



**LEGEND - PRIVATE REALM**

- Lot 658
- LDP boundary
- Extent of Building Area (subject to site coverage requirements)
- Wellhead Protection Zone
- Finished Pad Levels
- Vehicle Access Zone
- No Vehicle Access
- Retaining Wall
- Fire Protection Zone
- Transformer

**LEGEND - PUBLIC REALM**

- Pavement Type A - Street
- Pavement Type B - 2.1m Path
- Pavement Type C - 1.5m Path
- Street Planting (Irrigated)
- Street Planting (Non-Irrigated)
- Proposed light pole location
- Proposed Tree (Corymbia "Marion")
- Proposed Tree (Corymbia "Marion") (subject to location of Service Station driveway)
- Proposed Tree (Araucaria heterophylla)



**PRIVATE REALM - DEVELOPMENT STANDARDS**

Transect Zone	T6
Lot Number	Lot 658
Site Area	5,289m <sup>2</sup>
Site Cover	Maximum 60%
Building Type	Commercial (Refer Urban Standards in Jindee Design Code)
Building Height	<ul style="list-style-type: none"> <li>• Minimum 1 storey / Maximum 3 storeys</li> <li>• Floor to ceiling height for ground floor: Minimum 3.0m / Maximum 6.0m</li> </ul>
Permissible Frontage Types	<ul style="list-style-type: none"> <li>• Gallery</li> <li>• Shopfront</li> <li>• Arcade</li> </ul>
Building Setbacks	(Refer Table 5 - Private Frontage, Jindee Design Code, Jindee Structure Plan) <ul style="list-style-type: none"> <li>• Min. 3.0m setback to Street 4A</li> <li>• Min. 3.0m setback to Marmion Avenue</li> <li>• Min. 3.0m setback to northern boundary</li> <li>• Min. 3.0m setback to western boundary</li> </ul>

**PUBLIC REALM - DEVELOPMENT STANDARDS**

Street Type	Street 4A
Typical Tree Species	Corymbia (Eucalyptus) "Marion"
Groundcovers	Irrigated - Scaevola Crassifolia "Flat Fred"
Spacing	8.0m
Arrangement	Regular Spacing
Street Type	Marmion Avenue
Typical Tree Species	Araucaria Heterophylla
Groundcovers	Non-Irrigated - Scaevola crassifolia "Flat Fred", Eremophila glabra, Grevillea obtusifolia prostrata, Leucophyta brownii, Lamandra maritima, Olearia axillaris, Scaevola crassifolia

**PRIVATE REALM - GENERAL PROVISIONS**

**Pedestrian Access**

- An uninterrupted pedestrian access shall be provided between Street 4A path and the principal building entrance.
- In the event that an internal vehicle access traverses the path, then the pedestrian access shall be raised above the finished level of the vehicle accessway and priority movement shall be granted to the pedestrian access.

**Vehicle Access:**

Vehicle access shall be from Street 4A and be set back a minimum 46m from the Marmion Avenue road reserve and a minimum 11m from the western boundary of Lot 658.

**Signage:**

A separate signage strategy shall be prepared for the City of Wimmeroo approval. Signage shall be integrated into the building design where possible.

**Bin Storage/Service Area :**

Bin storage and service areas are to be screened from adjacent streets and/or public frontages.

**Wellhead Protection Zone:**

Storage tanks, drainage storage and bowsers are to be located outside of the Wellhead Protection Zone delineated in the above plan.

**Transformer Fire Protection Zone:**

No development is permitted within the Transformer Fire Protection Zone without additional fire mitigation, pursuant to the requirements of the National Construction Code.



**SITE SPECIFIC LOCAL DEVELOPMENT PLAN 1A  
LOT 658 MARMION AVENUE, JINDEE  
PUBLIC + PRIVATE REALM REQUIREMENTS  
EDC JIN RD1 544H**

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.

Manager, Approval Services  
City of Wimmeroo

3/3/17  
Date