

LEGEND

Public Realm

- LDP Boundary
- No vehicular access
- Vehicle direction
- Carriageway and On-street Parking
- ★ Public Space Terminating Vista
- Retaining wall
- Constructed stairs (refer Public Realm - Explanatory Notes No. 5)
- Rubbish Bin Collection Point
- Street Planting
- Landscaping Planting (indicative - dependant on final garage location)
- Paving Type A - Path
- Paving Type B - Entry Boulevard
- Paving Type C - Lane-way
- Paving Type D - Path
- Paving Type E - Crushed Gravel
- Paving Type F - Street and Drive
- Kerb radii as shown (all kerb radii 25m or less, unless shown otherwise)
- Proposed light pole location
- Signage (No Stopping Areas)

Typical Tree Species

- Tipuana tipu (Pride of Bolivia)
- Caesalpinia ferrea (Leopard Tree)
- Erythrina indica (Coral Tree)
- Melia azedarach (White Cedar)
- Agonis flexuosa (WA Peppermint)
- Auracaria columnaris (Captain Cook's Pine)
- Ficus rubiginosa (Port Jackson Fig)
- Mixed Lane species (refer Table 1)
- Mixed Drive species (refer Table 1)

Private Realm

Building Type

- c Cottage Type
- h House Type
- v Villa Type
- ap Apartment House Type
- 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 of embankment (Buildings constructed forward of the zone of influence line will require non-standard construction responses)
- Required Sideyard Wall (refer to Operative Provision No. 10)
- Datum and Pad Level (refer Provision No. 5)
- Spot Levels
- Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Entry Steps
- Indicative Retaining Wall Locations
- No Vehicular Access

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.

- Landscape and Trees**
 - Street Trees**
Tree Species and Spacing 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.
 - Groundcover**
Groundcover and shrubs will be used in planters and Civic Spaces - shrubs may include Bougainvillea, Oleander and Hibiscus.
 - Lane-way Planting**
Final location of planting in lane-way is dependent on location of crossovers.
- Parking**
 - On Street Parking**
On street parking is provided and located as indicated on the adjacent plan. The total number of bays is consistent with the ratio of on-street parking for lane-way lots, as recommended in Liveable Neighbourhoods.
 - Lane-way 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.
- 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.
- Lot Truncations**
Consistent with the provisions of Liveable Neighbourhoods, lots do not have truncations, as adequate sightlines have been achieved through building design and development control provisions.
- Detailed Design of Civic Spaces**
Final design of Civic Spaces including Public Open Spaces, Passages and Paths to be provided at detailed Landscape design stage. Note that stairs within PAWs are indicative only.
- Refuse Collection**
An area must be provided within the lane-way, clear of garage doors, to enable collection by refuse vehicle. Refer Private Realm - Operative Provision No.13.
- Paving Materials**
Final allocation of paving types and materials will be determined at detailed landscape and engineering stage.

Table 1 - Tree Species and Spacing

Street Type	Single or Mixed Species	Typical Tree Species	Spacing	Arrangement
Avenue/A	Single	Tipuana tipu	7.0m	Regular
Street 4B	Single	Melia azedarach	7.0m	Regular
Street 4E	Single	Erythrina indica	7.0m	Regular
Street 4G	Single	Caesalpinia ferrea	8.0m	Regular
Drive SE	Mixed Species	Agonis flexuosa; Brachyctenon acerifolium; Eucalyptus erythronyx; Erythrina indica; Eucalyptus korila; Eucalyptus casia; Eucalyptus gomphocephala; Olea olea; Ficus sp.; Pinus pinus; varied groundcover and shrubs.	4.0m	Cluster
Lane BB	Mixed Species	Agonis flexuosa; Auracaria heterophylla; Auracaria columnaris; Banksia integrifolia; Brachyctenon acerifolium; Delonix regia; Erythrina xylepis; Eucalyptus casia casia; Eucalyptus casia subsp. magna; Eucalyptus calophylla; Eucalyptus korila; Eucalyptus forestiana; Eucalyptus gomphocephala; Eucalyptus maculata; Eucalyptus utilis; Ficus sp.; Hibiscus tiliaceus; Inga edulis; Jacaranda mimosifolia; Leucadendron argenteum; Magnolia grandiflora; Michelia figo; Quercus ilex; Tipuana tipu; Podocarpus; Includes Ficus rubiginosa; Auracaria heterophylla.	10.0m	Occasional
Public Space Terminating Vistas	n/a		TBD	TBD

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 1 (LDP 1). The Private Realm - Operative Provisions of LDP 1, 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 1 area. For the avoidance of doubt, 'LDP' is a reference of convenience only and each and every ILP forms part of this LDP 1. Definitions in 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 Part 1'). At Jindee, a consent process applies that is subject to the requirements and procedures set out in the Jindee Design Code (Agreed Structure Plan No.84) and in LDP Part 1. 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 Part 1.
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 Part 1, then the LDP Part 1 will prevail.

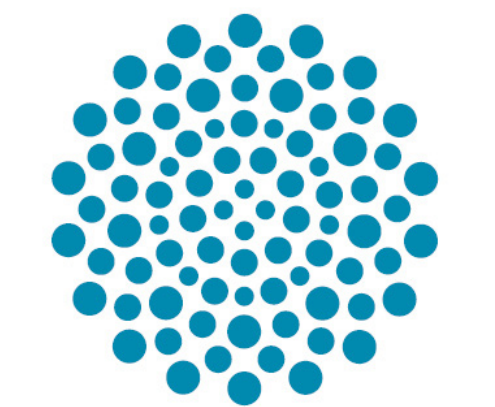
- Site Works**
 - Maximum Lot Level**
Development on the lot will not increase the level of that lot by more than 500mm above the Lot Datum, or as otherwise stated in Item 1a of the relevant ILP.
 - Stormwater management**
Stormwater draining from roofs and driveways and other impermeable surfaces is to be managed on site as required by the City of Wanneroo.
 - Retaining Walls**
 - 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.
 - 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 retaining wall built on the lot.
 - 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.
- Density (No of Dwellings)**
 - 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.
 - Apartment House Dwelling Units**
The maximum number of Dwellings permitted for an Apartment House is mandated in Item 2b of the relevant ILP.
 - Ancillary Units**
The requirement for an Ancillary Unit to be constructed is mandated in Item 2c of the relevant ILP.
- Dwelling Controls**
 - Maximum Lot Coverage**
Development on the lot must not exceed the Maximum Lot Coverage permitted as specified in Item 3a of the relevant ILP.
 - Building Type**
Only a building of the Building Type prescribed in Item 3b of the relevant ILP is to be developed on the Lot.
 - 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.
 - 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.
- Pinth**
 - Requirement for a Pinth**
A building must be built on a Pinth if Item 4a of the relevant ILP stipulates that a Pinth is required for the Lot. Where a Pinth has been constructed by the Developer, then the Lot Owner must attach the building element to the Pinth as required by the Frontage Type, as specified in Item 4b. 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. Where a Pinth has not been provided by the Developer, and the ILP for the relevant Lot requires a Pinth, then the Lot Owner must construct a Pinth of the type required in Item 4c and attach the building element required in Item 4d of the relevant Lot ILP to the Pinth prior to occupation of the dwelling.
- Building Heights**
 - Limit on Storeys**
The maximum number of storeys permitted to be built on the lot is specified in Item 5a of the relevant ILP.
 - 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.
 - 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 the height of the Lot Datum, specified in Item 5c of the relevant ILP.
 - 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.
- Setbacks and Build-to-Lines**
 - 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.
 - 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.
 - Setback Lines**
The location of the Principal, Secondary, Side and Rear Setback Lines are as prescribed in Items 6a - 6e inclusive if the relevant ILP.
 - Build-to-Line (BTL)**
 - 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.
 - The BTL is located as prescribed in Item 6f, and as graphically shown on the plan of the relevant ILP.
 - 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.
 - 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.
- Permitted Encroachments**
 - Permitted Encroachments into Setbacks**
Only those Encroachments described in Items 7a-d of the relevant ILP are Permitted Encroachments.
- Private Frontage and Elevation Requirements**
 - Private Frontage**
All Dwellings must incorporate the required Private Frontage Type as designated in Item 8a of the relevant ILP.
 - Principal Elevations**
All Dwellings must incorporate one of the permitted Principal Elevation types designated for the lot in Item 8b of the relevant ILP.
 - 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.

- Gardening, Parking, and Vehicle Access**
 - Minimum Gardening Requirement**
Gardening 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 gardening of cars, however, must be screened from the public realm in accordance with Clause 9e).
 - Ancillary Unit Gardening**
Should an Ancillary Unit be constructed on the lot then the required additional gardening or parking provisions on the lot are designated in Item 9b of the relevant ILP.
 - 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.
 - Garage Disposition**
The Permitted Garage Disposition for a lot is designated in Item 9d of the relevant ILP.
 - 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.
 - 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.
 - 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.
- Fencing and Walling**
 - Attached Walls and Sideyard Walls**
Attached Walls and/or Sideyard Walls are required to be built on the lot if mandated in Item 10a of the relevant ILP.
 - 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.
- Privacy Requirements**
 - Development on a Lot must meet the following Privacy requirements:**
 - 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-i iv of the relevant ILP.
 - Where Items 11a-i iv 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.
- Specific Design Requirement**
 - 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.
- Refuse storage enclosures and collection**
 - 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.
 - Bin Collection Point**
The Lot Owner must use any area provided for Bin Collection as identified in Item 13b of the relevant ILP.
- Design Outcomes - Additional Requirements + Controls**
 - 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.
 - 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 Proportion, elevation requirements, external materials, and colours required openings (doors and windows), fencing and walling, and Encroachments and consent processes.
 - 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.
- Landscaping + Street Trees**
 - Landscape Required**
The space around a Building is to be designed to accommodate landscaping. Landscaping of a Lot is to be undertaken with appropriate planning, 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.
 - 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 rear lane areas are protected from damage as a result of activity on the lot directly adjacent to the verge.
 - 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 LSE.
- 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 provided that no hot water collection tank is visible.
- Exemptions to Planning Approval**
 - 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:
 - Residential (Single Residential Dwelling) building types being House, Villa or Cottage; and
 - Residential alterations and additions that are located behind the Principal Building Elevation, including patios, pergolas, decks, garages, Outbuildings, Ancillary Units, stairs and swimming pools.
 - 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.
- No modification of Building elements provided by the Jindee Developer without Consent**

No stairs, retaining walls, batters 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.
- 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. 1

PUBLIC AND PRIVATE REALM REQUIREMENTS

STAGE 1A

OUR REF: EDC-JIN RD1 400U2 (REVISION 8 - MOD 3)
20th August 2019

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.



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0 metres 10 20 30 40 50

Manager Approval Services
City of Wanneroo

13 September 2019
Date