

Legend

Public Realm

- LDP Boundary
- No Vehicular Access
- Carriageway and vehicle direction
- Carriageway and On-street Parking
- Roads Kerb Barrier
- Rubbish Bin Collection Point
- Street Planting
- Mulch Only (indicative - dependant on final garage location)
- Garden Soil
- Paving Type A - Laneway
- Paving Type B - Path
- Paving Type C - Street and Drive
- Paving Type I - Cobble
- Paving Type J - Herringbone Paving
- Limestone Pinnacles
- Park Bench
- Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)
- Proposed light pole location

Legend

Private Realm

- Building Type
- Cottage Type
- House Type
- Terrace Type
- Apartment House Type
- Specific Design Requirements (refer to Operative Provision No. 12)
- Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 5 and No. 6)
- Required Sidelway Pad (refer to Operative Provision No. 10)
- Datum and Pad Level (refer Operative Provision No. 5)
- Spot Levels
- Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Entry Steps
- Indicative Retaining Wall Locations
- No Vehicular Access
- Indicative Services Area

Table 1 - Tree Species and Spacing

Street Type	Single or Mixed Species	Typical Tree Species	Spacing	Arrangement
Street 4B	Mixed	Tipuana tipu, Agonis flexuosa, Angophora Costata, Gleditsia triacanthos	2.0-7.0m	Regular
Street 4F	Single	Platanus Orientalis	8.0m	Regular
Boulevard 2C	Mixed Species	Gleditsia triacanthos, Platanus Orientalis, Angophora Costata	Varied	Irregular/ Cluster
Public Spaces including Passages, and Laneways	Mixed Species	Includes Cupanopsis Anacardioides, Eucalyptus Caesia	Varied	Varied

Tree Species

- Angophora costata (Sydney Red Gum)
- Tipuana tipu (Pride of Bolivia)
- Cupanopsis anacardioides (Tuckeroo)
- Gleditsia triacanthos (Shademaster)
- Agonis flexuosa (WA Peppermint)
- Platanus orientalis (Oriental Plane Tree)
- Eucalyptus caesia (Gungahra)

PUBLIC REALM - OPERATIVE PROVISIONS

The Public Realm - Operative Provisions detail the development of the public realm, and provide the framework for the approval of the detailed design, including the Engineering Plans and Landscape Masterplan, required as conditions of subdivision approval.

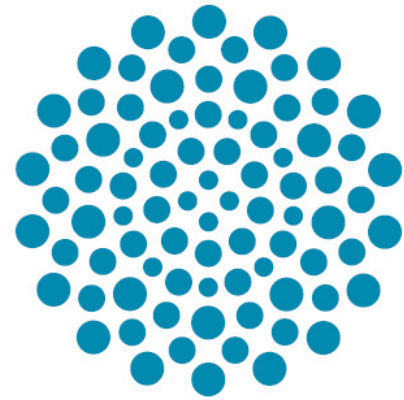
1. Landscape and Trees	a) Street Trees Tree Species and Spacings for Thoroughfares and Civic Spaces are detailed in Table 1, below. Minor adjustments to spacings may occur at detailed landscape stage and/or through detailed Engineering Plans to cater to final lighting, utility locations and alignments. b) Groundcover Groundcover and shrubs will be used in planters and Civic Spaces - shrubs may include Bougainvillea, Oleander and Hibiscus. c) Laneway Planting Final location of planting in laneway is dependent on location of crossovers.
2. Parking	a) On Street Parking On street parking is provided and located as indicated on the adjacent plan. b) Laneway parking and access Access to, or within a Lane, shall not be obstructed by any vehicle in accordance with any relevant City of Wanneroo Local Laws. Parking of vehicles is prohibited within a Lane.
3. Street Lighting	Street lighting is detailed on the adjacent plan. The final location of lighting will be determined through the approval of Engineering Plans, required as a condition of subdivision.
4. Lot Truncations	Consistent with the provisions of Liveable Neighbourhoods, lots do not have truncations if adequate sightlines have been achieved.
5. Detailed Design of Civic Spaces	Final design of Civic Spaces including Public Open Space, Passages and Paths to be provided through an LDP or at detailed Landscape design stage.
6. Refuse Collection	An area must be provided within the laneway, clear of garage doors, to enable collection by refuse vehicle. Refer Private Realm - Operative Provision No. 13. In regard to refuse vehicle access, given collection is primarily from rear laneways, the requirement for an easement or legal agreement for a temporary turnaround facility is not required.
7. Paving Materials	Final allocation of paving types and materials will be determined at detailed landscape and engineering stage.
8. Kerbing Type	All kerbing is barrier or flush kerbing unless otherwise specified.

PRIVATE REALM - OPERATIVE PROVISIONS

All Development on the land referred to in this LDP is to comply with the requirements of Local Development Plan Number 9.0 ("LDP 9.0"). The Private Realm - Operative Provisions of LDP 9.0, in conjunction with the Individual Lot Plan ("ILP") for each Lot, set out the standards and controls (both graphically and in the corresponding text provisions) that must be met in developing any Lot contained within the LDP 9.0 area. For the avoidance of doubt, "LDP" is a reference of convenience only and each and every ILP forms part of this LDP 9.0. Definitions for terms used in this document are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the LDP Part 1 Report (referred to as "LDP Report"). In summary this process requires:
a. That an application for any proposed Development be made to the Jindee Town Architects Office ("JTAO") to assess the proposed Development for compliance with the LDP and other controls administered by the Town Architect. This application must be made in the form required in LDP Report or as required by the JTAO.
b. Any amendments required to the proposed Development by the JTAO are to be resubmitted to the JTAO.
c. If the JTAO endorses an application as conforming to this LDP and the application is of a type that does not require planning approval then the Lot Owner/ Purchaser may make an application for a Building Permit to the City of Wanneroo.
d. If the JTAO endorses (with reasons) an application for a proposed Development as non-conforming with this LDP but the application is consistent with the objectives and design intent of the LDP then the Planning Approval of the City of Wanneroo is required for the proposed variance to the LDP prior to applying for a Building Permit.
In the event of any inconsistency between the above approval process summary and the process set out in LDP Report, then the LDP Report will prevail.

1. Site Works	a) Maximum Lot Level Development on the lot will not increase the level of that lot by more than 500mm above the Lot Datum, or as otherwise stated in Item 1a of the relevant ILP. b) Stormwater management Stormwater draining from roofs and driveways and other impermeable surfaces is to be managed on site as required by the City of Wanneroo. c) Retaining Walls i. Any retaining walls developed on the lot must be engineered and structurally certified. If a wall, including a retaining wall, is to be developed within the zone of influence of an existing retaining wall, then engineering certification is required to confirm that the proposed wall will not undermine the structural integrity of the existing retaining wall. ii. Any retaining wall developed on the lot must either match the retaining walls provided by the Jindee Developer or be of masonry construction that matches or complements the Dwelling built on the lot. iii. All retaining walls are built to certain tolerances. It is the responsibility of the Lot Owner to ensure when developing on or near any retaining walls (whether provided by the Jindee Developer or otherwise) any development takes into account these tolerances. The engineering details that establish these tolerances are maintained by the City of Wanneroo. d) Earthworks and Fill Designs must demonstrate compliance with the City of Wanneroo specifications regarding driveway gradients (refer WFD 6.07).
2. Density (No of Dwellings)	a) Limit on Number of Dwellings The number of single Dwellings that may be developed on a lot is limited to the number referred to in Item 2a of the relevant ILP. An Ancillary Unit is not considered an additional Dwelling for the purposes of this sub section. b) Apartment House Dwelling Units The maximum number of Dwellings permitted for an Apartment House is mandated in Item 2b of the relevant ILP. c) Ancillary Units The requirement for an Ancillary Unit to be constructed is mandated in Item 2c of the relevant ILP.
3. Dwelling Controls	a) Maximum Lot Coverage Development on the lot must not exceed the Maximum Lot Coverage permitted as specified in Item 3a of the relevant ILP. b) Building Type Only a Building of the Building Type prescribed in Item 3b of the relevant ILP is to be developed on the Lot. c) Lot Type All Development on the lot must comply with the requirement for the Lot Type as designated in Item 3c of the relevant ILP. d) Building Disposition Only a Building with a Building Disposition of the type prescribed in Item 3d of the relevant ILP will be developed on the lot. e) Terrace Groupings The requirement for the development of Terrace building types in groups of two or more is prescribed in Item 3e of the relevant ILP.
4. Plinth	a) Requirement for a Plinth A Building must be built on a Plinth if it is stipulated that a Plinth is required for the Lot, as detailed in Item 4a of the relevant ILP. b) Plinth constructed by Developer Where a Plinth has been constructed by the Developer, the requirement and details of the type of Plinth condition that applies to the Lot is stipulated in Item 4b. c) Plinth constructed by Lot Owner Where a Plinth has not been provided by the Developer, and Item 4a of the ILP for the relevant Lot requires a Plinth, then the Lot Owner must construct a Plinth of the type stipulated in Item 4c. d) Required building element to attach to Plinth Where a Plinth is required, the Lot Owner must attach the building element to the Plinth as specified in Item 4d of the relevant ILP for that Lot, prior to occupation of the dwelling. The building element will usually be a Verandah or Terrace, pergola or Stoop, as specified in Item 4d of the ILP for the relevant Lot.
5. Building Heights	a) Limit on Storeys The maximum number of storeys permitted to be built on the lot is specified in Item 5a of the relevant ILP. b) Maximum External Wall Height No Building will have an External Wall Height greater than the maximum height permitted for the external walls as prescribed in Item 5b of the relevant ILP. c) Measurement of External Wall Height from Lot Datum For the purposes of measuring compliance with 5b above, the base of the wall being measured will be deemed to be at the height of the Lot Datum, specified in Item 5c of the relevant ILP. d) Exceptions No building element is to be built beyond the Maximum External Wall Height as designated in Item 5b of the relevant ILP for that lot except roofs, chimneys, wind towers, towers and other elements as permitted in the Jindee Architectural Standards.
6. Setbacks and Build-to-Lines	a) No Development in Setbacks Development must not occur in any Setback on the lot unless it is a Permitted Encroachment for that lot and for that Setback designation. b) Designation of Boundaries The designation of Boundaries as Principal, Secondary, Side and Rear Boundaries for any lot is as shown on the Plan and its legend in the relevant ILP for the lot. c) Setback Lines The location of the Principal, Secondary, Side and Rear Setback Lines are as prescribed in Items 6a - 6e inclusive of the relevant ILP. d) Build-To-Line (BTL) i. A Portion of the Principal Elevation, Secondary Elevation, of a Building must be constructed on a Build-to-Line (BTL) if a BTL is mandated in Item 6f of the relevant ILP. ii. The BTL is located as prescribed in Item 6f, and as graphically shown on the plan of the relevant ILP. iii. The minimum percentage of the BTL that must be built on by the Principal Elevation is prescribed in Item 6g of the relevant ILP. This percentage is referred to as the Build to Line Percentage. Refer to Definition in Part 1 for method of calculation. iv. For the purposes of assessing a building's compliance with the requirement in 6diii, the width of any Projecting Front is to be deemed to have been constructed on the BTL. e) Parapet Walls The requirement for parapet walls is prescribed in Item 6f of the relevant ILP.
7. Permitted Encroachments	a) Permitted Encroachments into Setbacks Only those Encroachments described in Items 7a-d of the relevant ILP are Permitted Encroachments.

8. Private Frontage and Elevation Requirements	a) Private Frontage All Dwellings must incorporate the required Private Frontage Type as designated in Item 8a of the relevant ILP. b) Principal Elevations All Dwellings must incorporate one of the permitted Principal Elevation types designated for the lot in Item 8b of the relevant ILP. c) Secondary Elevations Secondary Elevations must provide active Frontages to all public spaces (POS, Thoroughfares, Passages and Paths). Design responses may include elevations that contain glazed openings from living areas, verandahs, or other projections. Servicing infrastructure must not be located along secondary elevations.
9. Garaging, Parking and Vehicle Access	a) Minimum Garaging Requirement Garaging must be provided on the lot for not less than the number of cars detailed in Item 9a of the relevant ILP. A carport may be acceptable for the garaging of cars, however, must be screened from the public realm in accordance with Clause 9e). b) Ancillary Unit Garaging Should an Ancillary Unit be constructed on the lot then the required additional garaging or parking provisions on the lot are designated in Item 9b of the relevant ILP. c) Restriction of Vehicle Access Vehicle access to a lot is restricted as graphically depicted on the LDP and ILP and as described in Item 9c of the relevant ILP. d) Garage Disposition The Permitted Garage Disposition for a lot is designated in Item 9d of the relevant ILP. e) Screening of garages from public realm Screening must be provided so that the inside of garages and parking structures such as carports cannot be viewed from the public realm. f) Crossovers Crossover construction requirements are detailed in the Jindee Architectural Standards and must demonstrate compliance with the City of Wanneroo specifications for vehicle crossovers. Alternative geometries may be considered where adequate vehicle movement can be achieved. g) Garage doors The inside of the garage and/or carport must be fully screened by a garage door from the adjacent public space (including a road, lane or access way) at all times except when access to and from the adjacent public space is required.
10. Fencing and Walling	a) Attached Walls and Sidelway Walls Attached Walls and/or Sidelway Walls are required to be built on the lot if mandated in Item 10a of the relevant ILP. b) Modifications to visually permeable fencing Where any visually permeable fencing has been built on a lot, it is prohibited to limit the visual permeability in any way, except by use of landscaping such as hedges.
11. Privacy Requirements	a) Development on a Lot must meet the following Privacy requirements: i. Openings, Terraces, Balconies and Verandahs on the first floor or above and in any Loft are restricted in the manner referred to in Items 11a-iiv of the relevant ILP. ii. Where Items 11a-iiv of the relevant ILP indicate that no privacy requirements apply to specific Elevations, the Lot Owner is responsible for the privacy they require to these areas, and is not to seek to impose privacy restrictions on the neighbour(s) of an Adjoining Property to achieve privacy to these areas.
12. Specific Design Requirement	a) Specific Design Requirement A Specific Design Requirement must be built of the type required where prescribed in Item 12a of the relevant ILP and in the location graphically depicted on the corresponding plan.
13. Refuse storage and collection	a) Bin Storage The requirement for the storage of bins is mandated in Item 13a of the relevant ILP. Permanent storage space for two bins (general waste and recycling) of the standard type used by the City of Wanneroo, must be provided on the Lot and these bins are to be screened from view from Public Spaces. An exception to this is the bin requirements for an Apartment House in which case the storage space for the number of bins required will be stipulated in Item 13a of the relevant ILP. b) Bin Collection Point The Lot Owner must use any area provided for Bin Collection as identified in Item 13b of the relevant ILP.
14. Design Outcome - Additional Requirements + Controls	a) Additional Controls In addition to complying with the requirements of this LDP, other controls for Development apply to the Lot, including but not limited to: Covenants on the title and contractual obligations with the Jindee Developer, Jindee Architectural Standards, administered by the Jindee JTAO, and other legislative controls such as the Dividing Fences Act. b) Architectural Standards The Jindee Architectural Standards require that all Development at Jindee is of a high standard and consistent with the vision for Jindee. Specific controls have been included in the Architectural Standards that are required to be complied with and include, but are not confined to, the following matters: Building Proportions, elevation requirements, external materials, and colours required openings (doors and windows), fencing and walling, and Encroachments and consent processes. c) Buildings Proportions Buildings subject to this LDP are required to be designed to the proportions of the Golden Ratio and evidence of this must be demonstrated to the JTAO at the time of submitting plans for development with JTAO.
15. Landscaping + Street Trees	a) Landscape Required The space around a Building is to be designed to accommodate landscaping. Landscaping of a Lot is to be undertaken with appropriate planting, paving and other landscaping elements to meet the needs of the residents(s), whilst enhancing the security of the street and Building, and contributing to the streetscape. b) Street trees Street trees, including those located in Lanes, are essential to the creation of a walkable and sustainable community. Lot Owners are responsible for ensuring that the street trees in the verge and near lane areas are protected from damage as a result of activity on the lot directly adjacent to the verge. c) Offence to remove or damage street trees It is an offence under Schedule 9.1 Clause 2 of the Local Government Act (Uniform Local Provisions Regulations 1996), to damage or remove any street tree and an offender will be prosecuted accordingly. The Lot Owner will take responsibility for any tree branches extending into the relevant lot.
16. External Features	External Features are to be integrated into the design of the Building and are not to be visibly obtrusive from an Adjoining Property or be visible from any public space with the exception of solar panels which are permitted to be visible from a public space that no hot water collection tank is visible.
17. Exemptions to Planning Approval	a) Exemptions The following Development is exempt from the requirement to obtain planning approval from the City of Wanneroo, if the Development is consistent with the requirements of this LDP: i. Residential (Single Residential Dwelling) building types being House, Villa or Cottage; and ii. Residential alterations and additions that are located behind the Principal Building Elevation, including patios, pergolas, decks, garages, Outbuildings, Ancillary Units, stairs and swimming pools; and iii. Retaining walls including those over 3m in height as shown on the LDP (refer pad and spot levels). b) Exemption does not constitute consent from JTAO Exemption to the requirement to obtain planning approval from the City of Wanneroo does not negate the requirement for a Lot Owner to obtain consent for all Development from the JTAO consistent with the requirements of Jindee Agreed Local Structure Plan No 84 and Design Code, and Jindee LDP Part 1, prior to lodgement for Building Permit.
18. No modification of Building elements provided by the Jindee Developer without Consent	No stairs, retaining walls, batons or fences or other Building elements provided by the Jindee Developer on the lot are to be removed or modified without the endorsement of the JTAO. Exceptions may be approved by the JTAO including where Buildings are sought to be constructed up to a Secondary Boundary.
19. Termination of the Role of the JTAO	The endorsement of all Development by the JTAO pursuant to this section under this LDP will continue until at least 80% of the Lots within this LDP have been developed, and the Jindee Developer gives notice to the City of Wanneroo that it will no longer review development proposals pursuant to this LDP.



JINDEE

LOCAL DEVELOPMENT PLAN No. 9.0

PUBLIC AND PRIVATE REALM REQUIREMENTS

RELEASE 3 - SOUTH

OUR REF: EDC JIN 901A LDP_9.0 (REV 3 SUBJECT LOTS ONLY) MOD 1
STANTEC REF: 220628 Jindee Release 3 LDP Base, EMERGE REF: EDC13 DES
July 2022

Unless stated otherwise, the standards and controls contained in the LDP are non-discretionary and have the same force and effect as if they are a provision of the Agreed LSP No. 84.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2. Endorsement of this LDP constitutes endorsement of the Individual Lot Plans for each lot.

Manager Approval Services
City of Wanneroo

Date