

JINDEE

LDP 5.0 LOCAL DEVELOPMENT PLAN

RELEASE 2

JINDEE, WESTERN AUSTRALIA

JULY 2020





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PART ONE
LDP 5.0 LDP REPORT
RELEASE 2
JINDEE, WESTERN AUSTRALIA
JULY 2020

DOCUMENT CONTROL - LOCAL DEVELOPMENT PLAN REPORT (LDP 5.0)

REVISION	MODIFICATION	DATE	DESCRIPTION
1	0	12 November 2019	LDP 5.0 Report - submitted to City of Wanneroo for Approval
2	0	11 March 2020	LDP 5.0 Report - inclusion of modifications arising from City of Wanneroo assessment - approved by City of Wanneroo 24.3.20
3	1	22 July 2020	Additional and modified definitions for 'Principal Building', 'Principal Building Depth', and 'Apartment House'.

APPLICATION AND PURPOSE

This Local Development Plan Report (LDP Report) applies to Local Development Plan No 5.0 for the lots contained in Release 2. Local Development Plans (LDPs) are used at Jindee to set minimum design standards for all development.

Part 1 - Introduction provides an overview of the Jindee project and explanatory information to support the interpretation and application of the LDPs.

This includes details about the following:

- Jindee project and vision;
- Transect-based approach to design;
- Jindee planning framework and how LDPs fit within this broader framework;
- Procedures for planning and building permit applications and approvals;
- Format and content of LDPs; and
- Definitions for design and other terminology used in LDPs.

Part 2 includes the LDP 5.0 and Individual Lot Plans (ILP's) prepared for each lot. They contain the same controls and information included in the overall LDP Plan however only contain the private realm elements, as further refined for each lot, including (but not limited to) provisions for the garage disposition, and permitted and required frontage and elevation types.

The ILPs have been created to provide Council assessment officers and prospective purchasers, one location for all aspects of development control relevant to a specific lot.

WHAT IS THE JINDEE INNOVATION PROJECT?

Jindee is a new coastal community within the north-west corridor of Perth, located between Marmion Avenue and the coast, approximately 1km west of the Butler train station.

Development of a coastal village on this site is the culmination of 12 years of planning, involving the combined effort of Estates Development Company (EDC), the City of Wanneroo, and the Western Australian Planning Commission (WAPC).

From the outset the Jindee site was recognised as having unique values and being deserving of a special design response. The 112 hectare site overlooks a regional beach and encompasses a combination of rocky outcrops and a system of dunes that run perpendicular, rather than parallel to the coast. This unusual landform creates a natural amphitheatre, which allows most of the site to be oriented towards the coast.

A coastal village on the site was first proposed in 1996 by the Ministry for Planning (now Department of Planning (DoP) in 2002 when international architect and urban planners, Duany Plater-Zyberk (DPZ) led by Andrés Duany and a team of 12 architects and designers, came to Perth and held a design charrette over 10 days with EDC, the City of Wanneroo, WAPC/DoP, the Department of Environment (now DEC) and various other stakeholders. Since that time, the original concept design has been further developed and progressed by Ludwig Fontalvo-Abello, a member of the original DPZ design team, under the banner of Studio LFA.

To enable the design vision to be implemented, a Transect-Based Design Code was prepared by Studio LFA and RobertsDay and endorsed by the City of Wanneroo in 2015. The Jindee Design Code to guide development at Jindee replaces the Residential Design Codes (R-Codes, WAPC, 2013) and sets the direction for the design of building types, streetscapes and public spaces and aims to create a diversity of experiences at Jindee, from preserved natural environments through to a vibrant coastal village centre.

LDPs are then prepared for each stage of development. The LDPs, in conjunction with the ILPs, are the sole instrument for development control at Jindee.

The objective is to reflect a diversity of lifestyle experiences, rather than the one-size-fits-all experience offered by many traditional suburban developments.

The Jindee Design Code also ensures the form of development responds closely to the natural coastal landscape, allowing future residents the ability to establish a connection with the natural environment and its coastal values.

Ultimately, Jindee will be a community of approximately 1,000 residential lots, and 1,300 dwellings, supported by a mix of uses including a primary school and village centre overlooking the coast.

JINDEE VISION

The vision for Jindee was set by EDC early in the planning and design process of the Jindee project, and has guided the original master planning through to the detailed design controls found in the approved LDPs:

“To create a community and village lifestyle that’s closely connected to the beach and coastal landscape. The link between the village and the water is immediate and direct.

A place that offers a choice of housing and varied experiences where people can easily walk or cycle to the beach, village centre, school, cafes, corner store, parks, and other great local destinations.

It embraces the topography of the coast, sitting atop dunes and rolling down to the ocean with a mix of natural, suburban and urban areas.

Buildings are of a human-scale and designed to reflect what it means to live in Perth’s climate and to enjoy a relaxed coastal way of life.”



A TRANSECT-BASED APPROACH

The 'Transect' is a design tool that is used to achieve a variety of environments of varying intensity and complexity. It consists of a series of Transect Zones that are applied across a project area to achieve environments of distinctive character, ranging from the highly natural through to the intensely urban. A Transect-Based Code is then used to prescribe design standards for the built form, streets and civic spaces to deliver the character intended for each Transect Zone.

This approach to design is derived from SmartCode®, a model Form-Based Code ordinance devised by Duany Plater-Zyberk and Company that is widely used around the world and increasingly throughout Australia.

The Jindee Transect Plan (below) applies five Transect Zones across the Jindee project area. These Zones respond closely to the underlying characteristics of the Jindee site including its topography, vegetation and ocean proximity.

The T2 Natural Living Transect and T3 Sub-urban Transect Zones apply to the two retained east-west dunal ridgelines and will feature the lowest intensity development, whilst the T5 'Urban Centre' and T6 'Urban Core' Zones encompass seafront and Marmion Avenue land and will be the most urban and intensely developed parts of Jindee. The T4 'General Urban' zone, occupying the central valley between the ridges will be a transitional zone, also of urban character.

The defining characteristics of each of the five Transect Zones that apply to Jindee are described in further detail adjacent.

TRANSECT ZONES



TRANSECT ZONE DESCRIPTIONS



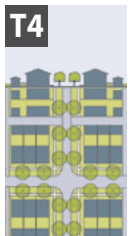
T2 NATURAL LIVING

- Larger residential lots that allow retention of vegetation and topography
- Predominantly single detached housing
- Informal landscaping with retained vegetation
- Road treatments informal and may include open swales with natural drainage
- Building heights - typically 1 to 2 storeys



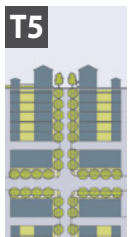
T3 SUB-URBAN

- Medium to larger residential lot sizes
- Predominantly single detached housing
- Landscaping has a mostly informal character
- Larger lot sizes and irregular thoroughfare alignments included to accommodate natural site conditions
- Building heights - typically 1 to 3 storeys



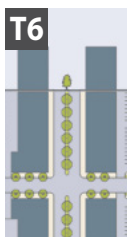
T4 GENERAL URBAN

- Medium intensity development that includes a component of mixed use activity
- Mix of house types including detached and attached dwellings, terraces, apartment houses, small apartments buildings with scattered commercial activity
- Streets of urban character with reduced building setbacks, raised kerbs, regular road patterns and landscaping
- Building heights – typically 1 to 6 storeys



T5 URBAN CENTRE

- Higher density, mixed use buildings that accommodate retail, offices, terraces and apartments
- Tight network of urban streets with wide footpaths, raised kerbs, regular street tree planting and buildings set close to footpaths
- Substantial pedestrian activity
- Building heights – typically 2 to 8 storeys



T6 URBAN CORE

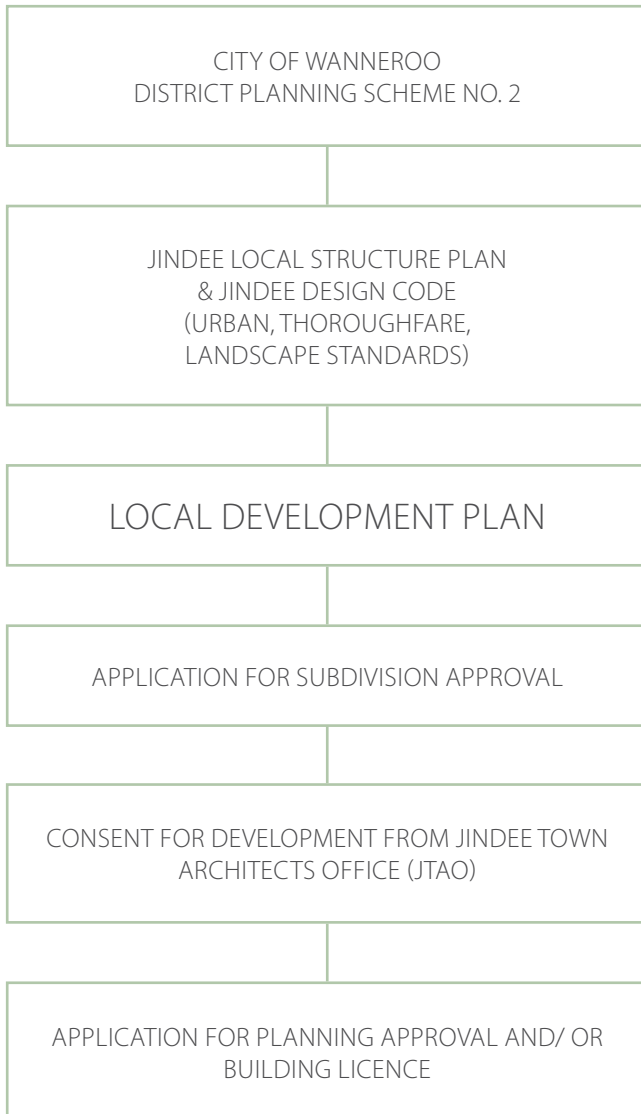
- Highest density and building height of all Zones
- Larger block sizes to accommodate larger buildings
- Mixed use buildings for a range of uses including retail, residential, commercial, entertainment, civic and culture
- High level of pedestrian and transit activity
- Regular street tree planting
- Building heights – typically 1 to 8 storeys

Footnote:

For further information about the SmartCode® model ordinance, refer <http://www.smartcodecentral.org/>

The Jindee Design Code (Jindee Design Code), which can be found at Schedule 1 to Part 1 of the Jindee Local Structure, prescribes standards for each Transect Zone to address the design of the built form, thoroughfares and landscape. These standards aim to deliver a diversity of environments consistent with the intended Transect Zone character, where each zone is clearly distinguishable from the other by the intensity of its physical and social character; relationship between natural and built environment; and complexity of land uses. The LDP standards reinforce Transect Zone character, but with further refinement for site specific application.

The Jindee planning framework reflects a tiered approach, which is illustrated and described in further detail below



DISTRICT PLANNING SCHEME NO. 2

The City of Wanneroo District Planning Scheme No 2 (DPS 2) includes Jindee within the 'Smart Growth Community' zone.

Development within a Smart Growth Community Zone is regulated through the Jindee Design Code, with Specific Controls being provided in the Local Development Plans (LDPs)

DPS 2 removes the Residential Design Codes (WAPC, 2013) from having any application to land zoned 'Smart Growth Community', recognising that housing design will be regulated by the Jindee Design Code and implemented through the LDPs.

JINDEE LOCAL STRUCTURE PLAN & DESIGN CODE

The provisions of DPS 2, along with the Jindee Local Structure Plan (LSP), provides the statutory framework for the Jindee Design Code ('Jindee Design Code').

The Jindee Design Code provides specific design standards and controls for the public and the private realms to achieve coordinated development outcomes that are consistent with the intended character of each Transect Zone. The controls within the Jindee Design Code include Urban Standards, Thoroughfare Standards and Landscape Standards.

LOCAL DEVELOPMENT PLANS (LDPs)

LDPs are approved and administered by the City of Wanneroo under District Planning Scheme No. 2 (DPS 2). In accordance with the Jindee LSP, a LDP is to be approved by the City of Wanneroo prior submission and development.

The LDP standards are derived from the Urban, Thoroughfare and Landscape Standards of the Jindee Design Code, and prescribe the site specific design and development controls of the public and private realms. This is a departure from most LDPs that are generally concerned with built form standards for private lots. The all-encompassing approach to design at Jindee is deliberate to enable the coordinated design of buildings, streets and civic spaces to create a diversity of environments.

ARCHITECTURAL STANDARDS

To further support the design objectives of Jindee, EDC has prepared Architectural Standards that address specific building design requirements not covered by the LDPs, including details on Elevation Types, building materials, wall configurations, roof profiles and openings. A key objective of the Architectural Standards is to achieve visual compatibility between building types whilst still allowing for diversity and choice. The Architectural Standards draw from the vernacular and contemporary building traditions, responding closely to the local climate and lifestyle.

The Architectural Standards are administered by the Jindee Town Architects' Office and are a requirement of the Contract of Sale and/or Covenant on Title.

Applicants are encouraged to consult the Jindee Town Architects' Office (JTAO) early in the design process to confirm design standards and if necessary obtain initial feedback on working drawings.

All proposals must demonstrate that the proposed Development meets the requirements of the relevant approved LDP. Additional design requirements are also enforced by the Jindee Developer through the Contract of Sale and associated Covenants on Title. This includes, but is not limited to, the Jindee Architectural Standards.

Prior to proceeding to planning and/or building permit stage, applicants are required to submit a complete set of development plans and any other supporting documentation stipulated in the Contract of Sale, or otherwise required, with the JTAO.

A review and assessment of all Development proposals, including new Development, subsequent additions and alterations, and incidental residential uses such as pergolas, patios, decks and swimming pools, is undertaken by the JTAO prior to lodgement with the City of Wanneroo. This assessment will certify compliance with the approved LDP standards, to ensure the Development achieves the required built form outcomes.

Following the JTAO's assessment of the proposal, a written statement will be provided to the applicant confirming one of the following:

- That the proposed Development is compliant with the relevant LDP ('JTAO Endorsement'); or
- That the proposed Development is non-compliant, however, the variations sought are consistent with the design intent of the relevant standards; or
- That the proposed Development is non-compliant and the applicant will need to submit revised plans with the JTAO for further review and assessment to achieve compliance.

In the case of a proposal for a single house, an addition/alteration to an existing house, or any other works exempt through a LDP or local planning policy (LPP), the City's planning approval is not required if the proposed Development is compliant with the LDP and the applicant has received written confirmation from the JTAO of this compliance. In this instance, the applicant is to proceed directly to making application for a building permit.

The below steps are required to be followed to obtain the necessary Developer consent, and/ or planning and building approvals for a proposed Development at Jindee.

STEP 1: PRE- COUNCIL ASSESSMENT + LODGEMENT

- 1.1 All applicants are to present development plans and any other required documentation stipulated in the contract of sale for consideration by the JTAO. The submitted development plans shall provide the same level of detail that would ordinarily be required by the City of Wanneroo as part of an application for planning approval, including specifications of materials and colours.
- 1.2 Submission of proposed development plans shall be:
 - a. made in the form set as required by the JTAO;
 - b. signed by the Lot Owner or purchaser of the land;
 - c. accompanied by plans and information specified by the JTAO.
- 1.3 The JTAO assesses development plans against the relevant provisions of the Jindee LSP and LDP, and any other Development requirement administered separately by the Developer.
- 1.4 The JTAO shall respond in writing advising that the proposed Development either:
 - a. Complies with the requirements of the LDP and other controls for that Lot and has been endorsed by the JTAO; or
 - b. Varies from the requirements of the LDP and other controls for that Lot, however, is consistent with the spirit and intent of the LDP and other controls and has been endorsed by the JTAO; or

- c. Does not comply with the requirements of the LDP and other controls for that Lot for one or both of the below reasons:
 - i. The application for the proposed Development does not include the required information. In such instances the advice will contain a list of the additional information that must be provided in order for the application to be deemed complete for JTAO assessment; and/or
 - ii. The application for the proposed Development is contrary to the LDP and other controls for the reasons stated. In such instances, the advice will include information on how the proposed Development can be modified to satisfy the requirements of the LDP and other applicable controls prior to being re-submitted with the JTAO.
 - 1.5 In the case of 1.4b, the JTAO shall include in its endorsement statement the reason(s) for its decision to support a variation(s).
 - 1.6 In the case of 1.4c above, the JTAO shall give notice of the details of non-compliance, and provide advice on how the proposed development is required to be modified to meet the requirements of the LDP and other controls.
- STEP 2: APPLICATION FOR PLANNING APPROVAL AND/OR BUILDING PERMIT**
- 1.7 In the event that the JTAO:
 - a. Endorses the proposed Development as set out in 1.4a, above, and it is an application that is exempt from the requirement for City of Wanneroo Planning Approval, then a request can directly be made to the City of Wanneroo for a building permit.
 - b. Endorses the proposed Development under 1.4a and it is a proposed Development that requires Planning Approval, then an application can be made to the City of Wanneroo for Planning Approval.
 - c. Endorses the proposed Development in accordance with 1.4b. above as not being in accordance with the LDP but consistent with the spirit and intent of the LDP and any other applicable controls, then an application for Planning Approval can be made to the City of Wanneroo and this is to be accompanied by the JTAO's endorsement and the reasons for that endorsement.
 - d. Termination of the Role of the JTAO.
 - 1.8 The endorsement of all Development pursuant to this section under this LDP by the JTAO, will continue until:
 - a. 80% of the Lots in this stage have been developed with dwellings; or
 - b. Jindee gives notice to the City of Wanneroo that it will no longer review development proposals pursuant to this section of the LDP; whichever is the later.

Jindee LDPs coordinate the design between the public and private interfaces (the area between the building and the street/public realm) Frontages.

Given that the Residential Design Codes do not apply to development at Jindee, the LDP is the relevant standalone document prescribing the development controls for each lot. As previously detailed, the architectural requirements addressing Building Proportions, building materials, colours and architectural detailing are dealt with separately through the Jindee Architectural Standards, included in the Contract of Sale for individual lots.

The LDP provisions for the private and public realm respond to the Transect Zone (the level of urban intensity) in which the land is located. In the less 'urbanised' areas (T2 and T3 Zones), the landscaping and street elements are less formal with more traditional dwellings on larger lots with generous setbacks. The higher Transect Zones (T4, T5 and T6 Zones) incorporate landscape and streetscape elements that are more formal and regular, and incorporate dwellings typical of higher density urban areas such as cottages, terraces and apartments, with minimal setbacks.

The 'Public Realm' LDP provisions are the responsibility of the developer, while the 'Private Realm' LDP provisions shall be addressed through the building design on private land.

PRIVATE REALM

Within the private realm, particular emphasis is placed on controlling the Principal and Secondary elevation that interface with the public realm. Importantly, this includes provisions to ensure every building addresses and contributes to the quality of the public realm.

The controls on the Principal + Secondary Elevation within each private lot depend on the building type, and are explained in detail in the Definitions and Terminology section. The essential elements controlled through the LDP on Lots include:

- Permitted Building Type;
- Building Disposition;
- Garage Disposition;
- Private Frontage Types;
- Elevation Types;
- Permitted Encroachments;
- Maximum Building Envelope;
- Setbacks and Build-to-lines;
- Site Coverage;
- Terminated Vista and Tower Elements;
- Required Ancillary Units (Studios);
- Building Heights and Lot Datums (from where building height is measured);
- Car Parking Requirements;
- Vehicular Access Restrictions;
- Retaining Wall Locations;
- Ancillary Structures (sheds);
- Stair Locations;
- Outbuilding and Crossover Locations; and
- Bin Locations and Service Areas.

The urban design controls prescribed for the front portion of private lots (including private frontage types, permissible encroachments, and building setbacks/and or build-to-lines) are fundamental to ensuring building designs contribute positively to the public realm and provide opportunities for social interaction by having social spaces at the front of buildings.

It is noted that for lots in the more urban Transects (T4, T5 and T6), a Build-to-Line is usually applied to each lot to establish a consistent building line that can 'frame' the street. The extent of an encroachment within this setback area may vary and will provide differentiation in the building form, while achieving a coherent and consistent streetscape.

Appropriate to the 'urban' Transect context in which T4 lots are located, the setback of the Principal Building is usually between 2-4m from the street, with encroachments coming as close as 1.0m or nil to the Principal boundary.

Build-to-lines are generally not prescribed for lots within the Suburban Transects (T2 and T3), as these lots are larger, and the buildings less formal in their arrangement within a streetscape.

Where a lot has a secondary frontage, such as to a thoroughfare, passage or area of public space, the building form and architecture are encouraged to include design elements that address these spaces. Further details on how this may be achieved in the Jindee Architectural Standards.

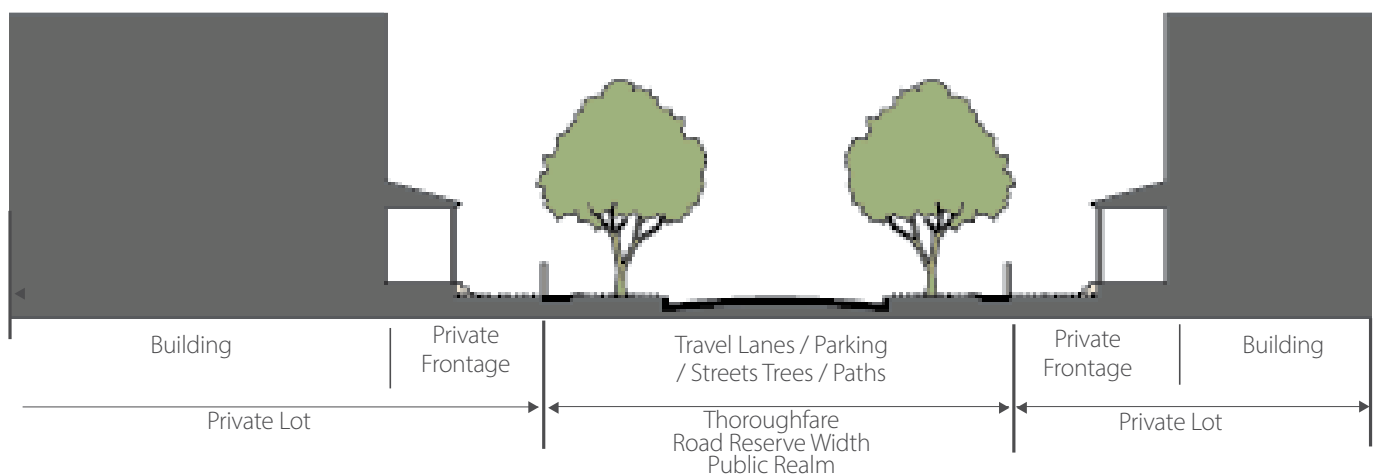
The width of a crossover should be minimised in all circumstances to ensure the maximum area is retained for laneway or verge planting. Further detail regarding the preferred materials used for crossovers, and the objective to retain and take care of planting within laneways and verges are detailed in the Jindee Architectural Standards. In addition to the material requirements of the Architectural Standards, the crossover design is to demonstrate compliance with the City's specifications. Alternative geometries may be considered where adequate vehicle movement can be achieved.

PUBLIC REALM

The LDP provisions for the Public Realm address the design elements within the streets. The detailed design of the Public Open Space (POS) areas and other public spaces such as Passages and Paths (PAWs) will be dealt with through conditions of subdivision approval and the provision of detailed landscape plans. Only the essential design elements, including: selected tree species (location and spacing); street and laneway planter locations; indicative paving types; terminated vistas; stair locations; and thoroughfare geometries are included in the LDP. The elements that are controlled through the LDP for the development of streets include:

- Street tree species and spacings;
- Street lighting;
- Footpath and carriageway materials and alignments;
- Location of on-street car parking;
- Retaining walls (heights and location);
- Laneway planting;
- Bin collection points within laneways; and
- Public Space Terminated Vistas.

COORDINATED PUBLIC + PRIVATE REALM DESIGN - THOROUGHFARE & BUILDING FRONTAGES





Images for illustration purposes only - detailed design shall be consistent with the requirements of the Jindee Architectural Standards.

DEFINITIONS + TERMINOLOGY

This section provides an explanation and description of the Jindee Urban Design Standards that are calibrated for different Transect zones, and are detailed for each Lot in the relevant Local Development Plan. For full definitions, refer to the 'General Terms' section of Definitions and Terminology, where applicable.

BUILDING TYPES

The Jindee Design Code Urban Standards provides for ten different building types at Jindee. The LDP (and IDPs) assigns one or more of these building types to each lot, having regard to compatibility with intended Transect Zone character as well as lot size and configuration. The permitted building types at Jindee are described below.

TABLE 2 - BUILDING TYPE DESCRIPTIONS

BUILDING TYPE	DESCRIPTION	PERMITTED BUILDING DISPOSITION (refer Table 3)	COMPATIBLE TRANSECT ZONES
Villa	Single-family dwelling on a large lot that may be shared with an outbuilding.	edgeyard sideyard	T2, T3
House	Single-family dwelling on a large or medium sized lot that may be shared with an outbuilding.	edgeyard sideyard courtyard	T2, T3, T4
Cottage	Single-family dwelling on a smaller lot that may be shared with an ancillary building or outbuilding in the backyard.	edgeyard sideyard courtyard	T3, T4
Terrace	Single-family dwelling with parapet walls on both side boundaries allowing the principal elevation to form a continuous frontage. This is the highest density single dwelling type with a private yard.	rearyard courtyard	T4, T5
Apartment House	Residential building type accommodating multiple dwellings disposed above and/or beside each other. It shares the visual characteristics of single-family dwelling types in the same Transect Zone and should not be visually distinguishable as a multi-dwelling building.	edgeyard sideyard rearyard courtyard	T2, T3, T4, T5
Loft Building	Mixed-use liner building type often used to mask open or structured car parking. Intended to be used for multiple dwellings and/or office space above ground floor retail/commercial.	sideyard rearyard no-yard	T4, T5, T6
Flex Building	Mixed-use building type which may be residential and/or commercial. This type is typically used on irregular shaped blocks.	courtyard rearyard no-yard	T4, T5, T6
Loft House	Mixed-use, multi-dwelling building type designed to accommodate housing and/or office space above ground floor retail/commercial.	courtyard rearyard no-yard	T4, T5, T6
Apartment Building	Multi-family mixed-use building type that is typically used on regular blocks. The permitted building dispositions are courtyard, rearyard and no -yard	edgeyard sideyard rearyard courtyard no-yard	T5, T6
Commercial Building	A flexible commercial building type that may include residential uses above. Commercial buildings have deeper floorplates deeper than residential buildings. Parking may be located in the front, back, on surface and/ or underground. The permitted building dispositions are edgeyard, sideyard, courtyard and no yard.	edgeyard sideyard rearyard courtyard no-yard	T6

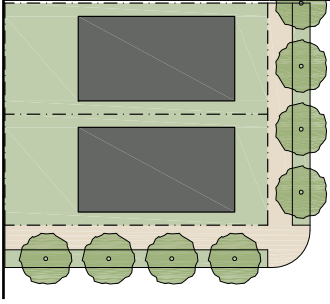
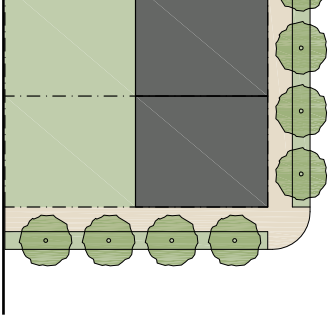
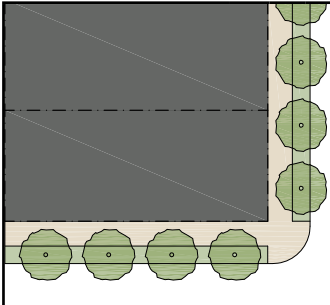
BUILDING DISPOSITION:

Table 3 illustrates the different building dispositions. The LDP (ILPs) prescribes which of the building dispositions are permitted for each building type on each lot.

The extent to which a building's disposition completes the frontage contributes to the urbanity of the streetscape.

Accordingly, the Rearyard, Courtyard and No-Yard building dispositions, which extend across the full frontage, are generally suitable for the higher T4, T5 and T6 Zones. Whereas Edgeyard and Sideyard dispositions which require a side setback are more suitable to the lower T2 and T3 Zones,

TABLE 3 - BUILDING DISPOSITION

	PLAN	
<p>Edgeyard: A building that occupies the centre of its lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings. Security and privacy to the rear yard can be created using fences, courtyard walls, landscaping or garden walls and/or a well-placed backbuilding or outbuilding. Outbuildings may be located at the rear boundary.</p>		<p>T2 T3 T4 T6</p>
<p>Sideyard: A building that occupies one side of the lot with the setback to the other side. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits coordinated climatic orientation in response to the sun or breeze. Outbuildings may be located at the rear boundary.</p>		<p>T3 T4 T6</p>
<p>Rearyard: A building that occupies the full frontage, leaving the rear as a sole yard. This is an urban disposition as the continuous principal elevation defines the public thoroughfare. The rear elevation may be articulated for functional purposes. In its residential form, this type is the terrace house. Its commercial form, with above ground residential, allows the rear yard to be used for parking. Outbuildings may be located at the rear boundary.</p>		<p>T4 T5 T6</p>
<p>Courtyard: A building that may occupy the boundaries of its lot or building envelope and defines an internal courtyard. This type permits climatic orientation in response to the sun or breeze.</p>		<p>T3 T4 T5 T6</p>
<p>No-Yard: A building that extends to the boundaries of its lot. This building disposition is typically used for narrow lots to mask surface and/or deck car parks on irregular blocks. This is the most urban disposition.</p>		<p>T4 T5 T6</p>

PRIVATE FRONTAGE TYPES

The private frontage is the privately owned land between the front elevation of a building (the Principal Elevation), located within the private realm, and the Boundary Required or Permitted Frontage Types are mandated in the ILP for each Individual Lot.

Private Frontage Types range in character from natural to urban. This is achieved through a combination of the various design elements including depth of setbacks and architectural features such as fences, steps, Verandahs, Galleries and Colonnades.

Frontage types reinforce intended Transect Zone character. The Common Yard frontage type, for example, incorporating a deep setback, front garden and unfenced front yard, is compatible with the lower T2-T3 Zones, whereas the Arcade frontage, featuring a colonnade that overlaps the footpath with habitable spaces above, is suited to the T5-T6 Zones.

The private frontage can influence social behaviour and safety with reduced setbacks and verandahs creating opportunities for informal social exchanges between neighbours and for casual surveillance.

In some instances LDPs will provide opportunity for frontages to extend into the public realm (see Gallery, Arcade and Shopfront types in Table 4) to create protected and shaded pedestrian spaces in the higher Transect Zones.

TABLE 4: PRIVATE FRONTAGES

<p>Common Yard: a frontage wherein the principal elevation is set back substantially from the frontage line. The front yard created may remain unfenced and is visually continuous with adjacent yards, supporting a common landscape.</p>
<p>Verandah & Fence: a frontage wherein the principal elevation is set back from the frontage line with an attached verandah permitted to encroach. A verandah may be one, two, or three storeys and only include open air space. A fence may occur at the frontage line to maintain the demarcation of the yard. The depth of the verandah is dependant on the housing typology and the building disposition. Refer to relevant LDP and Architectural Standards. However a verandah depth of 1.0 metre to 2.4 metres has historic precedence in Perth.</p>
<p>Projection/ Bay Window: a frontage type wherein the principal elevation is setback from the frontage line with a building projection permitted to encroach. A verandah must attach to the side of the projection along the full width of the building at that location. The width of the projection is to reflect the golden mean, or golden ratio, of the width of the total frontage. The extent of encroachment of the building projection is to be only slightly greater than the depth of the verandah. A bay window is a space projecting outwards from the main walls of a building and forming a bay in a room.</p>
<p>Terrace and/ or Light Court: a frontage wherein the principal elevation is set back from the frontage line by an elevated terrace and/ or a sunken light court. This type buffers residential use from urban footpaths and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes in higher Transect Zones.</p>
<p>Forecourt: a frontage wherein a portion of the principal elevation is close to the frontage line and the central portion is set back. The forecourt created may be suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourt may overhang the footpaths.</p>
<p>Stoop: a frontage wherein the principal elevation is aligned close to the frontage line with the first storey elevated from the footpath sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor residential use. Bay windows may also encroach at ground and/or upper floor.</p>
<p>Shopfront: a frontage wherein the principal elevation is aligned close to the frontage line with the building entrance at footpath grade. This type is conventional for retail or other commercial uses. It has substantial glazing on the footpath level and an awning that may overlap the footpath to the maximum extent possible.</p>
<p>Gallery: a frontage wherein the principal elevation is aligned close to the frontage line with an attached verandah overlapping the footpath. This type is conventional for retail or other commercial uses and usually overlaps the whole width of the footpath.</p>
<p>Arcade: a frontage wherein the principal elevation is a colonnade that overlaps the footpath with a habitable space above, while the principal elevation at footpath level remains at the frontage line. This type is conventional for retail and other commercial uses. The Arcade should be no less than 4 metres wide and may be one (1),two (2) or three (3) storeys in height.</p>

SECTION	LOT PRIVATE FRONTAGE	ROAD RESERVE PUBLIC FRONTAGE	PLAN	LOT PRIVATE FRONTAGE	ROAD RESERVE PUBLIC FRONTAGE
					T2 T3
					T2 T3 T4 T5
					T2 T3 T4 T5 T6
					T3 T4 T5 T6
					T4 T5 T6
					T3 T4 T5 T6
					T4 T5 T6
					T4 T5 T6
					T5 T6

(Calibrated from SmartCode v9.2)

PRINCIPAL BUILDING ELEVATION TYPES

Principal Building Elevation Types for the Principal Building on a Lot are prescribed for each Lot in the relevant LDP. The Principal Building Elevation Types are listed below and prescribe the combination of wall returns and articulations permitted to the Principal Elevation.

Straight Front - the Principal Elevation is continuous with no articulation, returns or Encroachments (note that a Straight Front may include 'Permitted Encroachments' as determined in the ILP for individual lots).

Projecting Front - the Principal Elevation contains a Projecting Front that encroaches into the Principal Setback. The term "Projecting Front" is a defined term requiring that it meets the proportional requirements of the Golden Ratio. Refer to the Definitions for the calculation of this proportional requirement.

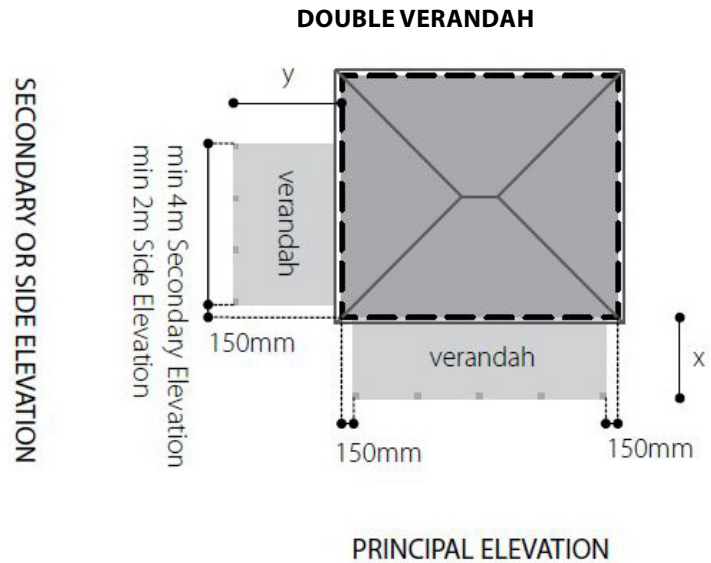
Return Verandah - the Principal Elevation contains a portion that is behind the Build-to-Line or where a Build-to-Line has not been designated, behind the Principal Setback Line, by a minimum of 2m and for the width of the verandah. The receding portion is contained within the Principal Building envelope. The verandah provides continuous cover to the Principal Elevation and receding portion.

Double Return Verandah - the Principal Elevation includes a verandah return on both sides of the Building and a Straight Front in-between.

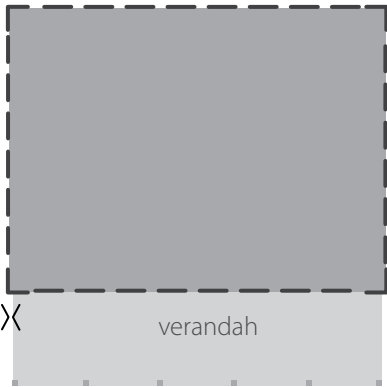
Projecting Front and Return Verandah - this Principal Elevation type requires both the requirements for the Projecting Front and the Return Verandah to be met. In calculating if the proportional requirements have been met in relation to the Projecting Front, the Return Verandah is not included in the calculations.

Double Projection - the Principal Elevation includes two Projecting Fronts either side of a Straight Front elevation. The two Projecting Fronts must meet the Golden Ratio proportions when measured against the straight portion of the Principal Elevation. See diagram and review Projecting Front definition.

Double Verandah - the Principal Elevation contains a Straight Verandah for the extent of the Principal Elevation. The Secondary or Side Elevation contains a Straight Verandah for an extent of at least 4m to the Secondary Elevation and for at least 2m to the Side Elevation.



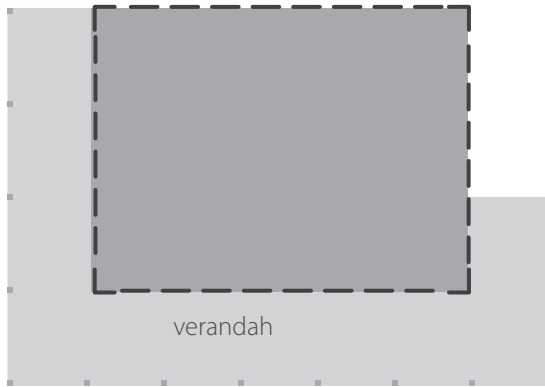
STRAIGHT FRONT



150mm verandah
from Principal
Building

verandah

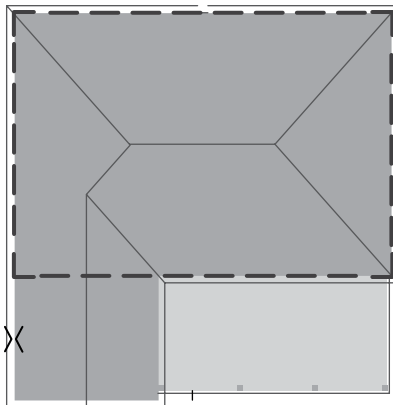
DOUBLE RETURN VERANDAH



Minimum
1.5m return

verandah

PROJECTING FRONT

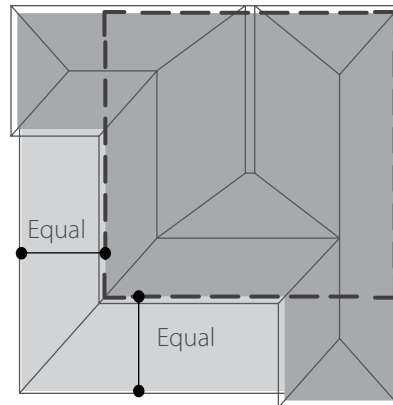


150mm verandah
from Principal
Building

Golden Ratio Proportions



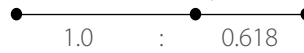
PROJECTING FRONT + RETURN VERANDAH



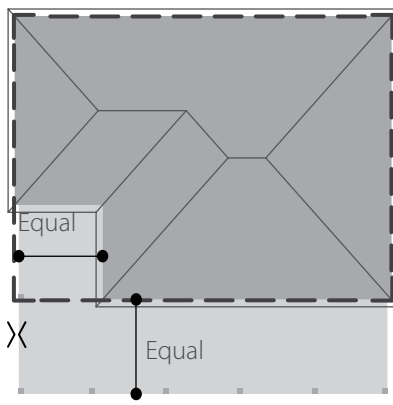
Equal

Equal

Golden Ratio Proportions



RETURN VERANDAH

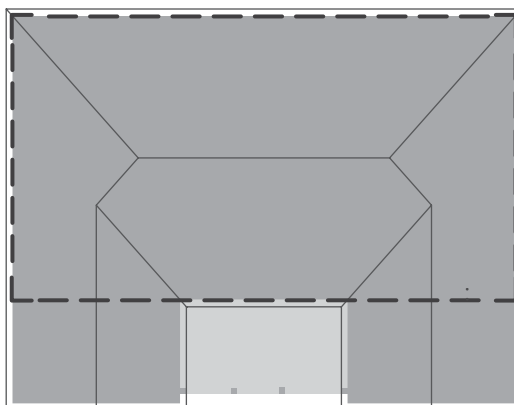


Equal

Equal

150mm verandah
from Principal
Building

DOUBLE PROJECTION



Golden Ratio Proportions



Principal Building Envelope shown as dashed.

RESIDENTIAL PARKING/ GARAGE DISPOSITIONS

Table 5 - Garage Disposition table illustrates preferred positioning of the garages (referred to as an Outbuilding) relative to lot boundaries and the principal building. The dispositions apply to all detached dwelling and apartment house building typologies located in the T2, T3, T4 and T5 Zones.

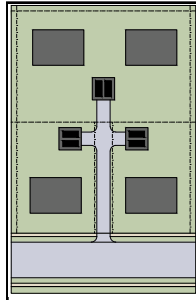
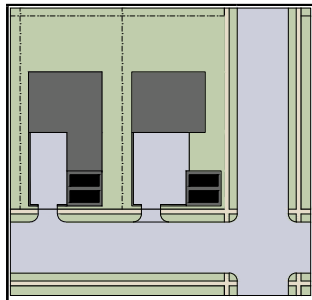
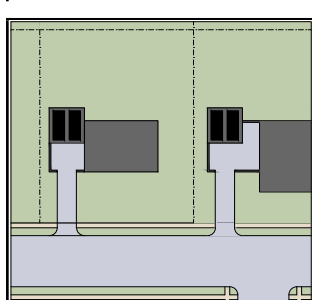
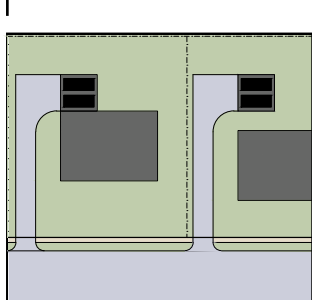
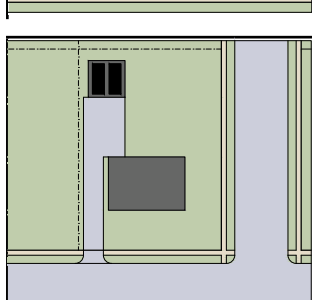
Specific garage or parking dispositions are mandated through the ILPs for each Lot.

In addition, Table 5 shows potential parking formations by combining outbuildings and parking courts or driveways.

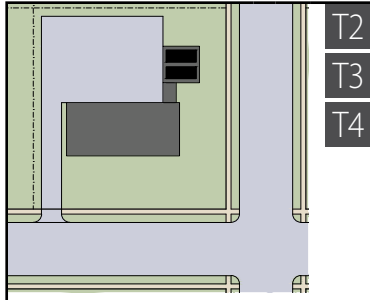
The permissibility of each disposition for the relevant building type is prescribed in LDPs, having regard to all relevant design and engineering considerations including sight lines, surveillance and streetscape amenity. LDPs may also permit parking to be integrated with the main building structure or be provided as basement parking for the applicable building typology.

The parking/ garage dispositions presented in Table 5 do not apply to higher density building types such as Flex Buildings, Loft Houses, Loft Buildings, Apartment Buildings and Commercial Buildings. For these building types, site access, garaging and car parking will be defined in the LDPs for the lot.

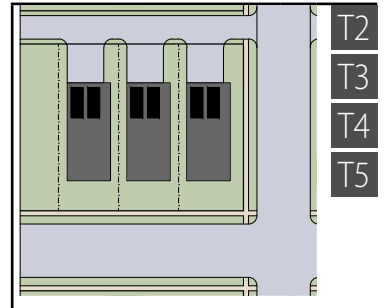
TABLE 5 – GARAGE DISPOSITION

<p>Flag Direct: This disposition may be used in conjunction with a specialized lot configuration known as a flag lot. In this configuration a lot located behind other lots is accessed by a driveway connecting to the main thoroughfare.</p>		<p>T2 T3 T4</p>
<p>Front Forecourt: An outbuilding is placed towards the front of the lot, to the side, in front or adjacent to the principal building. A parking court connects the principal building with the outbuilding at the front of the lot. Access to the parking court is provided from the main thoroughfare with access to the outbuilding being provided through the parking court. Direct access to the outbuilding is denied from the main thoroughfare.</p>		<p>T2 T3</p>
<p>Front Side Court: An outbuilding is positioned to one side of the lot adjacent to the principal building, and may be attached or detached to the principal building. A parking court is positioned in front of the outbuilding, next to the principal building serving as a connection between the two. The parking court and outbuilding are both accessed from the main thoroughfare at the front of the lot.</p>		<p>T2 T3</p>
<p>Front Side Direct: On larger lots, an outbuilding is placed behind the principal building to one side. Access to the outbuilding is provided by a driveway along the same side of the lot connecting to the main thoroughfare at the front of the lot.</p>		<p>T2 T3 T4</p>
<p>Front Mid Court: An outbuilding is placed towards the rear of the lot forming a parking court with the principal building located at the front of the lot. A driveway beginning at the main thoroughfare is located along one side of the principal building providing access to the parking court.</p>		<p>T2 T3 T4</p>

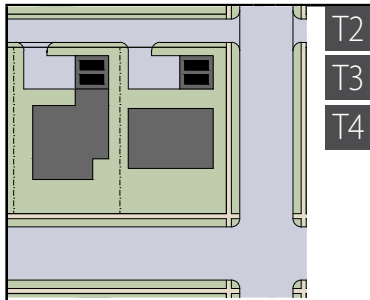
Front Rear Court: An outbuilding is placed at the rear of the lot with access provided through a parking court. A driveway is accessed from the main thoroughfare at the front of the lot and is positioned along the principal building leading to the parking court at the rear of the lot.



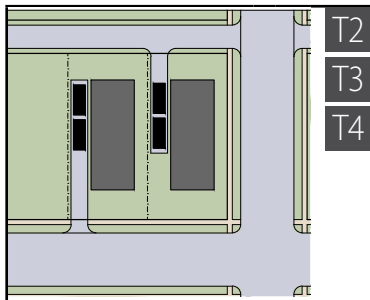
Rear Back Court: In this disposition no outbuilding is present. An alley or lane provides access to a parking court located along the rear lot boundary. Additional shared parking areas may be provided in underground garages for high density building types.



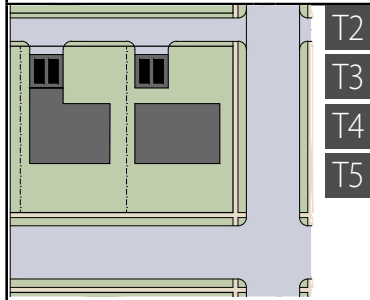
Rear Side Court: An outbuilding is positioned to one side of the lot. Vehicular entrances are provided through an alley or lane in a parking court adjacent to the outbuilding. Access to the outbuilding is provided through a parking court. This configuration denies direct access to the outbuilding from the alley or lane.



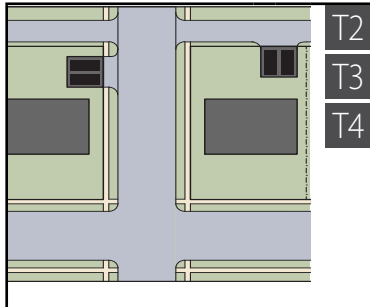
Front / Rear Side Stack: In this disposition no outbuilding is present. A driveway, approximately one car's width is placed to one side of the principal building. The driveway is accessed through an alley or lane at the rear of the lot, or where no lane is present from the thoroughfare at the front of the lot. In some circumstances where there is a lane or alley present, driveway access may be required from the main thoroughfare. This may include where there is steep topography or sight line issues restricting lane/alley access.



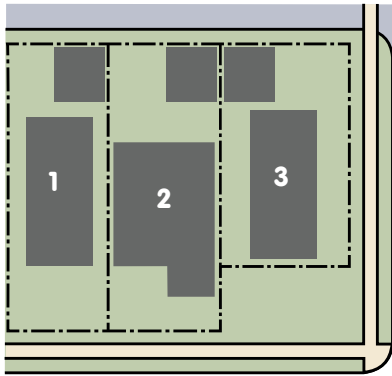
Rear Direct: An outbuilding may be placed at the rear of the lot behind the principal building, or the garage may be incorporated under the same roof as the principal building. An alley or lane provides access to a short driveway leading to the outbuilding. There is no parking court in this disposition. Additional shared parking areas may be provided in underground garages particularly for high density building types.



Side Direct
This disposition is for lots that have two thoroughfare frontages, and obtain access from the side of the lot, fronting the Secondary Boundary. There is no parking court in this disposition.

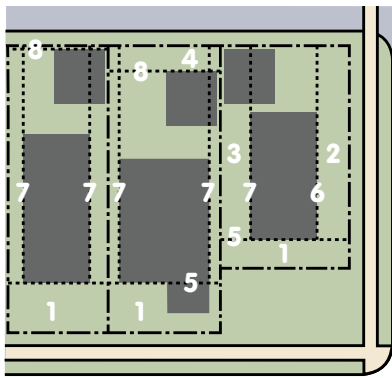


LOT TYPES



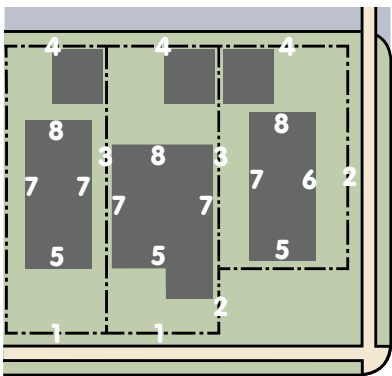
- 1 - Interior Lot
- 2 - Corner Lot
- 3 - Edge Lot

SETBACK DESIGNATIONS



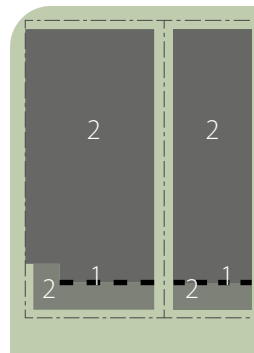
- 1 - Principal Setback
- 2 - Secondary Setback
- 3 - Side Setback
- 4 - Rear Setback
- 5 - Principal Setback Line
- 6 - Secondary Setback Line
- 7 - Side Setback Line
- 8 - Rear Setback Line

BOUNDARIES + ELEVATIONS



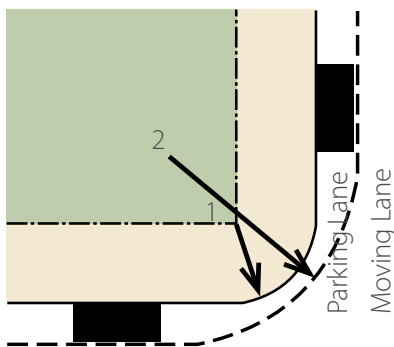
- 1 - Principal Boundary
- 2 - Secondary Boundary
- 3 - Side Boundary
- 4 - Rear Boundary
- 5 - Principal Elevation
- 6 - Secondary Elevation
- 7 - Side Elevation
- 8 - Rear Elevation

BUILD TO LINE



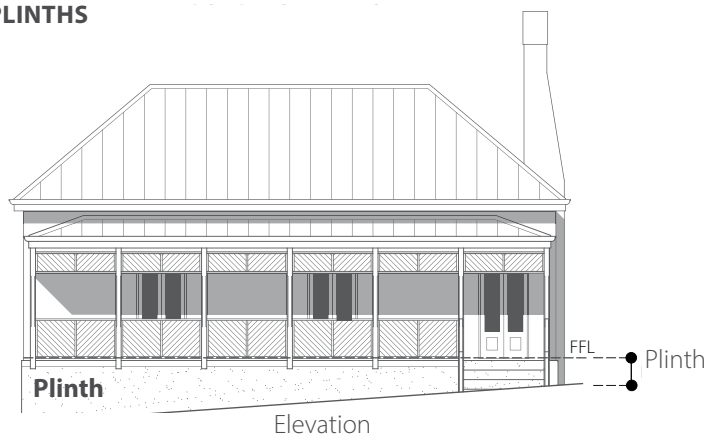
- 1 - Build to Line
- 2 - Permitted Encroachment

TURNING RADIUS

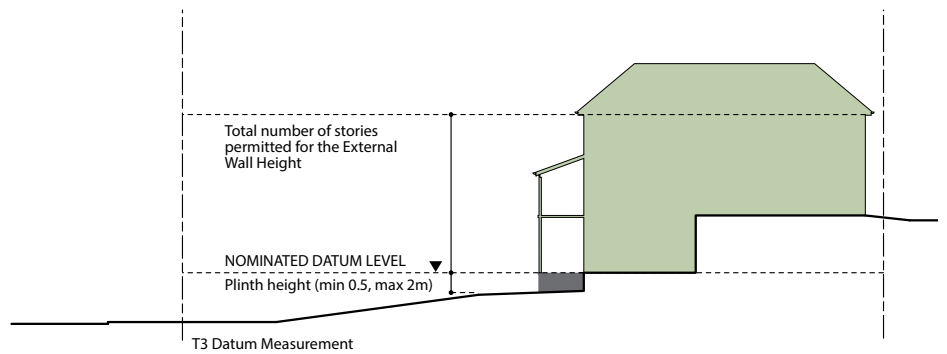


- 1 - Radius at the kerb
- 2 - Effective turning Radius ($\pm 2.5m$)

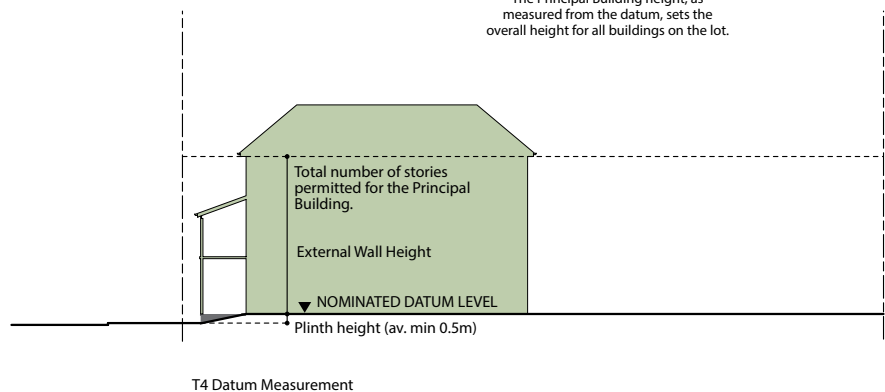
PLINTHS



MEASUREMENT OF BUILDING HEIGHT



NOTE:
The Principal Building height, as measured from the datum, sets the overall height for all buildings on the lot.



GENERAL TERMS

Adjoining Property: means any lot which shares a boundary or portion of a boundary with a lot on which a Dwelling may be built as provided for in the relevant LDP.

Ancillary Unit: means self-contained living accommodation on the same lot as the Principal Building. It is encouraged to be located in the Outbuilding of the Dwelling.

Alfresco Encroachment: means a terrace, with or without a pergola, that provides space for outside dining and entertainment.

Apartment Building: refer Building Type

Apartment House: refer Building Type

Arcade: refer Private Frontage Type.

Attached Fence: means a fence that is to extend between the side of the Dwelling and the side Boundaries of the lot, in a material approved by the Jindee Developer. Attached Fences, where required, shall extend between the Principal Elevation and Side lot Boundary and usually along the Principal Setback Line or Build- to-line.

Balcony: means a balustraded platform on the outside of a Building with access from an upper internal room and covered by a verandah.

Boundary: means each of the lines drawn in the title deeds to a lot that defines the limit of that lot. A lot at Jindee will have each of the Principal, Secondary, Side (by orientation) and Rear Boundaries defined in the Individual Lot Plan for that lot.

Building: means any structure whether fixed or moveable, temporary or permanent placed or erected on land and the term includes Dwellings, structures appurtenant to Dwellings such as carports, garages, verandahs, patios, outbuildings and retaining walls, but excludes boundary fences, pergolas and swimming pools.

Building Disposition: means the manner in which a Dwelling is placed on a lot in reference to the boundaries of the lot and as described in the Jindee Structure Plan No. 84 and Design Code, and Table 3 of this LDP Part 1 Report. A Building Disposition may be one of the following types:

- **Edgeyard Disposition** – a Building built with setbacks from the Boundaries on all sides of the lot, notwithstanding that side setbacks may be reduced to nil as prescribed in LDP;
- **Courtyard Disposition** – a Building that may be built with zero lot lines to one or more Boundaries as defined in the LDP for that lot and that is usually built around a courtyard;
- **Sideyard Disposition** – a Building built predominantly on one side of a lot, or on a zero lot line on one side boundary, and that has a larger setback on the other side boundary.
- **Rearyard Disposition** – a Building that occupies the full width of the lot, leaving the rear of the lot as the sole yard;
- **No-yard Disposition** – a Building that occupies the Boundaries of the lot, usually bounded by a public thoroughfare or adjoining lots.

Building Envelope: means the area of a lot identified on the Individual Lot Plan that is the only area to contain Buildings.

Building Type: means a Building Type that relate to the different Transect Zones and that is assigned to each lot through the LDP, having regard to the compatibility with the intended character of the Transect Zone, as well as the lot size and configuration. Additional or new Building Types may be introduced through a LDP. Detailed requirements for each Building Type are contained in the Architectural Standards. Building Types at Jindee include:

- **Villa:** means a single residential Building Type on a larger lot shared by one or more Outbuildings.
- **House:** means a single family residential Building Type on a medium or larger sized lot that may be shared with an Ancillary Unit or Outbuilding.
- **Cottage:** means a single family residential Building Type on a smaller lot which may be shared with an Ancillary Unit or Outbuilding in the backyard.
- **Terrace:** means a single family residential Building Type with parapet walls on both Side Boundaries, allowing the Principal Elevation to form a continuous frontage. This is the highest density single family residential Building Type with a private yard.

- **Apartment House:** means a Building Type that accommodates multiple dwellings disposed above and beside each other, sharing a common entry and otherwise built to reflect the Building Type on that lot. Dwellings accommodated within Apartment House Building Types are not able to be separately subdivided into freehold or survey strata lots, but may be strata titled under a built strata scheme. An Apartment House lot may also accommodate a multiple dwelling above the garage or garages including those garages provided for the other multiple dwellings on the lot. Access to this garage apartment is not required to share a common entry with the other multiple dwellings referred to in this definition of an Apartment House. Any garage apartment must be accessed from the lane behind the apartment house lot, if one exists. 80% of the internal area of a garage apartment must be located above the garage/s. The area of the stairs required to access the garage is not included in the calculation of the internal area of this garage apartment for the purposes of this definition.
- **Loft Building:** means a mixed use liner Building Type often used to mask open or structured car parking.
- **Flex Building:** means a mixed use building type which may be residential or commercial, and may be attached to others on a lot of urban character.
- **Loft House:** means a mixed-use, multi-dwelling building type designed to accommodate housing and/or office space above ground floor retail/commercial.
- **Apartment Building:** means a multi family, mixed use building type, that may be attached to others on a lot of urban character.
- **Commercial Building:** means a flexible commercial Building Type that may include residential uses above.

Build-to-Line (BTL): this is a line that may be defined in the Individual Lot Plan for a lot. It prescribes the location on the lot where a minimum proportion of the Principal Elevation and/or Secondary Elevation of the Dwelling on that lot must be built. A BTL results in a predictable urban form outcome with a consistent line of development along a streetscape.

Build-to-Line Percentage: means the minimum percentage of the Build-to-line (BTL) that is required to be built on and is defined for each lot in the Individual Lot Plan. A Dwelling will comply with this requirement if the width of the Principal Elevation of the Principal Building constructed, or to be constructed on this BTL, divided by the length of the BTL, is equal to or greater than the BTL Percentage.

For the purposes of this calculation the Principal Elevation of any Projecting Front, or receding portion of a Private

Frontage (i.e. Return Verandah), will be deemed to be constructed on the BTL and included in the width of the Principal Elevation.

Width of the Principal Elevation built on the BTL = A

Width of the Projecting Front = B

Length of the BTL = C

$(A + B) \div C \geq$ BTL Percentage.

Celestial Window: means a highlight window that has a sill height of 1.6m above floor level.

Commercial Building: refer Building Type.

Common Yard Private Frontage Type: refer Private Frontage Type.

Cottage: refer Building Type.

Development: has the same meaning as used in the City Of Wanneroo. District Planning Scheme.

Double Projection: refer Principal Building Elevation Type.

Double Return Verandah: refer Principal Building Elevation Type.

Dwelling: means a Building or portion of a Building being used adapted or designed or intended to be used for the purposes of human habitation on a permanent basis by a single person or a single family or no more than 6 people who do not comprise a single family.

Edge Lot: refer to Lot Type.

Encroachment: this is any element of a Building that is either built or proposed to be built within a Setback. Encroachments are not to be built in Setbacks unless they are Permitted Encroachments.

Encroachment – Public: means the structural element of a Building that extends into the public realm and are limited to Gallery, Arcade and Shopfront Private Frontage types.

Expression Line: means a line prescribed at a certain height of a Building for the major part of the width of a Principal Elevation, expressed by a variation in material or by a limited Projection such as a moulding or Balcony.

External Fixtures: means utilities, pipes and conduits, equipment, plant or other structures which are necessary for a Dwelling to achieve efficient comfortable and environmentally sustainable operating outcomes and include,

but are not limited to: solar panels and tanks connected with solar panels; satellite dishes, television aerials and other communication devices; plumbing and plumbing vent pipes; evaporative coolers; clothes dryers; HVAC systems; pool filters; and power, water, gas and communications infrastructure.

External Wall Height: means the measure of external Building wall height measured from:

- the finished floor level to the underside of the eaves;
- the lowest point of the wall;
- where a parapet wall is used, from the floor to the underside of the pitching plate of the roof at its lowest point;
- for the veranda on the principal elevation, the veranda floor to the underside of the eaves and otherwise as referred to above.

It does not include roofs, chimneys, wind towers or towers.

Flex Building: refer Building Type.

Forecourt Private Frontage: refer Private Frontage Type.

Form Based Code (FBC): a means of regulating Development to achieve a specific urban form, by controlling physical form primarily, with a lesser focus on land use.

Front Elevation: synonymous with Principal Elevation.

Gallery: refer Private Frontage Type.

Gatehouse: a Gatehouse may form part of the entry. It is located to the side and is forward of the Principal Building and may extend across the Principal Elevation by a maximum of 0.5m. It must be finished with a Parapet Wall to at least three sides including the Principal Elevation and two side elevations and must be roofed. It may contain open walls to the sides below the Parapet Wall and the top of the Parapet Wall must be at least 2.75m high measured from the finished floor level. The Gatehouse width is restricted to: a 2m wide Gatehouse on a 10m lot frontage; and a 2.5m wide Gatehouse on a 12m and 14m lot frontage. The Verandah must attach to the side of the Gatehouse.

Golden Ratio: means a ratio of 1:1.618 that is found in nature and used in traditional building, which is widely considered to be a proportion of universal beauty. When applied in architecture, the Golden Ratio (together with other traditional proportions of 1:1, 1:2 and 1:3) achieves Buildings that area designed to traditional proportions. The design of Buildings at Jindee, including Building widths, Heights, Projections and opening sizes have regard to these traditional

proportions.

Ground Floor: for the Purposes of the Privacy Provisions contained within the relevant LDP, the Ground Floor is any area of a Building that is built not more than 500mm above the Lot Datum.

House: refer Building Type.

Individual Lot Plan: that part of this Local Development Plan that refers specifically to individual lots and must be read in conjunction with the Private Realm Operative Provisions of an LDP.

Interior Lot: refer Lot Type.

Jindee Developer: means the Jindee Development Company Pty Ltd.

Jindee Town Architects' Office: means the panel that has been convened by the Jindee Developer to assess all Development for compliance with any LDP, Architectural Standards, or any Covenants and Conditions of a Sale of Contract.

Loft Building: refer Building Type.

Loft House: refer Building Type.

Lot or Site Coverage: refer Maximum Lot Coverage

Lot Boundary: refer to Boundary.

Lot Datum: this is the Datum specified in the LDP for that Lot, from which all Building Height is measured. The Datum is expressed as the height above sea level as measured by the Australian Height Datum.

Lot Line: synonymous with Boundary.

Lot Owner: means any person or persons and/or any entity or entities shown as the Lot Owner on the Lot Title and/or any director or person in effective control or where they may act together in effective control of the lot. It also includes any person that has entered into a Contract of Sale for a lot. . Any action taken or any action failed to be taken by a person with the knowledge of the Lot Owner is deemed to be an action taken or failed to be taken by the Lot Owner.

Lot Type: refers to the location of a lot within a street block and includes Edge Lots; Corner Lots, and Interior Lots as described below, all which may have different Building design

requirements as detailed in the relevant LDP. Also refer graphic depiction of Lot Types in this LDP Part 1 Report.

- **Edge Lots** - are lots that have a Principal, Side and Rear Boundary shared with public spaces on three sides and are adjacent to a lot in private ownership (on only one Side Boundary).
- **Corner Lots** – are lots that have a Principal, Rear and partial Side Boundary shared with public spaces and are otherwise bounded by privately owned lots. They are designed to create a stagger in the thoroughfare and interest in the streetscape.
- **Interior Lots** - are lots that have a Principal Boundary shared with public spaces, and are bounded by lots on each side. The Rear Boundary may be shared with a lot or public space.

Match Block Face: refers to the requirement for Buildings located on either side of a thoroughfare to have the same setback, or as specified in the Urban Standards of Part 1 Jindee Design Code.

Maximum Lot Coverage: means the footprint of the Building at ground level but does not include verandahs and covered alfresco areas.

Openings: means doors, windows or other opening in an exterior wall.

Open Outlook: means the Side Elevation of the Dwelling that is nominated in the ILP of the relevant lot where no restrictions are imposed on Openings, however restrictions on Verandahs, Balconies and terraces on the 1st floor and above may be applied as specified in the Individual Lot Plan for the relevant Lot.

Permitted Encroachments: these are Encroachments that are permitted to be built in Setbacks. What is permitted to be built in a particular setback will be designated in the ILP for that lot. Depending on the lot and type of Setback this may include, but is not limited to: Verandahs, Screens, chimneys, Balconies, eaves, Projecting Fronts, Bay Windows, porticos to define the principal entries, plinths or piers for Verandahs, steps, towers, Attached Walls, swimming pools, swimming pool gazebos, estate fencing and estate walling. Where these are not defined in this LDP refer to the Architectural Standards for the definitions and restrictions that apply at Jindee to these Building elements.

Pergola: is an open-framed Timber external structure built with posts that support a series of beams and rafters that serve as a flat or horizontal cover for a patio or terrace on which vegetation is supported, and that may or may not be attached to the dwelling. Where nominated in the LDP, a Pergola is permitted instead of a Verandah to the Principal Elevation, in which case it is attached to the dwelling.

Plinth: for the purposes of this LDP for Jindee, a Plinth means that part of a building (it may be a wall, a retaining wall, an Embankment or Piers as shown on the LDP), that raises the Private Frontage Type (i.e a Verandah, a Terrace, pergola or a Stoop) and/or Building Elevation Type (ie a Projecting Front and/or Return Verandah) built on or adjacent to the Principal Setback or Secondary Setback, above ground level.

The height of a Plinth built by the Developer will usually be, on average, across the front of the Plinth, not less than 500mm. The purpose of the Plinth is to visually enhance the height at which the home is built above street level providing greater presence to the dwelling and enhancing the streetscape. For this reason, when a Plinth has to be constructed by a Lot Owner then the height of that Plinth should be maximised taking into account the Lot Datum, building element requirements, pad levels, batters and footpath levels.

Principal Boundary: means the Boundary identified as the Principal Boundary in the Individual Lot Plan for that lot.

Principal Building: means the main building on a lot facing the Principal Boundary and is required to meet the requirements of one of the Principal Building Elevation Types and the requirements of the Principal Building Depth.

Principal Building Depth means that a Principal Building is required to have a depth that is at least 50% of the Principal Elevation width measured in plan view unless the JTAO approves a lesser depth on architectural merit. The Principal Elevation width is measured from the outside face of the external walls of the Principal Building at the widest part of the Principal Building. The Principal Building Depth is measured from the outside face of the External Walls of the Principal Elevation to the parallel and opposite external rear wall of the Principal Building or where there is no rear wall the extent of the Principal Building is assumed to be where the external wall would be located based on the Principal Roof extent and eave overhang. The projecting front is not included in the Principal Building depth calculation.

Principal Building Elevation Type: are Elevation types defined for Principal Buildings only and may include:

- **Straight Front** - the Principal Elevation is continuous with no articulation, returns or Encroachments (note that a Straight Front' may include 'Permitted Encroachments' as determined in the ILP for individual lots)..
- **Projecting Front** – the Principal Elevation contains a Projecting Front – refer definition for Project Front.
- **Return Verandah** - the Principal Elevation contains a portion that is behind the Build-to-Line or where a Build-to-Line has not been designated, behind the Principal Setback Line. The receding portion is contained within the Principal Building envelope. The verandah provides continuous cover to the Principal Elevation and receding portion.
- **Double Return Verandah** - the Principal Elevation includes a verandah return on both sides of the Building and a Straight Front in-between.
- **Projecting Front and Return Verandah** - this Principal Elevation type requires both the requirements for the Projecting Front and the Return Verandah to be met. In calculating if the proportional requirements have been met in relation to the Projecting Front, the Return Verandah is not included in the calculations.
- **Double Projection** - the Principal Elevation includes two Projecting Fronts either side of a Straight Front elevation. The two Projecting Fronts must meet the Golden Ratio proportions when measured against the straight portion of the Principal Elevation.
- **Double Verandah** - the Principal Elevation contains a Straight Verandah for the extent of the Principal Elevation. The Secondary or Side Elevation contains a Straight Verandah for an extent of at least 4m to the Secondary Elevation and for at least 2m to the Side Elevation.

Principal Door: also referred to as Principal Entrance.

Principal Elevation: means that part of the exterior wall of the Principal Building that faces the Principal Boundary, and includes an Encroachment that faces the Principal or Side Boundary.

Principal Entrance: the main point of access for pedestrians into a Building.

Principal Setback: refer to Setbacks.

Private Frontage Types: this is the range of building frontages that attach to the front of a Dwelling and reinforce the intended Transect Zone character from less urban to more urban as described in Table 4 of this LDP Part 1 Report. They include the following:

- **Common Yard** - a Private Frontage wherein the Principal Elevation is setback substantially from the Principal Boundary. The front yard created may remain unfenced and is visually continuous with adjacent yards, supporting a common landscape
- **Verandah Frontage Type** - is a Private Frontage where the Principal Elevation is setback from the Principal Boundary with a verandah attached that is permitted to encroach into the Principal Setback. The verandah may be more than a ground storey verandah but shall relate to the number or storeys permitted on a lot.
- **Projection/ Bay Window** - is a Private Frontage wherein the Principal Elevation is setback from the Principal Boundary with a Building Projection (including a Projecting Front) that is permitted to encroach. A bay window is a space projecting outwards from the main walls of a Building and forming a bay in a room.
- **Terrace and/ or Light Court** - a Private Frontage wherein the Principal Elevation is setback from the Principal Boundary by a terrace and/ or a sunken light court. This Private Frontage Type creates separation between residential use and urban footpaths and removes the private yard from public Encroachment. The Terrace is suitable for conversion to outdoor cafes in higher Transect Zones.
- **Forecourt** - is a Private Frontage wherein a portion of the Principal Elevation is close to the Principal Boundary and the central portion is set back. The forecourt created may be suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage Types. Large trees within the forecourt may overhang the footpaths.
- **Stoop** - is a Private Frontage wherein the Principal Elevation is aligned close to the Principal Boundary with the Ground Floor elevated sufficiently from the footpath

to secure privacy for the windows, and steps provided to access the Building.

- **Shopfront** – is a Private Frontage wherein the Principal Elevation is aligned close to the Frontage Line with the building entrance at footpath grade. This type is conventional for retail or other commercial uses. It has substantial transparent glazing on the footpath level and an awning that may overlap the footpath to the maximum extent possible.
- **Gallery** - is a Private Frontage wherein the Principal Elevation is aligned close to the Frontage Line with an attached verandah overlapping the footpath. This type is conventional for retail or other commercial uses and usually overlaps the whole width of the footpath.
- **Arcade** - is a Private Frontage wherein the Principal Elevation is a colonnade that overlaps the footpath with a habitable space above, while the Principal Elevation at footpath level remains at the Principal Boundary. This type is conventional for retail and other commercial uses. The Arcade should be no less than 4 metres wide and may be one (1), two (2) or three (3) storeys in height.

Private Realm Operative Provisions: means that part of the LDP that sets out the requirements that must be met by any Development on a lot and for any particular lot and are to be read in conjunction with the ILP for the lot.

Projecting Front: this is a type of Encroachment that may be permitted into a setback of a particular lot. For a building element to be considered a Projecting Front, it must meet the following criteria:

- It must be under the same roof as the Principal Building;
- Any required verandah must attach to the side of the Projecting Front; and
- It must be built to the proportions of the Golden Ratio.

This requirement is that $A \div B = 1.618$.

Where: 'A' is the width of the Principal Elevation less the width of the Projecting Front, and 'B' is equal to the width of the Projecting Front.

Note: This measure need not be precise and working to brick courses or other standards will be acceptable.

Projecting Front and Return Verandah: refer Principal Building Elevation Type

Projection/ Bay Window Private Frontage Type: refer Private Frontage Type.

Public Realm Operative Provision: means that part of the LDP that sets out the standards and requirements that must be met by any Development within the public realm.

Rear Boundary: means the Boundary identified as the Rear Boundary in the Individual Lot Plan for that lot.

Rear Elevation: means that part of the wall of the Building that is built on or adjacent to and facing the rear Boundary.

Rear Elevation not on Rear Boundary: means the Rear Elevation not on or adjacent to the Rear Boundary and is that part of the Building that is built facing the Rear Boundary.

Restricted Outlook: means the Side Elevation of the Dwelling in the ILP of the relevant lot, where no openings are permitted within 4.5m of the Side Boundary, unless the Opening is:

- a Celestial window;
- Screened;
- fitted with Opaque Glass.

Verandahs, Terraces or Balconies – must be screened if located within 4.5m of the relevant Side Boundary with the exception of any Return Verandahs.

Return Verandah: refer Principal Building Elevation Type.

Secondary Boundary: means the Boundary identified as the Secondary Boundary in the Individual Lot Plan for that lot.

Screen: means a fixed or moveable upright partition allowing ventilation and light through the screen and used to provide concealment or privacy.

Screening Device: means Landscaping that meets the requirement of a Screen.

Secondary Elevation: means that part of the external wall of the Building that is built facing the Secondary Boundary. On Corner Lots, the Secondary Elevation may be located on, or adjacent to, a Secondary Boundary as nominated on the relevant Individual Lot Plan (ILP).

Secondary Setback: refer Setback.

Setback - this is the area between the Boundary of a lot and the Setback Line (also referred to as the Setback Area). No structural elements of the Building are permitted to be built in the Setback except Permitted Encroachments. Each Setback is referred to by the Boundary to which the Setback is adjacent as described below. Refer to the Individual Lot Plan (ILP) for the Boundary designation applicable to each lot.

- **Principal Setback** - the area between a Principal Boundary and a Principal Setback Line.
- **Secondary Setback** - the area between a Secondary Boundary and a Secondary Setback Line.
- **Side Setback** - the Setback between a Side Boundary and a Side Setback Line and is referred to by its general orientation on the lot i.e. side setback – north as designated in the ILP for the relevant lot.
- **Rear Setback** - area between the Rear Boundary and Rear Setback Line.

Setback Line: this is a defined line beyond which the structural elements of any Building must not be built or extend. The exceptions to this are Permitted Encroachments. Where the LDP for a lot allows a zero lot alignment then the zero lot alignment becomes the Setback Line for that part of the lot. In most instances Setback Lines will be parallel to the Boundaries to which they relate as follows:

- **Principal Setback Line** - the Setback Line that is opposite the Principal Boundary;
- **Secondary Setback Line** - the Setback Line that is opposite the Secondary Boundary;
- **Side Setback Line** - the Setback Line that is opposite the Side Boundary (not being a Secondary Boundary) and designated by its orientation.
- **Rear Setback Line** - the Setback Line that is opposite the Rear Boundary.

Shade Devices: means external shading devices incorporated in the building façade, or adjacent to building, to limit the internal heat gain resulting from solar radiation.

Shopfront Private Frontage: refer Private Frontage Type.

Sideyard House: a Building Type with a Sideyard Disposition. Refer Building Disposition.

Sideyard Wall: a masonry wall that extends from the Principal Building along the Principal Setback Line to the extent of the Verandah to conceal the Verandah and contains an entry gate. Where there is a setback from the Southern Side Boundary, the Sideyard Wall is to continue from the Principal Elevation to the Side Boundary, in the same plane as the Principal Elevation. The requirement for Sideyard Wall

is detailed in the ILP for identified lots, and the specifications prescribed in the Architectural Standards.

Side Boundary: means the Boundary identified as the Side Boundary in the Individual Lot Plan for that lot.

Specific Design Requirement (SDR): means a built form element that must be incorporated into the design and development on a Lot. Where a Specific Design Requirement is mandated it will be specified in the Individual Lot Plan (ILP) for that lot and the Architectural Codes will detail the design requirements for that particular type of SDR. There are four types of Specific Design Requirements (SDR) detailed below.

- i. **Projecting Front:** where a Projecting Front is designated as the Specific Design Requirement on a Lot the requirement of a Projecting Front, as included in the definition of Projecting Front above, must be built on the lot in the designated position.
- ii. **Corner Treatment:** where a Corner Treatment is designated as the Specific Design Requirement on a Lot the following requirements must be met:
 - no fencing higher than 900mm must be built on the Secondary Boundary within 3 metres of the Principal Setback Line;
 - a Return Verandah must be incorporated into the dwelling where the return of the Verandah is to be located on or adjacent to the Secondary Setback Line and extends for a depth of a minimum of 2 metres; or
 - such other built form element that the Jindee Town Architects Office (JTAO) endorses as providing a like and appropriate built form element that addresses the streets on the Principal and Secondary Boundaries, as defined in the Jindee Architectural Standards.
- iii. **Laneway Surveillance** – where Laneway Surveillance is designated as the Specific Design Requirement on a Lot the following requirements must be met:
 - appropriate laneway surveillance from a habitable room from appropriately orientate windows, Verandahs balconies or terraces; or
 - such other means as of surveillance that the Jindee Town Architects Office endorses as providing appropriate laneway surveillance.
- iv. **Terminating Vistas** - where a Terminating Vista is designated as the Specific Design Requirement on a Lot the following requirements must be met:
 - a point of reference is to be provided on the lot

such that it becomes a means of orientation for those using the adjacent public realm;

- the point of reference should be a built element but may be, with the endorsement of the JTAO, a substantial landscape feature such as a significant tree. endorsement must be obtained from the JTAO to the proposed Terminating Vista prior to construction;
 - examples of Terminating Vistas that could become points of reference that would be endorsed by the JTAO include but are not limited to the following: a tower element, a roof light, a Projecting Front, a sculptural Element or Art Installation.
- v. **Gable End** - where a Gable End is designed, a Symmetrical Gable Roof is required on the Elevation for the extent of the Encroachment.

Stoop Private Frontage: refer Private Frontage Type.

Straight Front: refer Principal Building Elevation Type

Terrace and/ or Light Court Private Frontage Type: refer Private Frontage Type

Terrace: refer Building Type

Verandah Private Frontage: refer Private Frontage Type.

Villa: refer Building Type





PART TWO
LOCAL DEVELOPMENT PLAN 5.0
OVERALL PLAN AND INDIVIDUAL LOT PLANS

