



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

LOT 366  
STAGE 1  
TRANSECT T3  
LOT TYPE Corner  
AREA (APPROX M<sup>2</sup>) 640  
LOT FRONTAGE 16



### Legend

#### Building Type

- H House
- V Villa
- 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)
- Embankment / level change within Lot
- Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)
- 33.70 Datum and Pad Level (refer Provision No. 5)
- 30.2 Spot Levels
- Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Indicative Retaining Wall Locations
- Entry Steps
- No Vehicular Access
- 1 Principal Boundary
- 2 Side Boundary (West)
- 3 Side Boundary (East)
- 4 Rear Boundary

Lot 366 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 366. Provisions that are stated as 'Required' are mandatory. Provisions that are stated as 'Permitted' are optional. Definitions for terms used in this ILP are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the LDP Part 1 document.

### Specific Requirements

| ITEM     | DESCRIPTION  | REQUIREMENT                                |
|----------|--|--|
| <b>1</b> | <b>Site Works</b>  |  |
| a.       | Maximum Lot Level  | Refer - Private Realm Operative Provisions |
| b.       | Stormwater Management  | Refer - Private Realm Operative Provisions |
| c.       | Retaining Walls  | Refer - Private Realm Operative Provisions |
| <b>2</b> | <b>Number of Dwellings on Lot</b>                            |  |
| a.       | Maximum Number of Single Residential Dwellings               | One (1)                                    |
| b.       | Maximum Number of Dwellings Permitted for an Apartment House | N/A  |
| c.       | Ancillary Unit   | Permitted                                  |
| <b>3</b> | <b>Dwelling Controls</b>                                     |  |
| a.       | Maximum Lot Coverage   | 65%  |
| b.       | Permitted Building Types                                     | Villa, House                               |
| c.       | Lot Type Designation   | Corner Lot                                 |
| d.       | Permitted Building Disposition                               | Edgeward                                   |

| ITEM     | DESCRIPTION  | REQUIREMENT                           |
|----------|--|---------------------------------------|
| <b>4</b> | <b>Plinths</b>   |                                       |
| a.       | Is a Plinth required for this Lot?   | Yes                                   |
| b.       | Has a Plinth been provided by the Jindee Developer and, if so, what type?  | Yes - Embankment as shown on the Plan |
| c.       | Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall) | No                                    |
| d.       | Required building element to attach to the Plinth  | Verandah, or a Terrace with a pergola |
| <b>5</b> | <b>Building Heights</b>  |                                       |
| 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)   | 33.7 AHD                              |

| ITEM      | DESCRIPTION   | REQUIREMENT   |
|-----------|---|---|
| <b>6</b>  | <b>Setbacks and Build-to-Lines</b>  |   |
| a.        | Principal Setback Line  | Is parallel to and 14.0 metres from the Principal Boundary within the Lot.  |
| b.        | Secondary Setback Line  | N/A   |
| c.        | Side Setback Line (west)  | Is parallel to and located 1.0m from the Side Boundary (west) within the Lot.   |
| d.        | Side Setback Line (east)  | Is parallel to and located 1.0m from the Side Boundary (east) within the Lot.   |
| e.        | Rear Setback Line   | Is located on the Rear Boundary   |
| f.        | Build-to-Line (BTL) Location  | N/A   |
| g.        | BTL Percentage  | N/A   |
| <b>7.</b> | <b>Permitted Encroachments</b>  |   |
| 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, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments. |
| ii.       | Extent to which Permitted Encroachments may encroach into the Principal Setback | No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.  |
| 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 (West + East) - Eaves, Steps, Shade Devices and Attached Walls   |
| ii.       | Extent to which Permitted Encroachments may encroach into a Side Setback        | Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls  |
| d.        | Encroachments into Rear Setback.  |   |
| i.        | Permitted Encroachments into Rear Setback                                       | N/A   |
| ii.       | Extent to which Permitted Encroachments may encroach into a Rear Setback        | N/A   |
| <b>8.</b> | <b>Frontage/ Principal Elevation Requirements</b>                               |   |
| a.        | Required Private Frontage Type  | Verandah or Terrace   |
| 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.  |
| <b>9.</b> | <b>Garaging, Parking and Vehicle Access</b>                                     |   |
| a.        |   | 2   |
| b.        | Additional garaging requirement for Ancillary Unit                              | Nil   |
| c.        | Lot boundaries where Vehicle Access is prohibited                               | Principal Boundary, Secondary Boundary, Side Boundary (east and west).  |
| d.        | Permitted Garage Disposition  | Rear Direct, Side Direct, Rear Back Court, Rear Side Stack  |

| ITEM       | DESCRIPTION   | REQUIREMENT   |
|------------|---|---|
| <b>10.</b> | <b>Attached and Sideyard Walling</b>  |   |
| a.         | Required Walling:   | Attached  |
| <b>11.</b> | <b>Privacy</b>  |   |
| a.         | Privacy Restrictions on 1st floor and above   |   |
| i.         | Principal Elevation   | Nil   |
| ii.        | Rear Elevation on or adjacent to rear boundary  | Nil   |
| iii.       | Rear elevation internal to a Lot  | <ul style="list-style-type: none"> <li>• Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows;</li> <li>• Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.</li> </ul> |
| iv.        | Secondary Elevation   | Nil   |
| v.         | Side Elevation (West)   | <ul style="list-style-type: none"> <li>• Open Outlook.</li> <li>• Openings permitted.</li> <li>• Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.</li> </ul>  |
| vi.        | Side Elevation (East)   | <ul style="list-style-type: none"> <li>• Restricted Outlook</li> <li>• Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: <ul style="list-style-type: none"> <li>• is a Celestial Window; or</li> <li>• is Screened; or</li> <li>• is fitted with Opaque Glass.</li> </ul> </li> </ul>                                   |
| <b>12.</b> | <b>Specific Design Requirement</b>  |   |
| a.         | Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) | Yes - Terminating Vista (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')   |
| <b>13.</b> | <b>Refuse storage enclosures and collection</b>   |   |
| a.         | Required Bin Storage  | Storage for 2 bins provided within the Lot and screened from public view  |
| b.         | Required Bin Collection Point Location (required by the City of Wanneroo)   | N/A   |
| <b>14.</b> | <b>Landscaping + Street Trees</b>   | Refer - Private Realm Operative Provisions  |
| <b>15.</b> | <b>External Fixtures</b>  | Refer - Private Realm Operative Provisions  |
| <b>16.</b> | <b>Design Outcomes – Additional Requirements + Controls</b>   | Refer - Private Realm Operative Provisions  |
| <b>17.</b> | <b>Exemptions to Planning Approval</b>  | Refer - Private Realm Operative Provisions  |
| <b>18.</b> | <b>No modification of building elements provided by Jindee Developer without Consent</b>  | Refer - Private Realm Operative Provisions  |