

LOCAL DEVELOPMENT PLAN 5.0 **RELEASE 2 - INDIVIDUAL LOT PLAN** (LDP No. 5.0)

LOT TRANSECT T4 LOT TYPE AREA (APPROX M²) 300 LOT FRONTAGE 10m

110 Interior

Legend **108** T4 360m² CIH 26.21 24.5 Building Type С Cottage SUBBIC 5 30 н House Specific Design Requirements (refer to Operative Provision No.12) (SDR) 26.21 ۲۹ C **109** 300m² Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and | -26.0 No. 6) 30 24,5 б LANE (LANE 8B) [25.95] Datum and Pad Level (refer Operative Provision No. 5) 25.95 + 24.5 Spot Levels 74 110 300m² Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7) С 30 Ъ 3. Build-to-line (BTL) (refer to Operative Provision No. 6) Indicative Retaining Wall Locations TA CIH Entry Steps 111 420m² 25.82 — No Vehicular Access 1 Indicative Services Area 30 Principal Boundary 26 2 Side Boundary (North) Side Boundary (South) 3 4 Rear Boundary 5m 10m 5m 20m 25m Scale 1:500

Lot 110 forms part of Local Development Plan (LDP) 5.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 110. 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
с.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
С.	Lot Type Designation	Interior 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 External Wall Height	7.5 metres
С.	Lot Datum (from which Building Height is measured)	25.95 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary within the Lot.
b. c.	Secondary Setback Line Side Setback Line (North)	N/A Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.
d.	Side Setback Line (South)	A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.
		A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured 1.0 metre from the Side Boundary (both North and South) as shown on the Plan.
g. h.	BTL Percentage Required Parapet Wall Location	75% minimum. N/A
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA 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, Gatehouse, Plinths or Piers for the Verandah, Steps.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Setba	 ack
•••••	i. Permitted Encroachments into Secondary Setback.	N/A
с.	Encroachments into Side Setback	••••••
	i. Permitted Encroachments into Side Setback (North and South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requi	rements
а.	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, a Double Return Verandah and a Double Projecting Front.

9. Garaging, Parking and Vehicle Access a. Garaging required for this minimum number of cars Cottage - 2 bays b. Additional garaging requirement for Ancillary Unit, for provided discussion and the second discussion and the second discussion and discussion anding discussion and discussion and discussion and discuss	
minimum number of cars Nil b. Additional garaging requirement for Ancillary Unit, if provided Nil c. Lot boundaries where Vehicle Access is prohibited Principal Boundary, Side Bou (North and South) d. Permitted Garage Disposition Rear Direct, Rear Side Stack. 10. Attached Fence and Sideyard Walling a. a. Type required Attached Fence 11. Privacy a. a. Type required 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 from Side Boundary unless Screened, or the Openin consists of Celestial Win or opaque glass window v. Secondary Elevation N/A v. Side Elevation (North) Open Outlook v. Side Elevation (South) Restricted Outlook vi. Side Elevation (South) Restricted Outlook vi. Side Elevation (South) Openings to be setback a minimum of 4.5m from the S Boundary unless the Openin - is a Celestial Window; or - is Screened; or vi. Side Elevation (South) Restricted Outlook Openings to be se	
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14. Landscaping + Street Trees Refer - Private Realm Opera Provisions Provisions	tive
15. External Fixtures Refer - Private Realm Opera Provisions	tive
16. Design Outcomes – Additional Requirements + Controls Refer - Private Realm Opera	tive
17.Exemptions to Planning ApprovalRefer - Private Realm Opera Provisions	tive
18. No modification of building elements provided by Jindee Refer - Private Realm Opera Developer without Consent Provisions	tive