JINDEE

LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP No. 10.0)

LOT	286
TRANSECT	T4
LOT TYPE	Corner
AREA (APPROX M²)	304
LOT FRONTAGE	10.3m

Legend

Building Type

- **C** — Cottage Type
- **H** — 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)
- **- - -** Build-to-line (BTL) (refer to Operative Provision No. 6)
- **27.84** Datum and Pad Level (refer Operative Provision No. 5)
- ⊕27.75 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)
- Special Design Response - Private Landscaping
- Entry Steps
- Indicative Retaining Wall Locations
- Retaining Wall Type 2
- No Vehicular Access
- Indicative Services Area
- **1** Principal Boundary
- **2** Secondary Boundary
- **3** Side Boundary (East)
- **4** Side Boundary (West)
- **5** Rear Boundary
- Proposed Light Pole Location

Scale 1:500 N 0 5m 10m 15m 20m 25m

Lot 286 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 286. 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 supporting LDP report.

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	Cottage, House
c.	Lot Type Designation	Corner Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
e.	Required Terrace Grouping	N/A

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?	Yes - Retaining Wall 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)	No
d.	Required building element to attach to the Plinth	Verandah, or a Terrace with a Pergola.
5	**Building Heights**	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
c.	Lot Datum (from which Building Height is measured)	27.84 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	**Setbacks and Build-to-Lines**	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary, for a length of 6.95 metres measured from the Secondary Setback Line within the Lot.
b.	Secondary Setback Line	Is parallel to and located 2.35 metres from the Secondary Boundary within the Lot.
c.	Side Setback Line (East)	Is parallel to and located 1.0 metre from the Side Boundary (East) within the Lot.
d.	Side Setback Line (West)	Is parallel to and located 1.0 metre from the Side Boundary (West) within the Lot.
		A portion of the Side Setback Line (West) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. BTL 1) is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 6.95 metres, measured from the Side Setback Line (West) as shown on the Plan.
		BTL 2) is parallel to and located 2.35 metres from the Secondary Boundary within the Lot for a length of 2.46 metres measured from the Principal Setback Line.
g.	BTL Percentage	BTL1) 80% minimum and BTL 2) 100%
h.	Requirement for a Parapet Wall	N/A
7.	**Permitted Encroachments**	The extent to which any Encroachment can encroach into any setback must take into account the BCA (as amended from time to time) and engineering tolerances and limitations of any retaining walls.
a.	Encroachments in Principal Setback	
i.	Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, Gatehouse, a Terminating Vista Element.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, Gatehouse, a Terminating Vista Element.
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	1.35 metres measured from the Secondary Setback Line.
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (East and West)	Eaves, shade devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into 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 or a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	**Garaging, Parking and Vehicle Access**	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary and Side Boundary (East and West) and a portion of the rear boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
10.	**Attached Fencing and Sideyard Walling**	
a.	Type required	Attached Fence
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	Nil
v.	Side Elevation (East)	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 (West)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass.
12.	**Specific Design Requirement**	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes -Two required (mandated) SDR's. SDR 1) Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR'). SDR 2) A 1.0m wide landscaping strip along the Secondary Boundary within the Lot.
13.	**Refuse storage enclosures and collection**	
a.	Required Bin Storage	Storage for 3 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**