



# LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP STAGE 1)

LOT 348  
STAGE 1  
TRANSECT T4  
LOT TYPE Interior  
AREA (APPROX M<sup>2</sup>) 330  
LOT FRONTAGE 15m



### Legend

- Building Type**
- 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)
  - Required Sideyard Wall (refer to Operative Provision No. 10)
  - 29.39 Datum and Pad Level (refer Provision No. 5)
  - 28.4 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)
  - Entry Steps
  - Indicative Retaining Wall Locations
  - No Vehicular Access
  - 1 Principal Boundary
  - 2 Side Boundary (South)
  - 3a + 3b Side Boundary (North)
  - 4 Rear Boundary

Lot 348 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 348. 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
<b>1</b>	<b>Site Works</b>	
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
<b>2</b>	<b>Number of Dwellings on Lot</b>	
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
<b>3</b>	<b>Dwelling Controls</b>	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Type	House
c.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Sideyard

ITEM	DESCRIPTION	REQUIREMENT
<b>4</b>	<b>Plinths</b>	
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	N/A
<b>5</b>	<b>Building Heights</b>	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum Height	7.5 metre
c.	Lot Datum (from which Building Height is measured)	29.39 AHD
<b>6</b>	<b>Setbacks and Build-to-Lines</b>	
a.	Principal Setback Line	Is parallel to and 1.85 metres from the Principal Boundary within the Lot.

ITEM	DESCRIPTION	REQUIREMENT
b.	Secondary Setback Line	N/A
c.	Side Setback Line (north)- consists of two portions:	<ul style="list-style-type: none"> <li>The Side Setback Line (north) 3a is located parallel to and 8 metres from the Side Boundary (north) within the Lot for a distance of 10 metres measured from the Principal Boundary; and</li> <li>The Side Setback Line (north) 3b is located parallel to and 1.0 metre from the Side Boundary (north) within the Lot for a distance of 17 metres measured from the Rear Boundary</li> </ul>
d.	Side Setback Line (south)	Is located on the Side Boundary (south)
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and 1.85 metres from the Principal Boundary within the Lot for a length of 10.5 metres measured from the Side Boundary (south).
g.	BTL Percentage	100%
<b>7.</b>	<b>Permitted Encroachments</b>	
a.	Encroachments in Principal Setback	
i.	Permitted Encroachments into Principal Setback	Shade Devices, Steps
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	1.85m measured from the Principal Setback Line..
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 North adjacent to Side Setback Line 3a	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, in ground Swimming Pool, childrens play equipment.
ii.	Extent to which Permitted Encroachments may encroach into a Side Setback Line 3a	2.5m measured from the Side Setback Line 3a for Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, and Plinths or Piers for the Verandahs. Exceptions to this are Steps, Shade Devices, in ground Swimming Pools, and childrens play equipment.
iii.	Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3b	Eaves, Shade Devices, Steps and Sideyard Walls
iv.	Extent to which Permitted Encroachments may encroach into a Side Setback Line 3b	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
<b>8.</b>	<b>Frontage/ Principal Elevation Requirements</b>	
a.	Required Private Frontage Type	Stoop

ITEM	DESCRIPTION	REQUIREMENT
b.	Permitted Principal Building Elevation Types	Straight Front
<b>9.</b>	<b>Garaging, Parking and Vehicle Access</b>	
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, Side Boundary (north and south)
d.	Required Garage Disposition	Rear Direct, Rear Side Stack
<b>10.</b>	<b>Attached and Sideyard Walling</b>	
a.	Type of Walling required	Sideyard
<b>11.</b>	<b>Privacy</b>	
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"> <li>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;</li> <li>Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.</li> </ul>
iv.	Secondary Elevation	N/A
v.	Side Elevation (north 3a + 3b)	Open Outlook <ul style="list-style-type: none"> <li>Openings permitted.</li> <li>Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.</li> </ul>
vi.	Side Elevation (south)	Restricted Outlook <ul style="list-style-type: none"> <li>Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: <ul style="list-style-type: none"> <li>is a Celestial Window; or</li> <li>is Screened; or</li> <li>is fitted with Opaque Glass.</li> </ul> </li> </ul>
<b>12.</b>	<b>Specific Design Requirement</b>	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
<b>13.</b>	<b>Refuse storage enclosures and collection</b>	
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
<b>14.</b>	<b>Landscaping + Street Trees</b>	Refer - Private Realm Operative Provisions
<b>15.</b>	<b>External Fixtures</b>	Refer - Private Realm Operative Provisions
<b>16.</b>	<b>Design Outcomes – Additional Requirements + Controls</b>	Refer - Private Realm Operative Provisions
<b>17.</b>	<b>Exemptions to Planning Approval</b>	Refer - Private Realm Operative Provisions
<b>18.</b>	<b>No modification of building elements provided by Jindee Developer without Consent</b>	Refer - Private Realm Operative Provisions