JINDEE

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

LOT	58
TRANSECT	T4
LOT TYPE	Edge
AREA (APPROX M²)	420
LOT FRONTAGE	14m

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)

[25.09] — Datum and Pad Level (refer Operative Provision No. 5)

⊕ 23.5 — Spot Levels

▨ — Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (refer to Operative Provision No. 7)

▬▬▬ — Build-to-line (BTL) (refer to Operative Provision No. 6)

▬▬▬ — Required Sideyard Wall (refer to Operative Provision No. 10)

▭ — Indicative Retaining Wall Locations

— — No Vehicular Access

▨ — Indicative Services Area

1 — Principal Boundary

2 — Secondary Boundary (South)

3a + 3b — Side Boundary (North)

4 — Rear Boundary

⊶ — Proposed light pole location

r4.5 — Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)

▮ — Rubbish Bin Collection Point

↦ — Signage (No Stopping Areas)

Lot 58 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 58. 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	Edge Lot
d.	Permitted Building Dispositions	Sideyard
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	N/A
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)	25.09 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	**Setbacks and Build-to-Lines**	
a.	Principal Setback Line	Is parallel to and located 2.3 metres from the Principal Boundary within the Lot for a length of 7.0 metres measured from the Side Boundary (South); and parallel to and located 13.3 metres from the Principal Boundary within the Lot for a length of 7.0 metres measured from the Side Boundary (North).
b.	Secondary Setback Line	Is located on the Secondary Boundary within the Lot.
c.	Side Setback Line (North)	3(a) Is parallel to and located 7.0 metres from the Side Boundary (North) within the Lot for a length of 11.0 metres measured from the Principal Boundary; and
		3(b) Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot for a length of 16.7 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. Is parallel to and located 2.3 metres from the Principal Boundary within the Lot for a length of 6.0 metres, measured 1.0 metre from the Secondary Boundary as shown on the Plan.
g.	BTL Percentage	100%.
h.	Required Parapet Wall Location	Parapet wall must extend from the Principal Building along the Principal Setback line to the extent of the verandah to conceal the verandah, and contains an entry gate.
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 beyond Principal Setback	
	i. Permitted Encroachments beyond Principal Setback	Shade Devices, Steps
	ii. Extent to which Permitted Encroachments may encroach beyond the Principal Setback	2.3 metres measured from the Principal Setback Line.
b.	Encroachments beyond Secondary Setback	
	i. Permitted Encroachments beyond Secondary Setback	N/A
c.	Encroachments into Side Setback	
	i. Required Encroachments into Side Setback 3(a)(North)	Verandah, or a Terrace with Pergola for a distance of 11.0 metres measured from the Principal Setback Line, and. 2.0m measured from the Side Setback Line 3(a). Exceptions to this are Steps and Shade Devices.
	ii. Permitted Encroachments into Side Setback 3(a)(North)	Plinths or Piers to the Verandah, Balconies, Porticos, Steps, Sideyard Walls.
	iii. Extent to which Required or Permitted Encroachments may encroach into a Side Setback 3(a) (North)	2.5m measured from the Side Setback Line 3(a). Exceptions to this are Steps and Shade Devices.
	iv. Permitted Encroachments into Side Setback 3(b)(North)	Eaves, Shade Devices, Steps and Sideyard Walls.
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A

ITEM	DESCRIPTION	REQUIREMENT
8.	**Frontage/ Principal Elevation Requirements**	
a.	Required Private Frontage Type	Stoop
b.	Permitted Principal Building Elevation Types	Straight Front
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)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack.
10.	**Attached Fencing and Sideyard Walling**	
a.	Type, extent and location of Walling required	• Sideyard wall to be located along the Principal Setback Line for a length of 7.0m, measured from the Northern Boundary.
		• Where a nil Setback is not utilised to the Secondary Setback Line, the Sideyard wall is to be built along the Principal Setback Line up to the Secondary Boundary (South), and continue for a length of 2.0 metres along the Secondary Boundary (South) at a height of 1.8 metres measured from the higher lot level.
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 2.0m 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)	Open Outlook.
		• Openings permitted.
		• Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
12.	**Specific Design Requirement**	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. Gable End for the length of the Build to Line.
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)	Yes
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**