

LOCAL DEVELOPMENT PLAN 5.0 RELEASE 2 -INDIVIDUAL LOT PLAN (LDP No. 5.0)

LOT	111
TRANSECT	T4
LOT TYPE	Corner
AREA (APPROX M ²)	420
LOT FRONTAGE	18m (14m + 4m)



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)
- 25.82 Datum and Pad Level (refer Operative Provision No. 5)
- ± 24.5 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)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Indicative Retaining Wall Locations
- Entry Steps
- No Vehicular Access
- Indicative Services Area
- 1 Principal Boundary
- 2 Secondary Boundary (South)
- 3a + 3b Side Boundary (North)
- 4 Side Boundary (South)
- 5 Rear Boundary

Lot 111 forms part of Local Development Plan (LDP) 5.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 111. 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	75%
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Corner Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
e.	Required Terrace Grouping	N/A
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
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)	25.82 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	Is parallel to and located 3.35 metres from the Secondary Boundary within the Lot.
c.	Side Setback Line (North)	<p>3(a) Is parallel to and located 1.55 metres from the Side Boundary (North) within the Lot for a length of 6.0 metres measured from the Principal Setback Line; and</p> <p>3(b) Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot for a length of 21.65 metres measured from the Rear Boundary.</p> <p>A portion of one (1) of the Side Setback Lines (North 3(b) or South) may be located on the relevant Side Boundary for a distance of up to 12 metres measured from the Rear Boundary.</p>
d.	Side Setback Line (South)	<p>Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot, as depicted on the Plan.</p> <p>A portion of one (1) of the Side Setback Lines (North 3(b) or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.</p>
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	<p>Yes. BTL 1) Is parallel to and located 2.35 metres from the Principal Boundary for a length of 7.6 metres measured from the Secondary Setback Line, within the Lot as shown on the Plan, and</p> <p>BTL 2) Is parallel to and located 3.35 metres from the Secondary Boundary for a length of 4.05 metres within the Lot as shown on the Plan</p>
g.	BTL Percentage	1) 90% minimum 2) 100%
h.	Required Parapet Wall Location	N/A
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.
a.	Encroachments in Principal Setback	
i.	Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Bay Windows, Plinths or Piers for the Verandah and Steps.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	May encroach up to the Principal Boundary.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	Verandahs, Balconies, Eaves, Plinths or Piers for the Verandah and Steps.
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	May encroach 2.35 metres from the Secondary Setback Line.
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback	<p>3a - Verandahs, Balconies, Eaves, Portico to define the principal entrance, Plinths or Piers for the Verandah, and Steps.</p> <p>3b + 4 - Eaves, Shade Devices and Attached Fence.</p>
ii.	Extent to which Permitted Encroachments may encroach into a Side Setback	3a - May encroach up to the Side Boundary as depicted on the Plan.
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

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	A Return Verandah and a Double Return Verandah.
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 (North and South)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
10.	Attached Fence 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	<ul style="list-style-type: none"> 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 (North)	<p>Open Outlook</p> <ul style="list-style-type: none"> Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
vi.	Side Elevation (South)	<p>Restricted Outlook</p> <p>Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:</p> <ul style="list-style-type: none"> 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?	<p>Yes - The SDR is a Return Verandah which is to return perpendicular from the Principal Boundary for at least 6.4 metres together with Landscaping between the Return Verandah and the Secondary Boundary. No fence is permitted within 1.0 metre of the Secondary Boundary for 6.4 metres measured from the Principal Boundary. For the purposes of this provision, Landscaping has the meaning attributed to it in the Architectural Standards for Jindee.</p>
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