



LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP STAGE 1)

LOT 327
STAGE 1
TRANSECT T4
LOT TYPE Interior
AREA (APPROX M²) 420
LOT FRONTAGE 14m



Legend

- Building Type**
- C Cottage
 - H House
 - SDR Specific Design Requirements (refer to Operative Provision No.12)
 - Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
 - 28.65 Datum and Pad Level (refer Provision No. 5)
 - ±29.0 Spot Levels
 - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
 - Build-to-line (BTL) (refer to Operative Provision No. 6)
 - Indicative Retaining Wall Locations
 - No Vehicular Access
 - 1 Principal Boundary
 - 2 Side Boundary (North)
 - 3 Side Boundary (South)
 - 4 Rear Boundary

Lot 327 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP), prescribe the specific design requirements applicable to the development of Lot 327. Provisions that are stated as 'Required' are mandatory. Provisions that are stated as 'Permitted' are optional. Definitions for terms used in this ILP are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the LDP Part 1 document.

Specific Requirements

| ITEM | DESCRIPTION | REQUIREMENT |
|-------------------------------------|--|--|
| 1 Site Works | | |
| a. | Maximum Lot Level | Refer - Private Realm Operative Provisions |
| b. | Stormwater Management | Refer - Private Realm Operative Provisions |
| c. | Retaining Walls | Refer - Private Realm Operative Provisions |
| 2 Number of Dwellings on Lot | | |
| a. | Maximum Number of Single Residential Dwellings | One (1) |
| b. | Maximum Number of Dwellings Permitted for an Apartment House | N/A |
| c. | Ancillary Unit | Permitted |
| 3 Dwelling Controls | | |
| a. | Maximum Lot Coverage | 75% |
| b. | Permitted Building Types | House, Cottage |
| c. | Lot Type Designation | Interior Lot |
| d. | Permitted Building Dispositions | Edgeward, Courtyard |

| ITEM | DESCRIPTION | REQUIREMENT |
|---------------------------|--|---------------------------------------|
| 4 Plinths | | |
| a. | Is a Plinth required for this Lot? | Yes |
| b. | Has a Plinth been provided by the Jindee Developer and, if so, what type? | Yes - Retaining Wall as shown on Plan |
| c. | Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall) | No |
| d. | Required building element to attach to the Plinth | Verandah |
| 5 Building Heights | | |
| a. | Maximum No of Storeys | 2 storeys plus loft. |
| b. | Maximum External Wall Height | 7.5 metre |
| c. | Lot Datum (from which Building Height is measured) | 28.65 AHD |

| ITEM | DESCRIPTION | REQUIREMENT |
|--|---|--|
| 6 Setbacks and Build-to-Lines | | |
| a. | Principal Setback Line | Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. |
| b. | Secondary Setback Line | N/A |
| c. | Side Setback Line (north) | Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. |
| d. | Side Setback Line (south) | Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. |
| e. | Rear Setback Line | Is located on the Rear Boundary |
| f. | Build-to-Line (BTL) Location | Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan. |
| g. | BTL Percentage | 80% |
| 7. Permitted Encroachments | | |
| a. Encroachments in Principal Setback | | |
| i. | Permitted Encroachments into Principal Setback | Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element |
| ii. | Extent to which Permitted Encroachments may encroach into the Principal Setback | 2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted. |
| b. Encroachments into Secondary Setback | | |
| i. | Permitted Encroachments into Secondary Setback. | N/A |
| ii. | Extent to which Permitted Encroachments may encroach into the Secondary Setback | N/A |
| c. Encroachments into Side Setback | | |
| i. | Permitted Encroachments into Side Setback | Side Setback (North and South) - Eaves, Shade Devices and Attached Walls |
| ii. | Extent to which Permitted Encroachments may encroach into a Side Setback | Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls |
| d. Encroachments into Rear Setback. | | |
| i. | Permitted Encroachments into Rear Setback | N/A |
| ii. | Extent to which Permitted Encroachments may encroach into a Rear Setback | N/A |
| 8. Frontage/ Principal Elevation Requirements | | |
| a. | Required Private Frontage Type | Verandah. |
| b. | Permitted Principal Building Elevation Types | Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front. |

| ITEM | DESCRIPTION | REQUIREMENT |
|--|---|---|
| 9. Garaging, Parking and Vehicle Access | | |
| a. | Garaging required for this minimum number of cars | 2 |
| b. | Additional garaging requirement for Ancillary Unit | Nil |
| c. | Lot boundaries where Vehicle Access is prohibited | Principal Boundary and Side Boundary (north and south) |
| d. | Permitted Garage Disposition | Rear Direct, Rear Side Court, Rear Side Stack |
| 10. Attached and Sideyard Walling | | |
| a. | Required Walling | Attached Wall |
| 11. Privacy | | |
| a. Privacy Restrictions on 1st floor and above | | |
| i. | Principal Elevation | Nil |
| ii. | Rear Elevation on or adjacent to rear boundary | Nil |
| iii. | Rear elevation internal to a Lot | <ul style="list-style-type: none"> • Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. |
| iv. | Secondary Elevation | N/A |
| v. | Side Elevation (north) | Open Outlook. <ul style="list-style-type: none"> • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. |
| vi. | Side Elevation (south) | Restricted Outlook <ul style="list-style-type: none"> • Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: <ul style="list-style-type: none"> • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. |
| 12. Specific Design Requirement | | |
| a. | Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) | N/A |
| 13. Refuse storage enclosures and collection | | |
| a. | Required Bin Storage | Storage for 2 bins provided within the Lot and screened from public view |
| b. | Required Bin Collection Point Location (required by the City of Wanneroo) | N/A |
| 14. Landscaping + Street Trees | | |
| 15. External Fixtures | | |
| 16. Design Outcomes – Additional Requirements + Controls | | |
| 17. Exemptions to Planning Approval | | |
| 18. No modification of building elements provided by Jindee Developer without Consent | | |