



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

LOT	1104
TRANSECT	T4
LOT TYPE	Corner Lot
AREA (APPROX M ²)	595
LOT FRONTAGE	31.3m + 13.6m



Legend

Building Type

C Cottage Type

H House Type

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)

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

21.56 Datum and Pad Level (refer Operative Provision No. 5)

20.38 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

1 Principal Boundary

2 Side Boundary (North)

3 Side Boundary (East)

4 Rear Boundary

Lot 1104 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 1104. 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, Apartment House
c.	Lot Type Designation	Corner Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
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	Verandah .
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 2.75 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or East) may be located on the relevant Side Boundary, for a length of up to 12.0 metres measured from the Rear Boundary, and is only permitted to be single storey.
d.	Side Setback Line (East)	Is parallel to and located 1.0 metre from the Side Boundary (East), within the Lot. A portion of one (1) of the Side Setback Lines (North or East) may be located on the relevant Side Boundary, for a length of up to 12.0 metres measured from the Rear Boundary, and is only permitted to be single storey.
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. BTL 1) Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.44 metres, measured from the Side Setback Line (East) as shown on the Plan, and BTL 2) Is parallel to and located on the Principal Setback Line within the Lot, for a length of 28.4 metres, measured from the Side Setback Line (North) as shown on the Plan.
g.	BTL Percentage	BTL 1) 100%, BTL 2) 85% minimum.
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 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	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers to 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.	N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (North and East)	Eaves, Shade Devices and Attached Fences.
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	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah.
9.	Garaging, Parking and Vehicle Access	
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, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and East).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court.
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	- 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	N/A
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 (East)	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. One required (mandated) SDR. SDR) A Return Verandah.
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)	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.