

Legend

- Public Realm
-- LDP Boundary
-- No Vehicular Access
Carriageway and vehicle direction
Carriageway and On-street Parking
Roads Kerb Barrier
Rubbish Bin Collection Point
Mass Irrigated Groundcover Planting with Mulch (Indicative)
Passages (refer Operative Provision No.5)
Civic Space (refer Operative Provision No.5)
Paving Type A - Laneway
Paving Type B - Path
Paving Type C - Street and Drive
Paving Type J - Herringbone Paving
Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)
Proposed light pole location

Legend

- Private Realm
Building Type
C Cottage Type
H House Type
V Villa Type
T Terrace Type
A Apartment House Type
Specific Design Requirements (refer Operative Provision No.12)
Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)
Permitted Building Encroachment Zone - Zone in which the Building will be permitted in the nominated Setback area (refer to Operative Provision No. 7)
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)
Special Design Response - Private Landscaping
Entry Steps
Landing
Indicative Retaining Wall Locations
Retaining Wall Type 2
No Vehicular Access
Indicative Services Area

Table 1 - Tree Species and Spacing

Table with 5 columns: Street Type, Single or Mixed Species, Typical Tree Species, Spacing, Arrangement. Lists various tree species like Tipuana tipu, Agonias flexuosa, etc.

Tree Species

- Cupaniopsis anacardioides (Tuckeroo)
Platanus orientalis (Oriental Plane Tree)
Agonias flexuosa (WA Peppermint)
Corymbia ficifolia (Summer Red)
Delonix regia (Poinciana)
Eucalyptus caesia (Gunguru)
Tipuana tipu (Rosewood)
Eucalyptus gomphocephala (Tuart)
Olea europaea (Olive Tree)
Banksia integrifolia (Coast Banksia-NSW)
Ulmus parvifolia (Chinese Elm)
Hibiscus tiliaceus rubra (Cotton Hibiscus)
Metrosideros excelsa (New Zealand Christmas Tree)
Erithrina sykesii (Common Coral Tree)
Ficus rubiginosa (Port Jackson Fig)
Gleditsia triacanthos (The Honey Locust)



1:500@A0



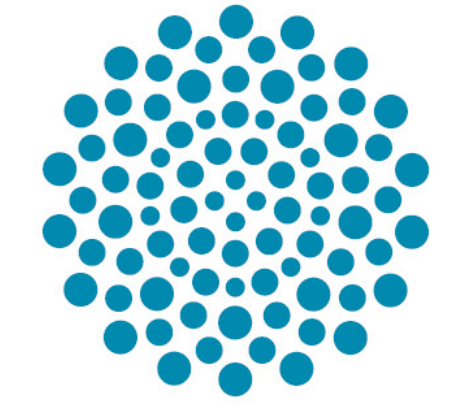
PUBLIC REALM - OPERATIVE PROVISIONS

- 1. Landscape and Trees
a) Street Trees
b) Groundcover
c) Laneway Planting
2. Parking
a) On Street Parking
b) Laneway parking and access
3. Street Lighting
4. Lot Truncations
5. Detailed Design of Civic Spaces
6. Refuse Collection
7. Paving Materials
8. Kerbing Type

PRIVATE REALM - OPERATIVE PROVISIONS

- All Development on the land referred to in this LDP is to comply with the requirements of Local Development Plan Number 100 (LDP 100).
1. Site Works
a) Maximum Lot Level
b) Stormwater management
c) Retaining Walls
d) Earthworks and Fill
2. Density (No of Dwellings)
a) Limit on Number of Dwellings
b) Apartment House Dwelling Units
c) Ancillary Units
3. Dwelling Controls
a) Maximum Lot Coverage
b) Building Type
c) Lot Type
d) Building Disposition
e) Terrace Groupings
4. Plinth
a) Requirement for a Plinth
b) Plinth constructed by Developer
c) Plinth constructed by Lot Owner
d) Required building element to attach to Plinth
5. Building Heights
a) Limit on Storeys
b) Maximum External Wall Height
c) Measurement of External Wall Height from Lot Datum
d) Exceptions
6. Setbacks and Build-to-Lines
a) No Development in Setbacks
b) Designation of Boundaries
c) Setback Lines
d) Build-To-Line (BTL)
e) Parapet Walls
7. Permitted Encroachments
a) Permitted Encroachments into Setbacks

- 8. Private Frontage and Elevation Requirements
a) Private Frontage
b) Principal Elevations
c) Secondary Elevations
9. Garaging, Parking and Vehicle Access
a) Minimum Garaging Requirement
b) Ancillary Unit Garaging
c) Restriction of Vehicle Access
d) Garage Disposition
e) Screening of garages from public realm
f) Crossovers
g) Garage doors
10. Fencing and Walling
a) Attached Walls and Sideyard Walls
b) Modifications to visually permeable fencing
11. Privacy Requirements
a) Development on a Lot must meet the following Privacy requirements:
i. Openings, Terraces, Balconies and Verandahs on the first floor or above and in any Loft are restricted in the manner referred to in Items 11a-i-iv of the relevant ILP.
ii. Where Items 11a-i-iv of the relevant ILP indicate that no privacy requirements apply to specific Elevations, the Lot Owner is responsible for the privacy they require to these areas, and is not to seek to impose privacy restrictions on the neighbour(s) of an Adjoining Property to achieve privacy to these areas.
12. Specific Design Requirement
a) Specific Design Requirement
13. Refuse Storage enclosures and collection
a) Bin Storage
b) Bin Collection Point
14. Design Outcomes - Additional Requirements + Controls
a) Additional Controls
b) Architectural Standards
c) Buildings Proportions
15. Landscaping + Street Trees
a) Landscape Required
b) Street trees
c) Offence to remove or damage street streets
16. External Fixtures
a) Exemptions
17. Exemptions to Planning Approval
a) Exemptions
18. No modification of Building elements provided by the Jindee Developer without Consent
19. Termination of the Role of the JTAO



JINDEE LOCAL DEVELOPMENT PLAN No. 10.0 PUBLIC AND PRIVATE REALM REQUIREMENTS

Unless stated otherwise, the standards and controls contained in the LDP are non-discretionary and have the same force and effect as if they are a provision of the Agreed LSP No. 84.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2. Endorsement of this LDP constitutes endorsement of the individual Lot Plans for each lot.

Manager Approval Services City of Wanneroo

Date