

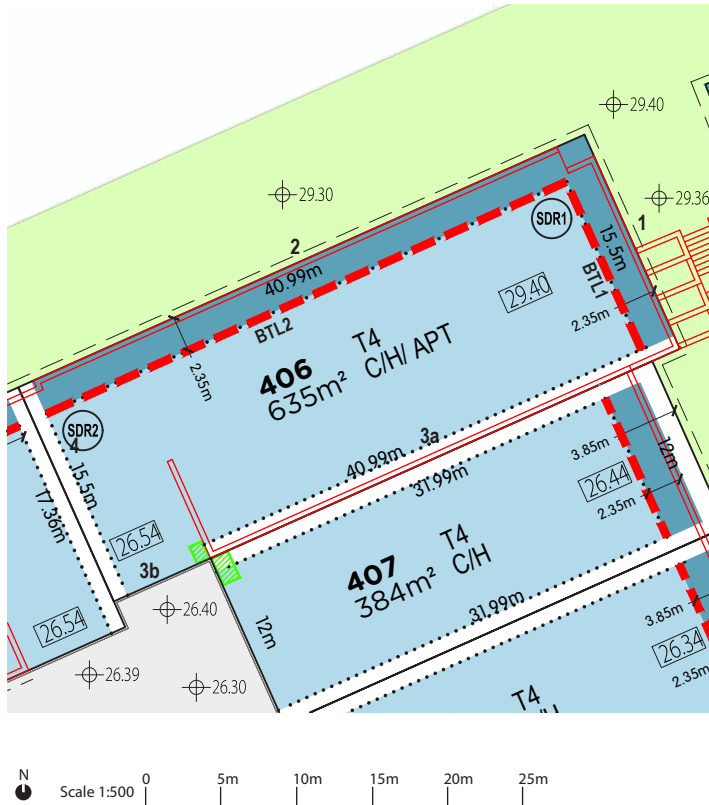
# LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP No. 2.0)

|                               |           |
|-------------------------------|-----------|
| LOT                           | 406       |
| RELEASE                       | 3 (North) |
| TRANSECT                      | T4        |
| LOT TYPE                      | Edge      |
| AREA (APPROX M <sup>2</sup> ) | 635       |
| LOT FRONTAGE                  | 15.5m     |

## Legend

### Building Type

|  |   |
|--|---|
| C  | Cottage   |
| H  | House   |
| APT  | Apartment 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)        |   |
| 29.40  | Datum and Pad Level (refer Operative Provision No. 5)             |
| ±26.40   | Spot Levels   |
| Zone in which Verandahs and other Enroachments 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 (North)  |
| 3a + 3b  | Side Boundary (South)   |
| 4  | Rear Boundary   |



Lot 406 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 406. 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   | ITEM | DESCRIPTION  | REQUIREMENT                           |
|------|--|---|------|--|---------------------------------------|
| 1    | Site Works   |   | 4    | Plinths  |                                       |
| a.   | Maximum Lot Level  | Refer - Private Realm Operative Provisions                                  | a.   | Is a Plinth required for this Lot?   | Yes                                   |
| b.   | Stormwater Management  | Refer - Private Realm Operative Provisions                                  | b.   | Has a Plinth been provided by the Jindee Developer and, if so, what type?  | Yes - Retaining Wall as shown on Plan |
| c.   | Retaining Walls  | Refer - Private Realm Operative Provisions                                  | 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                                    |
| 2    | Number of Dwellings on Lot                                   |   | d.   | Required building element to attach to the Plinth  | Verandah                              |
| a.   | Maximum Number of Single Residential Dwellings               | One (1)   | 5    | Building Heights   |                                       |
| b.   | Maximum Number of Dwellings Permitted for an Apartment House | As determined by the extent of development provisions contained in the LDP. | a.   | Maximum No of Storeys  | 2 storeys plus loft                   |
| c.   | Ancillary Unit   | Permitted   | b.   | Maximum External Wall Height   | 7.5 metres                            |
| 3    | Dwelling Controls  |   | c.   | Lot Datum (from which Building Height is measured)   | 29.40 AHD / Garage 26.44 AHD          |
| a.   | Maximum Lot Coverage   | 80%   |      |  |                                       |
| b.   | Permitted Building Types                                     | Cottage, House, Apartment House   |      |  |                                       |
| c.   | Lot Type Designation   | Edge Lot  |      |  |                                       |
| d.   | Permitted Building Dispositions                              | Edgeyard, Courtyard, Sideyard.  |      |  |                                       |
| e.   | Required Terrace Grouping                                    | N/A   |      |  |                                       |

| ITEM      | DESCRIPTION  | REQUIREMENT  |
|-----------|--|--|
| <b>6</b>  | <b>Setbacks and Build-to-Lines</b>   |  |
| a.        | Principal Setback Line   | Is parallel to and located 2.35 metres from the Principal Boundary within the Lot.   |
| b.        | Secondary Setback Line (North)   | Is parallel to and located 2.35 metres from the Secondary Boundary within the Lot.   |
| c.        | Side Setback Line 3a (South)   | Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.  |
| d.        | Side Setback Line 3b (South)   | Is located on the Side Boundary 3b (South) for the extent of the laneway   |
| e.        | Rear Setback Line  | Is parallel to and located 1.0 metre from the Rear Boundary within the Lot.<br><br>A portion of the Rear Setback Line may be located on the Side Boundary 3b, for the extent that its abuts the laneway.   |
| f.        | Build-to-Line (BTL) Location   | Yes. 1) Is parallel to and located 2.35 metres from the Principal Boundary for a length of 12.15 metres measured from the Side Setback Line 3a (South) within the Lot; and<br><br>2) Is parallel to and located 2.35 metres from the Secondary Boundary for a length of 37.99 metres measured from the Rear Setback Line within the Lot. |
| g.        | BTL Percentage   | (1) 80% minimum<br>(2) 30% minimum.  |
| h.        | Requirement for a Parapet Wall   | N/A  |
| <b>7.</b> | <b>Permitted Encroachments</b>   |  |
| a.        | Encroachments in Principal Setback   |  |
| i.        | Permitted Encroachments into Principal Setback                                   | Gable End, Verandahs, Balconies, Eaves, 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  | 2.35 metres measured from the Principal Setback Line.  |
| b.        | Encroachments into Secondary Setback   |  |
| i.        | Permitted Encroachments into Secondary Setback.                                  | Gable End, Verandahs, Balconies, Eaves, 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 Secondary Setback  | 2.35 metres measured from the Secondary Setback Line. An exception to this is Steps, which are not restricted.   |
| c.        | Encroachments into Side Setback 3a (South)                                       |  |
| i.        | Permitted Encroachments into Side Setback (South)                                | Eaves, Shade Devices and Attached Walls  |
| ii.       | Extent to which Permitted Encroachments may encroach into a Side Setback (South) | Restricted by the BCA and the tolerances of any retaining walls  |
| d.        | Encroachments into Side Setback 3b (South).                                      |  |
| i.        | Permitted Encroachments  | N/A  |
| ii.       | Extent to which Permitted Encroachments may encroach into a Rear Setback         | N/A  |
| d.        | Encroachments into Rear Setback.   |  |
| i.        | Permitted Encroachments into Rear Setback  | Eaves, Shade Devices and Attached Walls  |
| ii.       | Extent to which Permitted Encroachments may encroach into a Rear Setback         | Restricted by the BCA and the tolerances of any retaining walls  |

| ITEM       | DESCRIPTION   | REQUIREMENT   |
|------------|---|---|
| <b>8.</b>  | <b>Frontage/ Principal Elevation Requirements</b>   |   |
| a.         | Required Private Frontage Type  | Verandah.   |
| b.         | Permitted Principal Building Elevation Types  | Projecting Front and Return Verandah, Return Verandah, Double Return Verandah, Double Verandah.   |
| <b>9.</b>  | <b>Garaging, Parking and Vehicle Access</b>   |   |
| a.         | Garaging required for this minimum number of cars   | Cottage/ House - 2 bays<br>Apartment House - 1 bay/ 1 bedroom dwelling<br>2 bays/ 2+ bedroom dwelling   |
| b.         | Additional garaging requirement for Ancillary Unit  | Nil   |
| c.         | Lot boundaries where Vehicle Access is prohibited   | Principal Boundary, Secondary Boundary, Rear Boundary.  |
| d.         | Permitted Garage Disposition  | Rear Direct, Rear Side Stack, Rear Side Court, Rear Back Court.   |
| <b>10.</b> | <b>Fencing and Walling</b>  |   |
| a.         | Type of Fencing required  | 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  | Open Outlook.<br><br><ul style="list-style-type: none"> <li>• Openings permitted.</li> <li>• Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.</li> </ul>  |
| iv.        | Secondary Elevation (North)   | Nil   |
| v.         | Side Elevation (South)  | Restricted Outlook<br><br>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> </ul> is fitted with Opaque Glass.   |
| vi.        | Side Elevation  | N/A   |
| <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. SDR 1: Corner Treatment or a Gable End with an overall width of 5-7 metres forming the extent of the Secondary Elevation of the Principal Building<br><br>SDR 2: is a recommended SDR, being a Gable End with an overall external width of 5-7 metres<br><br>(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)   | Yes   |
| <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  |