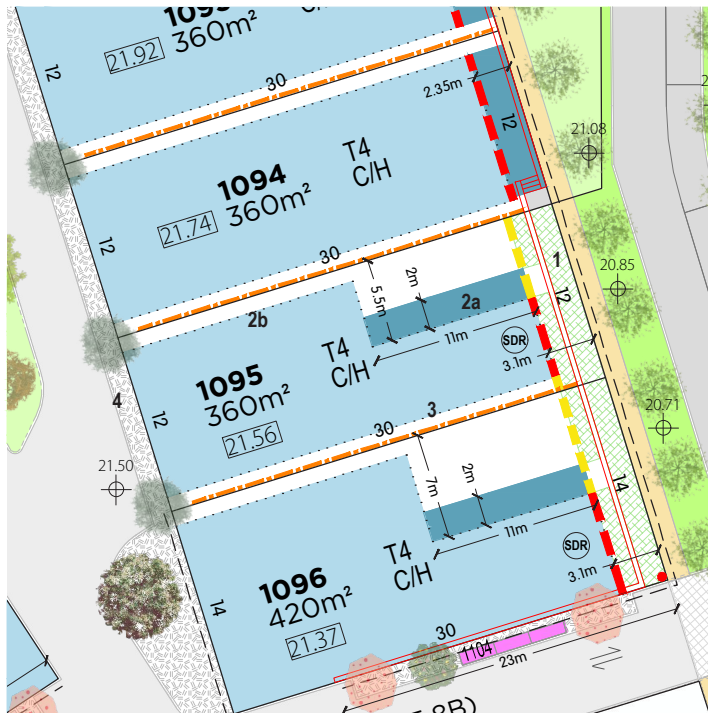


LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP No. 13.0)

LOT	1095
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	360
LOT FRONTAGE	12m



Legend

Building Type

C Cottage Type

H House Type



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)



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



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



Datum and Pad Level (refer Operative Provision No. 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)



Landscaping (Landscaping has the meaning attributed to it in the Architectural Standards for Jindee)



Entry Steps



Indicative Retaining Wall Locations



Indicative Retaining Wall Type 2



No Vehicular Access



Principal Boundary



Side Boundary (North)



Side Boundary (South)



Rear Boundary



Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1095 forms part of Local Development Plan (LDP) 13.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 1095. 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	Interior 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.56 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.1 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North) - consists of two portions:	2a) Is parallel to and located 5.5 metres from the Side Boundary (North) within the Lot, for a length of 11 metres measured from the Principal Boundary; and 2b) Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot, for a length of 15.9 metres measured from the Rear Boundary.
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot.
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. BTL is parallel to and located 3.1 metres from the Principal Boundary within the Lot, for a length of 5.5 metres, measured from the Side Setback Line (South) as shown on the Plan.
g.	BTL Percentage	100%.
h.	Required Parapet Wall Location	Parapet wall must extend from the Principal Boundary along the Principal Setback Line to the extent of 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 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	Shade Devices, Steps.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	3.1 metres measured from the Principal Setback Line.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	N/A
c.	Encroachments into Side Setback	
i.	Required Encroachments into Side Setback (North 2a)	Verandah, or a Terrace with Pergola for a distance of 11.0 metres measured from the Principal Setback Line as shown on the Plan.
ii.	Permitted Encroachments into Side Setback (North 2a)	Plinths or Piers to the Verandah, Balconies, Porticos, Steps, Sideyard Walls.
iii.	Extent to which Required or Permitted Encroachments may encroach into Side Setback (North 2a)	2.0 metres measured from the Side Setback Line (2a).
iv.	Permitted Encroachments into Side Setback (North 2b and South 3)	Eaves, Shade Devices, Steps and Sideyard Walls.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Stoop.
b.	Permitted Principal Building Elevation Types	Straight 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, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
10.	Attached Fence and Sideyard Walling	
a.	Type required	A masonry Sideyard Wall to be located along the Principal Setback Line for a length of 5.5 metres, measured from the Side Boundary (North), at a minimum height of 1.8 metres and a maximum height of 2.1 metres. Sideyard Wall is to be built along the Principal Setback Line between the Building and Side 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.
vi.	Side Elevation (South)	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?	Yes. One required (mandated) SDR. SDR) Gable End for the length of the Build to Line.
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.