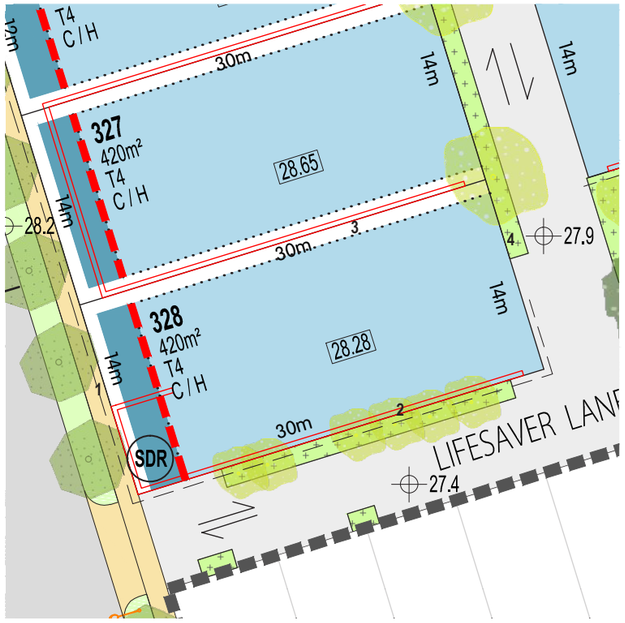
JINDEE

LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP STAGE 1)

LOT	328
STAGE	1
TRANSECT	T4
LOT TYPE	Edge
AREA (APPROX M²)	420
LOT FRONTAGE	14m



Legend

Building Type

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

Lot 328 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 328. Provisions that are stated as 'Required' are mandatory. Provisions that are stated as 'Permitted' are optional. Definitions for terms used in this ILP are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the LDP Part 1 document.

Specific Requirements

ITEM	DESCRIPTION	REQUIREMENT
1	**Site Works**	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
c.	Retaining Walls	Refer - Private Realm Operative Provisions
2	**Number of Dwellings on Lot**	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
c.	Ancillary Unit	Permitted
3	**Dwelling Controls**	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
c.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	**Plinths**	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type? and what type?	Yes – combination Battered Lot and Retaining Wall. (Battering located within front area of lot as part of civil construction; Retaining as shown on Plan).
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	**Building Heights**	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
c.	Lot Datum (from which Building Height is measured)	28.28 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	**Setbacks and Build-to-Lines**	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (South)	Is located on the Secondary Boundary (south) within the Lot.
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot. A portion of the Side Setback Line (north) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	70%
7.	**Permitted Encroachments**	
a.	Encroachments in Principal Setback	
i.	Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback	Side Setback (North) - Eaves, Shade Devices and Attached Walls
ii.	Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
ii.	Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	**Frontage/ Principal Elevation Requirements**	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	**Garaging, Parking and Vehicle Access**	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack, Rear Side Court
10.	**Attached and Sideyard Walling**	
a.	Type of Walling required	Attached
11.	**Privacy**	
a.	Privacy Restrictions on 1st floor and above	
i.	Principal Elevation	Nil
ii.	Rear Elevation on or adjacent to rear boundary	Nil
iii.	Rear elevation internal to a Lot	• Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
iv.	Secondary Elevation (south)	Nil
v.	Side Elevation (north)	Open Outlook. • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
vi.	Side Elevation	N/A
12.	**Specific Design Requirement**	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	**Refuse storage enclosures and collection**	
a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
14.	**Landscaping + Street Trees**	**Refer - Private Realm Operative Provisions**
15.	**External Fixtures**	**Refer - Private Realm Operative Provisions**
16.	**Design Outcomes – Additional Requirements + Controls**	**Refer - Private Realm Operative Provisions**
17.	**Exemptions to Planning Approval**	**Refer - Private Realm Operative Provisions**
18.	**No modification of building elements provided by JIndee Developer without Consent**	**Refer - Private Realm Operative Provisions**

JINDEE SALES OFFICE Cnr Marmion Ave & Oceania Ave, JINALEE
OPEN: Mon 12PM-5PM; Sat & Sun: 10AM-5PM
phone:1300 JINDEE website www.jindee.com.au