

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

<b>LOT</b>	<b>418</b>
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Corner
AREA (APPROX M <sup>2</sup> )	561
LOT FRONTAGE	18.7m



## 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)
- Datum and Pad Level (refer Operative Provision No. 5)
- 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
- 3** Side Boundary (East)
- 4** Rear Boundary

Lot 418 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 418. 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
<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	As determined by the extent of development provisions contained in this LDP
c.	Ancillary Unit	Permitted
<b>3</b>	<b>Dwelling Controls</b>	
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>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 - 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
<b>5</b>	<b>Building Heights</b>	
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)	28.76 AHD/ Garage 26.64 AHD

ITEM	DESCRIPTION	REQUIREMENT
<b>6</b>	<b>Setbacks and Build-to-Lines</b>	
a.	Principal Setback Line	Is parallel to and located 3.85 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 (East)	Is parallel to and located 1.0 metre from the Side Boundary (East) within the Lot.  A portion of the Side Setback Line (East) may be located on the Side Boundary, for a distance of up to 10 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located 3.85 metres from the Principal Boundary for a length of 16.35 metres measured from the Rear Boundary;  2) Is parallel to and located 2.35 metres measured from the Secondary Boundary for a length of 25.15 meters measured from the Principal Setback Line.
g.	BTL Percentage	1) 80% minimum. 2) 30% minimum.
h.	Required Parapet Wall Location	N/A

#### 7. Permitted Encroachments

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.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, 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.
c.	Encroachments into Side Setback (East)	
i.	Permitted Encroachments into Side Setback (East)	Eaves, Shade Devices and Attached Walls
ii.	Extent to which Permitted Encroachments may encroach into a Side Setback (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

#### 8. Frontage/ Principal Elevation Requirements

a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Return Verandah, Projecting Front and Return Verandah, Double Return Verandah, Double Verandah.

ITEM	DESCRIPTION	REQUIREMENT
<b>9.</b>	<b>Garaging, Parking and Vehicle Access</b>	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays Apartment House - 1 bay/ 1 bedroom dwelling 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, Side Boundary (East) and portion of 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	<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 (North)	Nil
v.	Side Elevation (East)	Restricted Outlook <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>
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 - Corner Treatment (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