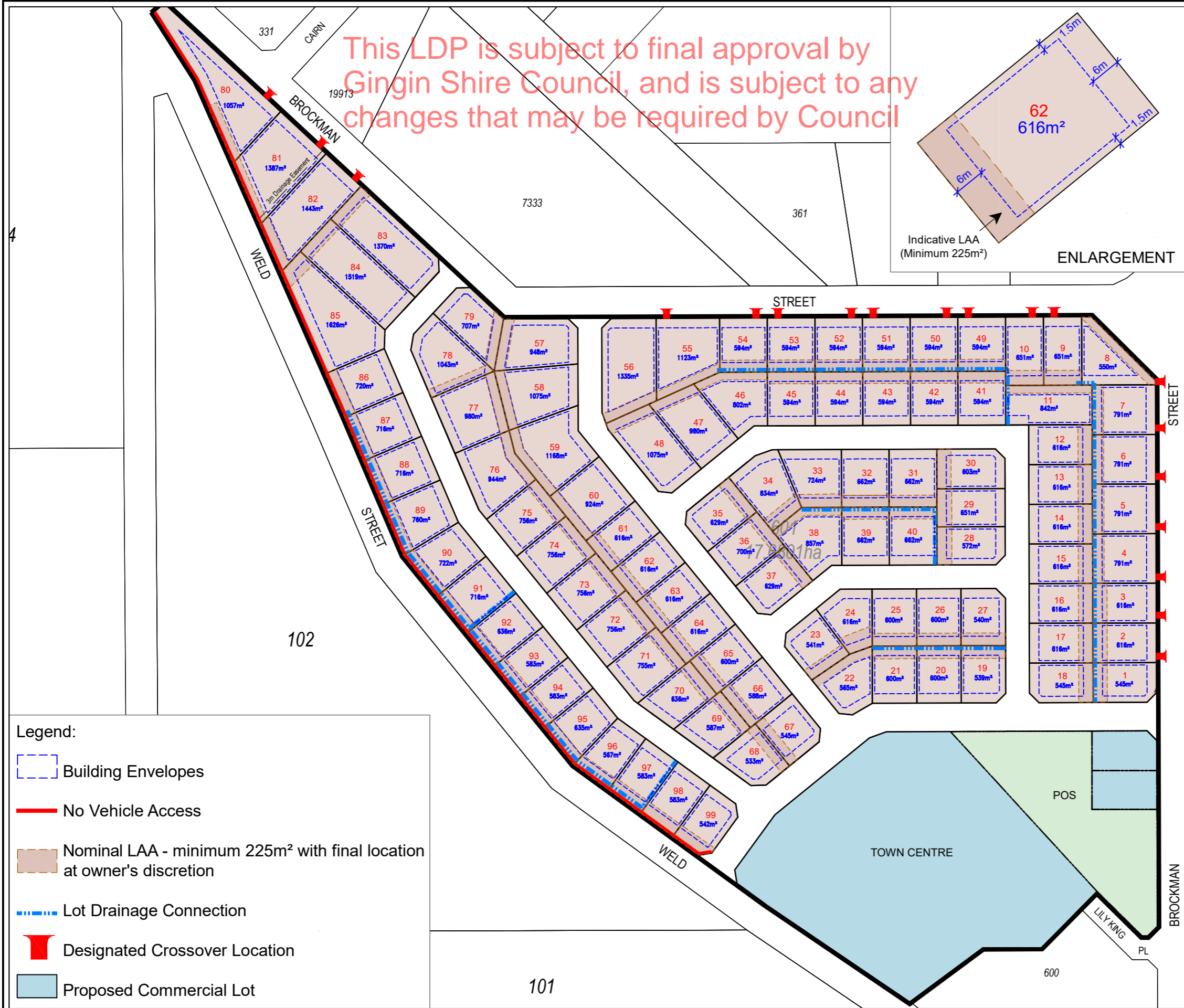
Not to scale

LOCATION PLAN

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