



LEGEND

Public Realm

- LDP Boundary
- No vehicular access
- Carriageway and vehicle direction
- Carriageway and On-street Parking
- Rubbish Bin Collection Point
- Street Planting
- Laneway Planting (indicative - dependant on final garage location)
- Paving Type A - Laneway
- Paving Type B - Path
- Paving Type C - Street and Drive
- Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)
- Proposed light pole location
- No Stopping Areas

Private Realm

- Building Type
- Cottage Type
- House Type
- Apartment House
- 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)
- 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)
- 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)
- Retaining Wall over 3.0m in height
- Entry Steps
- Indicative Retaining Wall Locations
- No Vehicular Access
- Indicative Services Area
- Sightlines to be maintained as per Traffic Report (10th, December 2019)

TREE SPECIES

- Ficus rubiginosa (Port Jackson Fig)
Erythrina Indica (Coral Tree)
Melia Azedarach (Chinaberry)
Agonis Flexuosa (WA Peppermint)
Eucalyptus Caesia (Gunguru)
Brachychiton Acerifolius (Illawarra Flame Tree)
Corymbia Ficifolia (Summer Red)
Hymenosprum Flavum (Native Frangipani)
Lagerstroemia Inica (Crepe Myrtle)

PUBLIC REALM - OPERATIVE PROVISIONS

- 1. Landscape and Trees
a) Street Trees
b) Groundcover
c) Laneway Planting
d) Pedestrian Connection
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

Table 1 - Tree Species and Spacing

Table with 5 columns: Street Type, Single or Mixed Species, Typical Tree Species, Spacing, and Arrangement. Rows include Street 4B, Street 4E, and Lane 8B.

PRIVATE REALM - OPERATIVE PROVISIONS

- 1. Site Works
a) Maximum Lot Level
b) Stormwater management
c) Retaining Walls
d) Earthworks and Fill
2. Density (No of Dwellings)
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
10. Fencing and Walling
a) Attached Walls and Sideyard Walls
b) Modifications to visually permeable fencing
11. Privacy Requirements
a) Privacy
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 trees
d) Verge treatment
16. External Fixtures
a) External Fixtures
17. Exemptions to Planning Approval
a) Exemptions
18. No modification of Building elements provided by the Jindee Developer without Consent
a) No modification of Building elements
19. Termination of the Role of the JTAO
a) Termination of the Role of the JTAO



JINDEE LOCAL DEVELOPMENT PLAN No. 5.0 FOR RELEASE 2 PUBLIC AND PRIVATE REALM REQUIREMENTS

OUR REF: 201019 EDC/JIN RD1 404A LDP 5.0\_OVERALL PLAN Modification 2 Rev 7.dwg
WGE REF: 200310 Jindee Stage 5 LDP
19th October 2020
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 and the LDP Report.
Manager Approval Services
City of Wanneroo
24 March 2021
Date



NOTE: Lot dimensions detailed in the ILP are inclusive of lighting infrastructure located adjacent to Rear Boundary or Side Boundary Lines.