

JINDEE

LOCAL DEVELOPMENT PLAN

JINDEE, WESTERN AUSTRALIA

APRIL 2026

LDP NO. 13.0
INDIVIDUAL LOT PLANS

DOCUMENT CONTROL -
MODIFICATIONS TO LOCAL DEVELOPMENT PLAN REPORT

REVISION	DATE APPROVED BY CITY OF WANNEROO	DESCRIPTION
0		

Legend

Private Realm

Building Type

- c Cottage Type
- H House Type
- V Villa Type
- APT Apartment House Type
- 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)

Permitted Building Encroachment Zone - Zone in which the Building will be permitted in the nominated Setback area (refer to Operative Provision No. 7)

Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)

Mandatory 2 Storeys

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

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

Spot Levels

Landscaping (Landscaping has the meaning attributed to it in the Architectural Standards for Jindee)

Entry Steps

Landing

Indicative Retaining Wall Locations

Indicative Retaining Wall Type 2

No Vehicular Access

Sightlines to be maintained as per Traffic Report (10th, June 2024)

Legend

Public Realm

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)
- Mulch Only (indicative - dependant on final garage location)
- Paving Type A - Laneway
- Paving Type B - Path 1
- Paving Type B - Path 2
- Paving Type C - Street and Drive
- Paving Type I - Cobble
- Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)

PUBLIC REALM - OPERATIVE PROVISIONS

The Public Realm - Operative Provisions detail the development of the public realm, and provide the framework for the approval of the detailed design, including the Engineering Plans and Landscape Masterplan, required as conditions of subdivision approval.

1. Landscape and Trees	a) Street Trees Tree Species and Spacings for Thoroughfares and Civic Spaces are detailed in Table 1, below. Minor adjustments to spacings may occur at detailed landscape stage and/or through detailed Engineering Plans to cater to final lighting, utility locations and alignments. b) Groundcover Groundcover and shrubs will be used in planters and Civic Spaces - shrubs may include Bougainvillea, Oleander and Hibiscus. c) Laneway Planting Final location of planting in laneway is dependent on location of crossovers.
2. Parking	a) On Street Parking On street parking is provided and located as indicated on the adjacent plan. b) Laneway parking and access Access to or within a Lane, shall not be obstructed by any vehicle in accordance with any relevant City of Wanneroo Local Laws. Parking of vehicles is prohibited within a Lane.
3. Street Lighting	The final location of lighting will be determined through the approval of Engineering Plans, required as a condition of subdivision.
4. Lot Truncations	Consistent with the provisions of Liveable Neighbourhoods, lots do not have truncations if adequate sightlines have been achieved.
5. Detailed Design of Civic Spaces	Final design of Civic Spaces including Public Open Space, Passages and Paths to be provided through an LDP or at detailed Landscape design stage.
6. Refuse Collection	An area must be provided within the laneway, clear of garage doors, to enable collection by refuse vehicle. Refer Private Realm - Operative Provision No.13. In regard to refuse vehicle access, given collection is primarily from rear laneways, the requirement for an easement or legal agreement for a temporary turnaround facility is not required.
7. Paving Materials	Final allocation of paving types and materials will be determined at detailed landscape and engineering stage.
8. Kerbing Type	All kerbing is barrier or flush kerbing unless otherwise specified.

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 13.0 (LDP 13.0). The Private Realm - Operative Provisions of LDP 13.0, in conjunction with the Individual Lot Plan (ILP) for each Lot, set out the standards and controls (both graphically and in the corresponding text provisions) that must be met in developing any ILP forms part of this LDP 13.0 area. For the avoidance of doubt, LDP is a reference of convenience only and every ILP forms part of this LDP 13.0 area. Definitions for terms used in this document are provided in the Jindee Design Code Agreed Structure Plan No.84 and in the LDP Part 1 Report (referred to as 'LDP Report').

At Jindee, a consent process applies that is subject to the requirements and procedures set out in the Jindee Design Code (Agreed Structure Plan No.84) and in the LDP Report. In summary this process requires:

- That an application for any proposed Development be made to the Jindee Town Architects Office (JTAO) to assess the proposed Development for compliance with the LDP and other controls administered by the Town Architect. This application must be made in the form required in LDP Report or as required by the JTAO.
- Any amendments required to the proposed Development by the JTAO are to be resubmitted to the JTAO.
- If the JTAO endorses an application as conforming to this LDP and the application is of a type that does not require planning approval then the Lot Owner/ Purchaser may make an application for a Building Permit to the City of Wanneroo.
- If the JTAO endorses (with reasons) an application for a proposed Development as non-conforming with this LDP but the application is consistent with the objectives and design intent of the LDP then the Planning Approval of the City of Wanneroo is required for the proposed variance to the LDP prior to applying for a Building Permit.

In the event of any inconsistency between the above approval process summary and the process set out in LDP Report, then the LDP Report will prevail.

1. Site Works	a) Maximum Lot Level Development on the lot will not increase the level of that lot by more than 500mm above the Lot Datum, or as otherwise stated in Item 1a of the relevant ILP. b) Stormwater management Stormwater draining from roofs and driveways and other impermeable surfaces is to be managed on site as required by the City of Wanneroo. c) Retaining Walls i. Any retaining walls developed on the lot must be engineered and structurally certified. If a wall, including a retaining wall, is to be developed within the zone of influence of an existing retaining wall, then engineering certification is required to confirm that the proposed wall will not undermine the structural integrity of the existing retaining wall. ii. Any retaining wall developed on the lot must either match the retaining walls provided by the Jindee Developer or be of masonry construction that matches or complements the Dwelling built on the lot. iii. All retaining walls are built to certain tolerances. It is the responsibility of the Lot Owner to ensure when developing on or near any retaining walls (whether provided by the Jindee Developer or otherwise) any development takes into account these tolerances. The engineering details that establish these tolerances are maintained by the City of Wanneroo. d) Earthworks and Fill Designs must demonstrate compliance with the City of Wanneroo specifications regarding driveway gradients (refer WD 6.07).
2. Density (No of Dwellings)	a) Limit on Number of Dwellings The number of single Dwellings that may be developed on a lot is limited to the number referred to in Item 2a of the relevant ILP. An Ancillary Unit is not considered an additional Dwelling for the purposes of this sub section. b) Apartment House Dwelling Units The maximum number of Dwellings permitted for an Apartment House is mandated in Item 2b of the relevant ILP. c) Ancillary Units The requirement for an Ancillary Unit to be constructed is mandated in Item 2c of the relevant ILP.
3. Dwelling Controls	a) Maximum Lot Coverage Development on the lot must not exceed the Maximum Lot Coverage permitted as specified in Item 3a of the relevant ILP. b) Building Type Only a Building of the Building Type prescribed in Item 3b of the relevant ILP is to be developed on the Lot. c) Lot Type All Development on the lot must comply with the requirement for the Lot Type as designated in Item 3c of the relevant ILP. d) Building Disposition Only a Building with a Building Disposition of the type prescribed in Item 3d of the relevant ILP will be developed on the lot.
4. Plinth	a) Requirement for a Plinth A Building must be built on a Plinth if it is stipulated that a Plinth is required for the Lot, as detailed in Item 4a of the relevant ILP. b) Plinth constructed by Developer Where a Plinth has been constructed by the Developer, the requirement and details of the type of Plinth condition that applies to the Lot is stipulated in Item 4b. c) Plinth constructed by Lot Owner Where a Plinth has not been provided by the Developer, and Item 4a of the ILP for the relevant Lot requires a Plinth, then the Lot Owner must construct a Plinth of the types stipulated in Item 4c. d) Required building element to attach to Plinth Where a Plinth is required, the Lot Owner must attach the building element to the Plinth as specified in Item 4d of the relevant ILP for that Lot, prior to occupation of the dwelling. The building element will usually be a Verandah or Terrace, pergola or Stoop, as specified in Item 4d of the ILP for the relevant Lot.
5. Building Heights	a) Limit on Storeys The maximum number of storeys permitted to be built on the lot is specified in Item 5a of the relevant ILP. b) Maximum External Wall Height No Building will have an External Wall Height greater than the maximum height permitted for the external walls as prescribed in Item 5b of the relevant ILP. c) Measurement of External Wall Height from Lot Datum For the purposes of measuring compliance with 5b above, the base of the wall being measured will be deemed to be at the height of the Lot Datum, specified in Item 5c of the relevant ILP. d) Exceptions No Building element is to be built beyond the Maximum External Wall Height as designated in Item 5b of the relevant ILP for that lot except roofs, chimneys, wind towers, towers and other elements as permitted in the Jindee Architectural Standards.
6. Setbacks and Build-to-Lines	a) No Development in Setbacks Development must not occur in any Setback on the lot unless it is a Permitted Encroachment for that lot and for that Setback designation. b) Designation of Boundaries The designation of boundaries as Principal, Secondary, Side and Rear Boundaries for any lot is as shown on the Plan and its legend in the relevant ILP for the lot. c) Setback Lines The location of the Principal, Secondary, Side and Rear Setback Lines are as prescribed in Items 6a - 6e inclusive of the relevant ILP. d) Build To-Line (BTL) i. A portion of the Principal Elevation, Secondary Elevation, of a Building must be constructed on a Build-to-Line (BTL) if a BTL is mandated in Item 6f of the relevant ILP. ii. The BTL is located as prescribed in Item 6f, and as graphically shown on the plan of the relevant ILP. iii. The minimum percentage of the BTL that must be built on by the Principal Elevation is prescribed in Item 6g of the relevant ILP. This percentage is referred to as the Build to Line Percentage. Refer to Definition in Part 1 for method of calculation. iv. For the purposes of assessing a building's compliance with the requirement in 6diii, the width of any Projecting Front is to be deemed to have been constructed on the BTL. e) Parapet Walls If applicable, the requirement for parapet walls is prescribed in Item 6h of the relevant ILP.
7. Permitted Encroachments	a) Permitted Encroachments into Setbacks Only those Encroachments described in Items 7a-d of the relevant ILP are Permitted Encroachments.
8. Private Frontage and Elevation Requirements	a) Private Frontage All Dwellings must incorporate the required Private Frontage Type as designated in Item 8a of the relevant ILP. b) Principal Elevations All Dwellings must incorporate one of the permitted Principal Elevation types designated for the lot in Item 8b of the relevant ILP. c) Secondary Elevations Secondary Elevations must provide active Frontages to all public spaces (POS, Thoroughfares, Passages and Paths). Design responses may include elevations that contain glazed openings from living areas, verandahs, or other projections. Servicing infrastructure must not be located along secondary elevations.
9. Garaging, Parking, and Vehicle Access	a) Minimum Garaging Requirement Garaging must be provided on the lot for not less than the number of cars detailed in Item 9a of the relevant ILP. A carport may be acceptable for the garaging of cars, however, must be screened from the public realm in accordance with Clause 9e). b) Ancillary Unit Garaging Should an Ancillary Unit be constructed on the lot then the required additional garaging or parking provisions on the lot are designated in Item 9b of the relevant ILP. c) Restriction of Vehicle Access Vehicle access to a lot is restricted as graphically depicted on the LDP and ILP and as described in Item 9c of the relevant ILP. d) Garage Disposition The Permitted Garage Disposition for a lot is designated in Item 9d of the relevant ILP. e) Screening of garages from public realm Screening must be provided so that the inside of garages and parking structures such as carports cannot be viewed from the public realm. f) Crossovers Crossover construction requirements are detailed in the Jindee Architectural Standards and must demonstrate compliance with the City of Wanneroo specifications for vehicle crossovers. Alternative geometries may be considered where adequate vehicle movement can be achieved. g) Garage doors The inside of the garage and/or carport must be fully screened by a garage door from the adjacent public space (including a road, lane or access way) at all times except when access to and from the adjacent public space is required.

10. Fencing and Walling	a) Attached Walls and Sideyard Walls Attached Walls and/or Sideyard Walls are required to be built on the lot if mandated in Item 10a of the relevant ILP. b) Modifications to visually permeable fencing Where any visually permeable fencing has been built on a lot, it is prohibited to limit the visual permeability in any way, except by use of landscaping such as hedges.
11. Privacy Requirements	a) Development on a Lot must meet the following Privacy requirements: i. Opening, Terraces, Balcones 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 Requirements	a) Specific Design Requirement A Specific Design Requirement must be built of the type required where prescribed in Item 12a of the relevant ILP, and in the location graphically depicted on the corresponding plan.
13. Refuse storage enclosures and collection	a) Bin Storage The requirement for the storage of bins is mandated in Item 13a of the relevant ILP. Permanent storage space for three bins (general waste and recycling) of the standard type used by the City of Wanneroo, must be provided on the Lot and these bins are to be screened from view from Public Spaces. An exception to this is the bin requirements for an Apartment House in which the case storage space for the number of bins required will be stipulated in Item 13a of the relevant ILP. b) Bin Collection Point The Lot Owner must use any area provided for bin Collection as identified in Item 13b of the relevant ILP.
14. Design Outcomes - Additional Requirements + Controls	a) Additional Controls In addition to complying with the requirements of this LDP, other controls for Development apply to the Lot, including but not limited to: Covenants on the title and contractual obligations with the Jindee Developer, Jindee Architectural Standards, administered by the Jindee JTAO, and other legislative controls such as the Dividing Fences Act. b) Architectural Standards The Jindee Architectural Standards require that all Development at Jindee is of a high standard and consistent with the vision for Jindee. Specific controls have been included in the Architectural Standards that are required to be complied with and include, but are not confined to, the following matters: Building Proportion, elevation requirements, external materials, and colours required openings (doors and windows), fencing and walling, and Encroachments and consent processes. c) Buildings Proportions Buildings subject to this JTAO are required to be designed to the proportions of the Golden Ratio and evidence of this must be demonstrated to the JTAO at the time of submitting plans for development with JTAO.
15. Landscaping + Street Trees	a) Landscape Required The space around a Building is to be designed to accommodate landscaping. Landscaping of a Lot is to be undertaken with appropriate planting, paving and other landscaping elements to meet the needs of the residents, whilst enhancing the security of the street and Building, and contributing to the streetscape. b) Street trees Street trees, including those located in Lanes, are essential to the creation of a walkable and sustainable community. Lot Owners are responsible for ensuring that the street trees in the verge and rear lane areas are protected from damage as a result of activity on the lot directly adjacent to the verge. c) Offence to remove or damage street trees It is an offence under Schedule 91 Clause 2 of the Local Government Act (Uniform Local Provisions Regulations 1996), to damage or remove any street tree and an offence will be prosecuted accordingly. The Lot Owner will take responsibility for any tree branches extending into the relevant lot.
16. External Features	External Features are to be integrated into the design of the Building and are not to be visibly obtrusive from an Adjoining Property or be visible from any public space with the exception of solar panels which are permitted to be visible from a public space provided that no hot water collection tank is visible.
17. Exemptions to Planning Approval	a) Exemptions The following Development is exempt from the requirement to obtain planning approval from the City of Wanneroo, if the Development is consistent with the requirements of this LDP: i. Residential (Single Residential Dwelling) building types being House, Villa or Cottage; and ii. Residential alterations and additions that are located behind the Principal Building Elevation, including patios, pergolas, decks, garages, Outbuildings, Ancillary Unit, stars and swimming pools; iii. Retaining walls including those over 3m in height as shown on the LDP (refer pad and spot levels). b) Exemption does not constitute consent from JTAO Exemption to the requirement to obtain planning approval from the City of Wanneroo does not negate the requirement for a Lot Owner to obtain consent for all Development from the JTAO, consistent with the requirements of Jindee Agreed Local Structure Plan No.84 and Design Code, and Jindee LDP Part 1, prior to lodgement for Building Permit.
18. No modification of building elements provided by the Jindee Developer without Consent	No stairs, retaining walls, battens or fences or other Building elements provided by the Jindee Developer on the lot are to be removed or modified without the endorsement of the JTAO. Exceptions may be approved by the JTAO including where Buildings are sought to be constructed up to a Secondary Boundary.
19. Termination of the Role of the JTAO	The endorsement of all Development by the JTAO pursuant to this section under this LDP will continue until at least 88% of the Lots within this LDP have been developed, and the Jindee Developer gives notice to the City of Wanneroo that it will no longer review development proposals pursuant to this LDP.

Table 1 - Tree Species and Spacing

Street Type	Single or Mixed Species	Typical Tree Species	Spacing	Arrangement
Avenue 1A	Single	Tipuana tipu, Metrosideros excelsa.	5.0-7.0m	Regular
Street 3c	Mixed Species	Angophora costata, Agonis flexuosa, Banksia integrifolia, Corymba calophylla rosea, Eucalyptus cladocalyx nana, Eucalyptus gomphocephala, Eucalyptus totidiana, Eucalyptus victrix, Eucalyptus leucocylon rosea.	Varied	Irregular/ Cluster
Street 4D	Mixed	Agonis flexuosa, Angophora costata, Ertina sylvestris, Ficus rubiginosa, Ulmus parvifolia.	8.0m	Regular
Street 4E	Mixed	Agonis flexuosa, Angophora costata, Corymba calophylla rosea, Ficus rubiginosa, Eucalyptus grandis.	2.0-7.0m	Regular
Road 6C	Mixed Species	Agonis flexuosa, Angophora costata, Corymba calophylla rosea, Ficus rubiginosa, Eucalyptus grandis.	4.0m	Irregular/ Cluster
Lane 8B	Mixed	Cupressus anacardioides, Corymba calophylla rosea, Eucalyptus caesia, Hibiscus tiliaceus rubra, Metrosideros excelsa, Macadamia integrifolia, Olea europaea.	Varied	Irregular/ Cluster
Boulevard 2B	Mixed Species	Angophora costata, Agonis flexuosa, Banksia integrifolia, Corymba calophylla rosea, Eucalyptus cladocalyx nana, Eucalyptus gomphocephala, Eucalyptus totidiana, Eucalyptus victrix, Eucalyptus leucocylon rosea.	Varied	Irregular/ Cluster

Tree Species

- Cupaniopsis anacardioides (Tuckeroo)
- Agonis flexuosa (WA Peppermint)
- Tipuana tipu (Rosewood)
- Macadamia integrifolia (Macadamia Nut Tree)
- Olea europaea (Olive Tree)
- Corymba eximia nana (Dwarf Yellow Bloodwood)
- Corymba calophylla (Pink Marri)
- Ficus rubiginosa (Port Jackson Fig)
- Metrosideros excelsa (New Zealand Christmas Tree)
- Angophora costata (Sydney Red Gum)
- Banksia integrifolia (Coast Banksia-NSW)
- Banksia mensiesii (Firewood Banksia)
- Eucalyptus gomphocephala (Tuart)
- Eucalyptus cladocalyx nana (Dwarf Sugar Gum)
- Eucalyptus leucocylon (Rosea)
- Eucalyptus caesia (Gungurru)
- Eucalyptus totidiana (Coastal Blackbutt)
- Eucalyptus victrix (Western Coolabah)
- Hibiscus tiliaceus rubra (Cotton Hibiscus)

JINDEE

LOCAL DEVELOPMENT PLAN No. 13.0

PUBLIC AND PRIVATE REALM REQUIREMENTS



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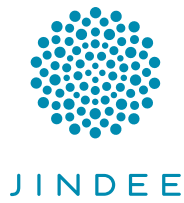
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Unless stated otherwise, the standards and controls contained in the LDP are non-discretionary and have the same force and effect as if they are a provision of the Agreed LSP No. 84.

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.

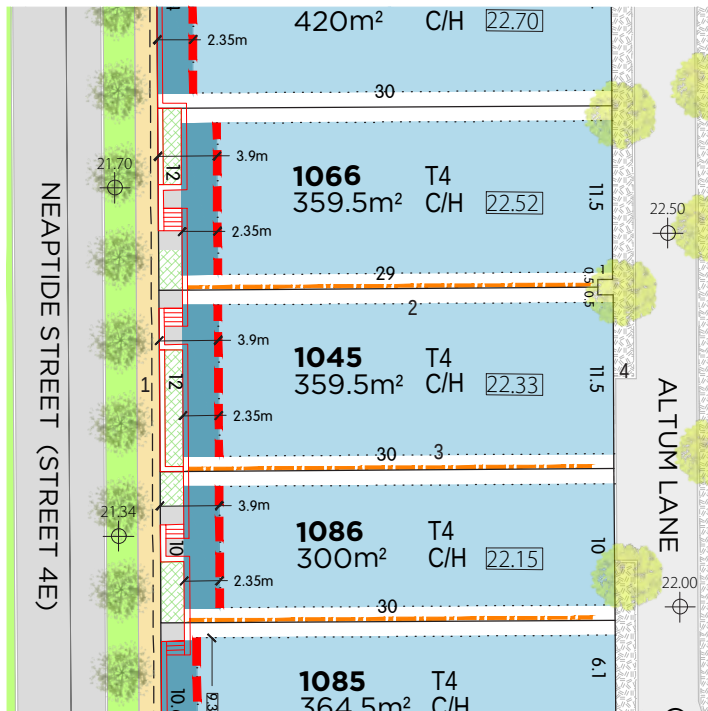
N. De Vecchis
Manager Approval Services
City of Wanneroo

8 June 2026
Date



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

LOT	1045
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	359.5
LOT FRONTAGE	12m



Legend

Building Type

- C Cottage Type
- H House Type

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)

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)

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 (South)
- 4 Rear Boundary

Lot 1045 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 1045. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

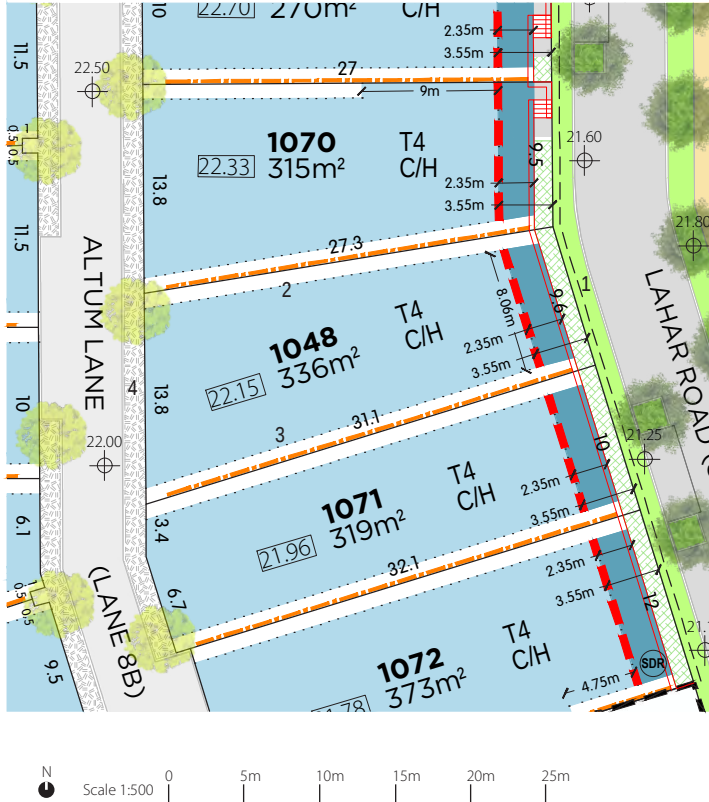
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.33 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 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 South) 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 (South)	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 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. Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1048
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	336
LOT FRONTAGE	9.6m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.15** Datum and Pad Level (refer Operative Provision No. 5)
- ±21.47** 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 (South)
- 4** Rear Boundary

Lot 1048 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 1048. 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.

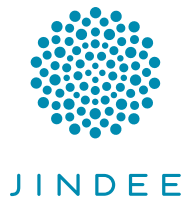
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metre.
c.	Lot Datum (from which Building Height is measured)	22.15 AHD.

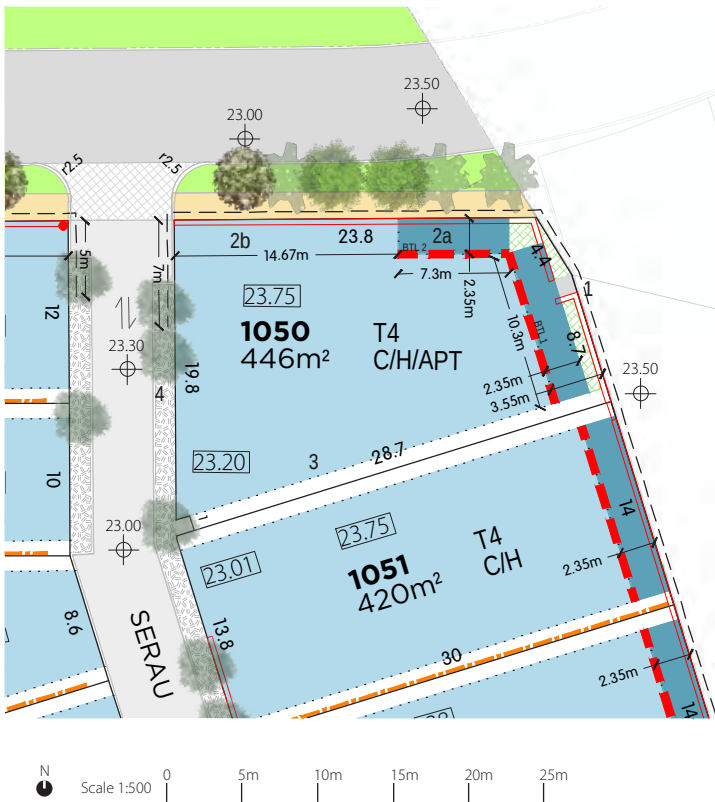
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.06 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 Front, Shade Devices, 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. An exception to this is Steps, which are not restricted.
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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1050
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M²)	446
LOT FRONTAGE	4.4m + 8.7m



Legend

- Building Type**
- C** Cottage Type
 - H** House Type
 - APT** Apartment House Type
- 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)
- 23.75** Datum and Pad Level (refer Operative Provision No. 5)
- 23.50** 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
- 2a + 2b** Secondary Boundary
- 3** Side Boundary (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1050 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 1050. 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.

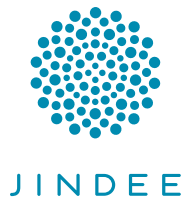
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House, Apartment House.
c.	Lot Type Designation	Edge 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)	23.75 AHD, 23.20 AHD.

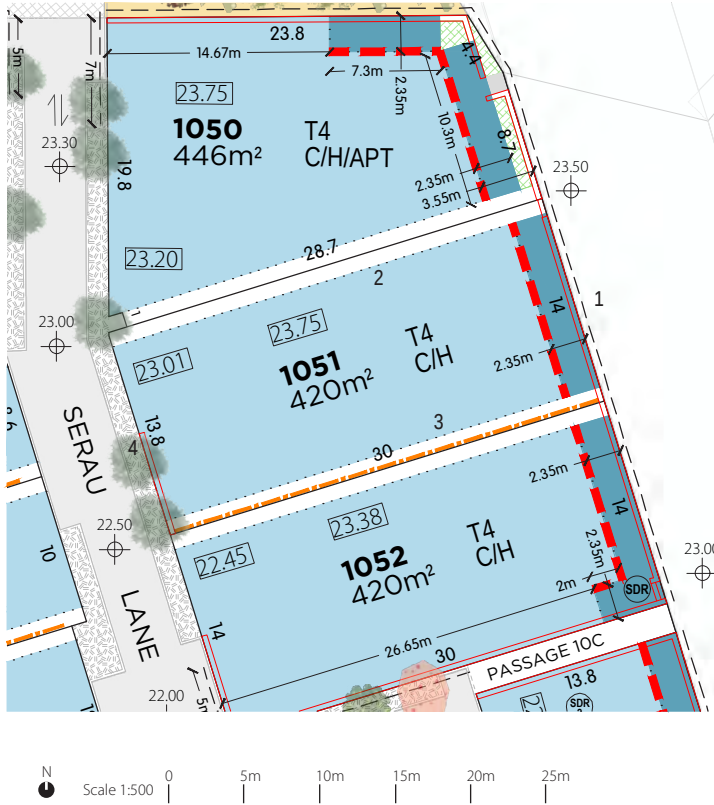
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	2a) Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 7.3 metres measured from the Principal Setback Line, within the Lot. 2b) Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	N/A
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 10.3 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Secondary Setback Line (2a) within the Lot, for a length of 7.3 metres, measured from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 95% minimum, BTL 2) 100%.
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, 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.	2a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 2b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	2a) 2.35 metres measured from the Secondary Setback Line 2a. 2b) N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (South)	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	Double 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, Secondary Boundary, Side Boundary (South) and a portion of the Rear Boundary as depicted on the Plan.
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	Nil.
v.	Side Elevation (North)	N/A
vi.	Side Elevation (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1051
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	420
LOT FRONTAGE	14m



Legend

Building Type

- C** Cottage Type
- H** House Type
- (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)
- 23.75** Datum and Pad Level (refer Operative Provision No. 5)
- ±23.50** 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 (South)
- 4** Rear Boundary

Lot 1051 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 1051. 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.

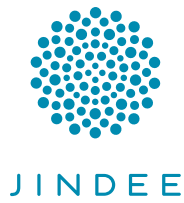
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	23.01 AHD, 23.75 AHD.

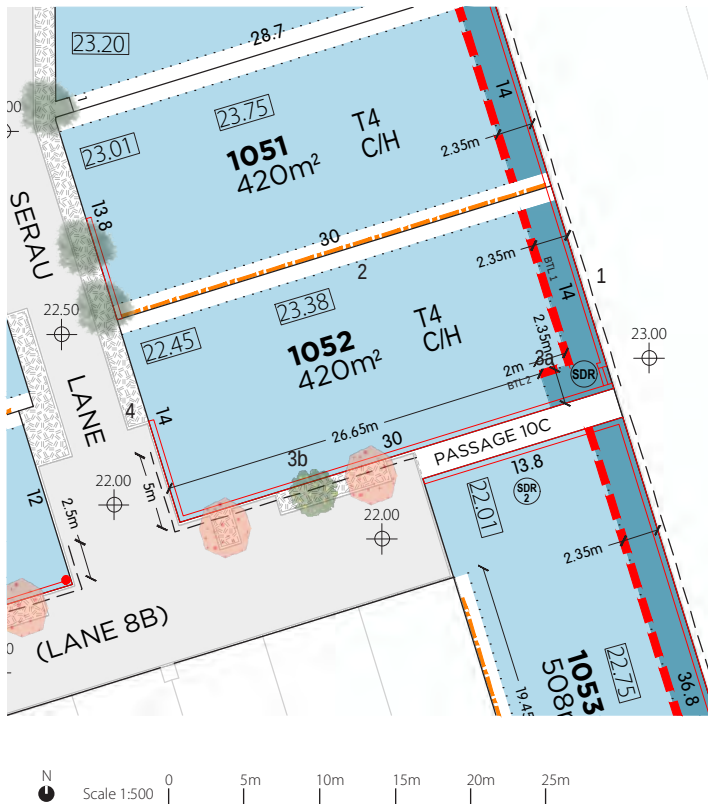
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 12.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, a Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1052
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	420
LOT FRONTAGE	14m



Legend

Building Type

C Cottage Type

H House Type



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)



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)



Entry Steps



Indicative Retaining Wall Locations



Indicative Retaining Wall Type 2



No Vehicular Access



1 Principal Boundary



2 Side Boundary (North)



3a + 3b Side Boundary (South)



4 Rear Boundary



Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1052 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 1052. 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.

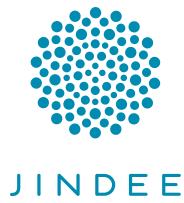
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.45 AHD, 23.38 AHD.

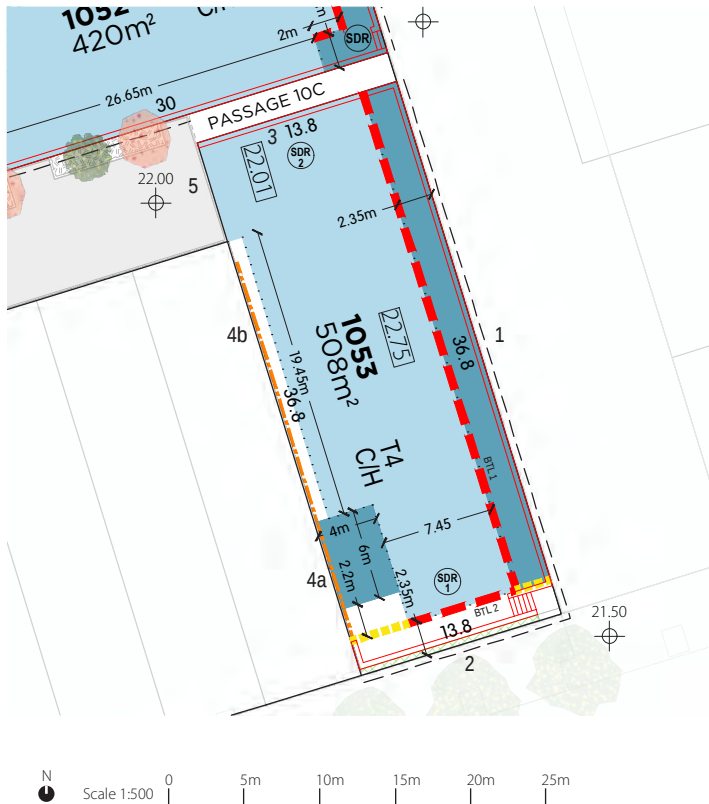
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of the Side Setback Line (North) 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 (South)	3a) Is parallel to and located 2.35 metres from the Side Boundary (South), within the Lot, for a length of 2.0 metres measured from the Principal Setback Line. 3b) Is located on the Side Boundary (South), within the Lot.
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 10.65 metres, measured from the Side Setback Line (North or South) as shown on the Plan. BTL 2) Is parallel to and located on the Side Setback Line (South 3a) within the Lot, for a length of 2.0 metres measured from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 100%.
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 (North)	
i.	Permitted Encroachments into Side Setback (North)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Side Setback (South)	
i.	Permitted Encroachments into Side Setback (South)	3a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 3b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Side Setback (South)	3a) 2.35 metres measured from the Side Setback Line (3a). 3b) N/A
e.	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	A Return Verandah, a Projecting Front and a Return Verandah, and a Double Return Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Nil.
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)	N/A
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.



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

LOT	1053
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	508
LOT FRONTAGE	13.8m



Legend

Building Type

C Cottage Type

H House Type



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)



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)



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



Principal Boundary



Secondary Boundary



Side Boundary (North)



Side Boundary (West)



Rear Boundary

Lot 1053 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 1053. 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.

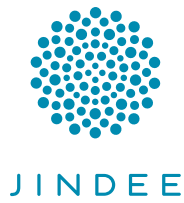
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge Lot.
d.	Permitted Building Dispositions	Sideyard.
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 and stairs 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)	22.01/ 22.75 AHD.

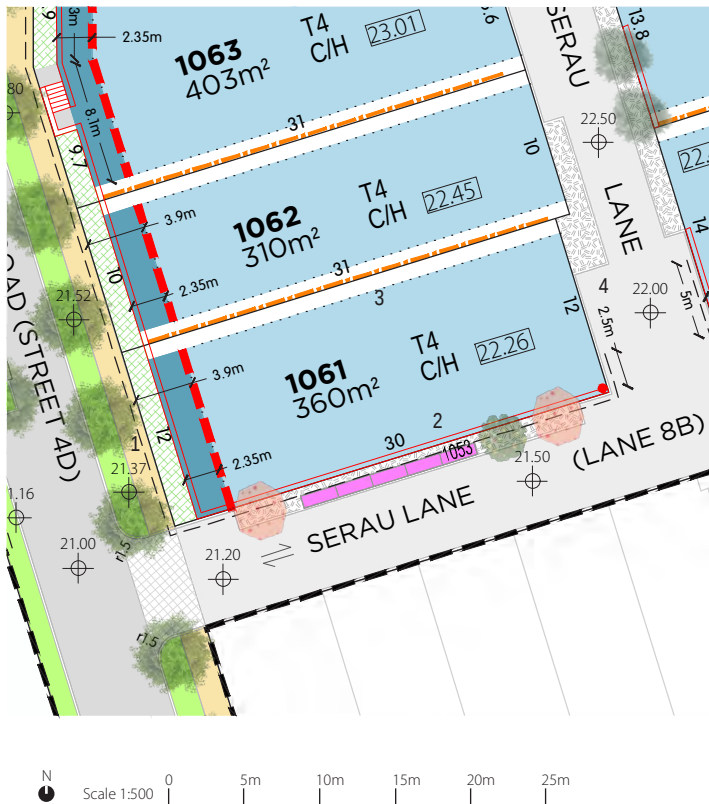
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, for a length of 34.45 metres measured from the Secondary Setback Line, within the Lot.
b.	Secondary Setback Line	Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 7.45 metres measured from the Principal Setback Line, within the Lot.
c.	Side Setback Line (North)	Is located on the Side Boundary (North), within the Lot.
d.	Side Setback Line (West)	4a) Is parallel to and located 4.0 metres from the Side Boundary (West) for a length of 8.2 metres measured from the Secondary Setback Line, within the Lot. 4b) Is parallel to and located 1.0 metre from the Side Boundary (West) for a length of 19.45 metres measured from the Rear Boundary, within the Lot. A portion of the Side Setback Line (4b) 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, measured 34.45 metres from the Principal Setback Line as shown on the Plan. BTL 2) Is parallel to and located on the Secondary Setback Line within the Lot, measured 7.45 metres from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 95% and BTL 2) 95% 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, Projecting Fronts, Balconies, Eaves, Portico to define the principal entrance, 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.
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 (West)	4a) Verandahs, Plinths or Piers for the Verandah, Eaves, Shade Devices and Attached Fences. 4b) Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North and West).
d.	Permitted Garage Disposition	Rear Direct, Rear Back Court.
10.	Attached Fence and Sideyard Walling	
a.	Type required	Sideyard Walls.
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	Nil.
v.	Side Elevation (North)	Nil.
vi.	Side Elevation (West)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. Two required (mandated) SDR's. SDR 1) Is mandated being a Gable End. SDR 2) Is mandated being a Gable End to the same width and height as SDR 1. On Lot 1053 each Projecting Front is required to have a minimum width of 4.0 metres, and not exceed 6.0 metres. Each Projecting Front is required to be setback a minimum of 3.0 metres, and not exceed 4.0 metres from each end of the Principal Elevation with a Gable End that is the same for each projection. The width, height and setback of each Projecting Front are required to mirror each other.
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.



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

LOT	1061
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	360
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.26 Datum and Pad Level (refer Operative Provision No. 5)
- 21.37 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 Secondary Boundary
- 3 Side Boundary (North)
- 4 Rear Boundary
- Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1061 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 1061. 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.

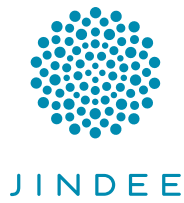
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge 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 and stairs 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)	22.26 AHD.

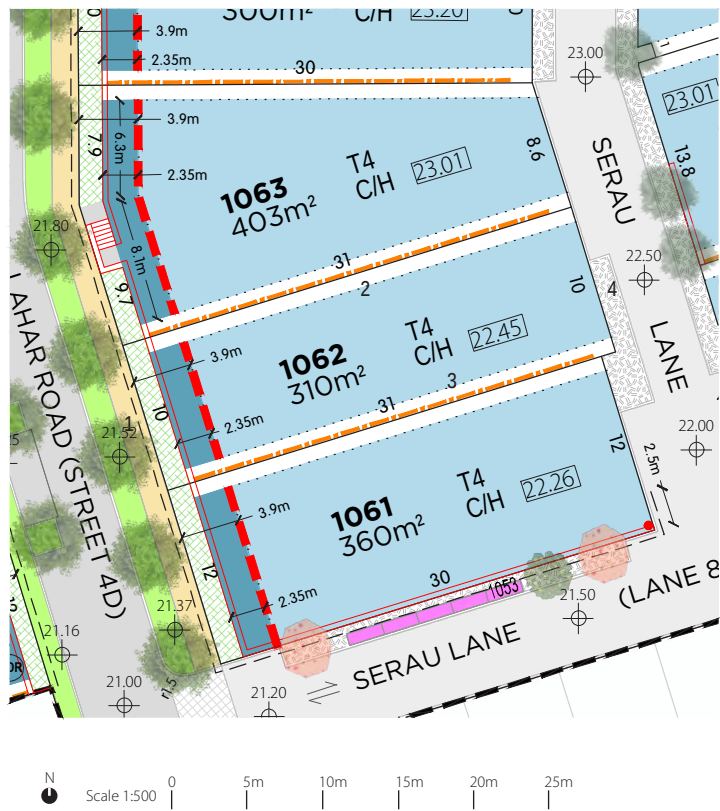
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from Side Boundary (North), within the Lot. A portion of the Side Setback Line (North) 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 (South)	N/A
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 3.9 metres from the Principal Boundary within the Lot, for a length of 11.0 metres measured from the Secondary Boundary as shown on the Plan.
g.	BTL Percentage	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 Front, 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. An exception to this is Steps, which are not restricted.
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	Nil
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (North)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
v.	Side Elevation (North)	Open Outlook.
vi.	Side Elevation (South)	- 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?	No.
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)	N/A
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 Jindée Developer without Consent	Refer - Private Realm Operative Provisions.



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

LOT	1062
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	310
LOT FRONTAGE	10m



Legend

Building Type

- C** Cottage Type
- H** House Type

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)

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)

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 (South)
- 4** Rear Boundary

Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1062 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 1062. 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

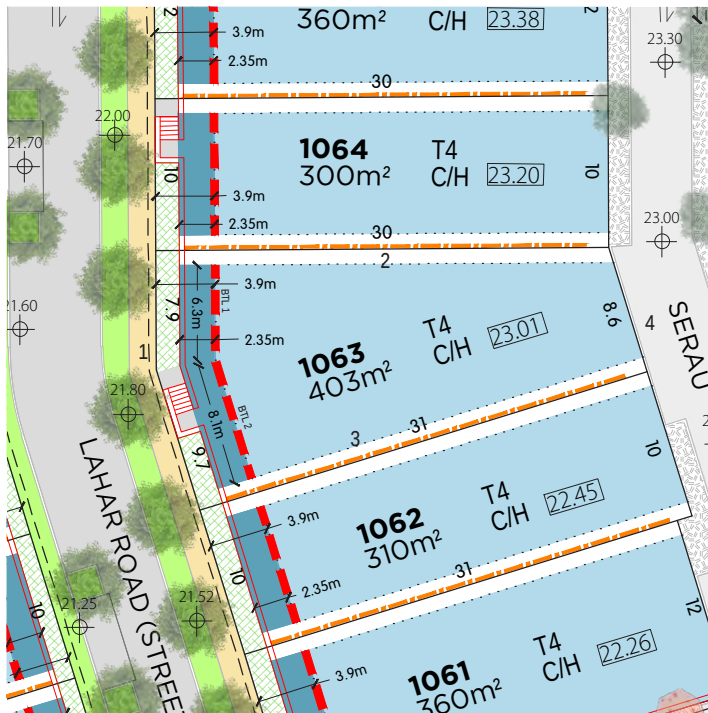
ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
1	Site Works		4	Plinths	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions.	a.	Is a Plinth required for this Lot?	Yes.
b.	Stormwater Management	Refer - Private Realm Operative Provisions.	b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Retaining Walls	Refer - Private Realm Operative Provisions.	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.
2	Number of Dwellings on Lot		d.	Required building element to attach to the Plinth	Verandah.
a.	Maximum Number of Single Residential Dwellings	One (1).	5	Building Heights	
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A	a.	Maximum No of Storeys	2 storeys plus loft.
c.	Ancillary Unit	Permitted.	b.	Maximum Height	7.5 metres.
3	Dwelling Controls		c.	Lot Datum (from which Building Height is measured)	22.45 AHD.
a.	Maximum Lot Coverage	75%.			
b.	Permitted Building Types	Cottage, House.			
c.	Lot Type Designation	Interior Lot.			
d.	Permitted Building Dispositions	Edgeyard, Courtyard.			
e.	Required Terrace Grouping	N/A			

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 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 South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 Front, Shade Devices, 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. An exception to this is Steps, which are not restricted.
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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1063
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	403
LOT FRONTAGE	9.7m + 7.9m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 23.01 Datum and Pad Level (refer Operative Provision No. 5)
- ±21.80 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 (South)
- 4** Rear Boundary

N
Scale 1:500
0 5m 10m 15m 20m 25m

Lot 1063 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 1063. 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.

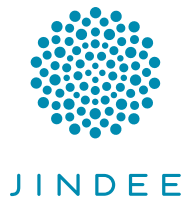
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	23.01 AHD.

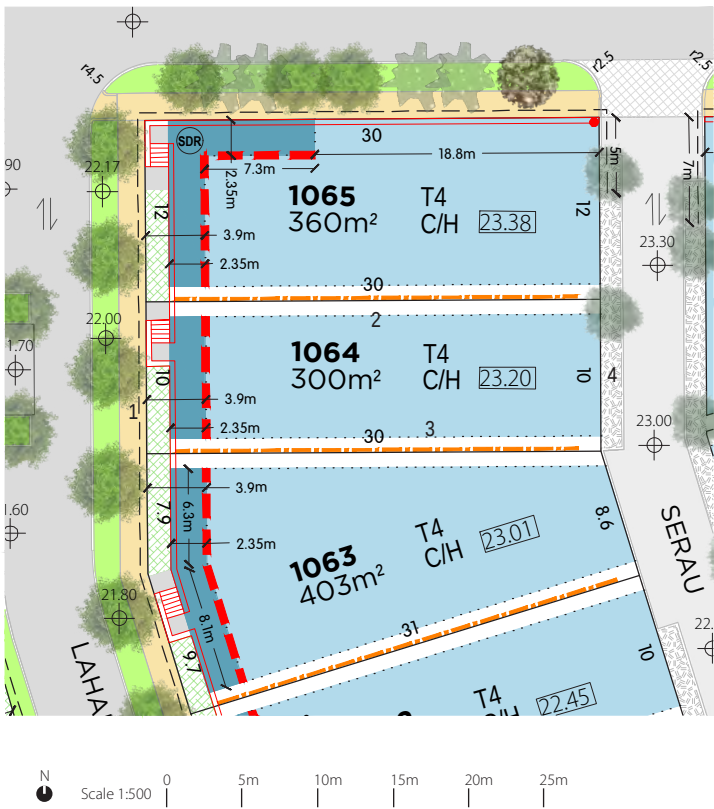
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 6.3 metres, measured from the Side Setback Line (North) as shown on the Plan. BTL 2) Is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.1 metres, measured from the Side Setback Line (South) as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 90% 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 Front, Shade Devices, 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 South)	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, a Double Return Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1064
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	300
LOT FRONTAGE	10m



Legend	
Building Type	
C	Cottage Type
H	House Type
SDR	Specific Design Requirements (refer to Operative Provision No.12)
[Blue Box]	Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)
[Red Dashed Line]	Build-to-line (BTL) (refer to Operative Provision No. 6)
[23.20]	Datum and Pad Level (refer Operative Provision No. 5)
±22.00	Spot Levels
[Blue Box]	Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
[Green Hatched Box]	Landscaping (Landscaping has the meaning attributed to it in the Architectural Standards for Jindee)
[Red Box]	Entry Steps
[Red Line]	Indicative Retaining Wall Locations
[Orange Line]	Indicative Retaining Wall Type 2
[Dashed Line]	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary
●	Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1064 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 1064. 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.

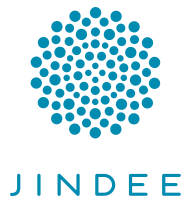
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	23.20 AHD.

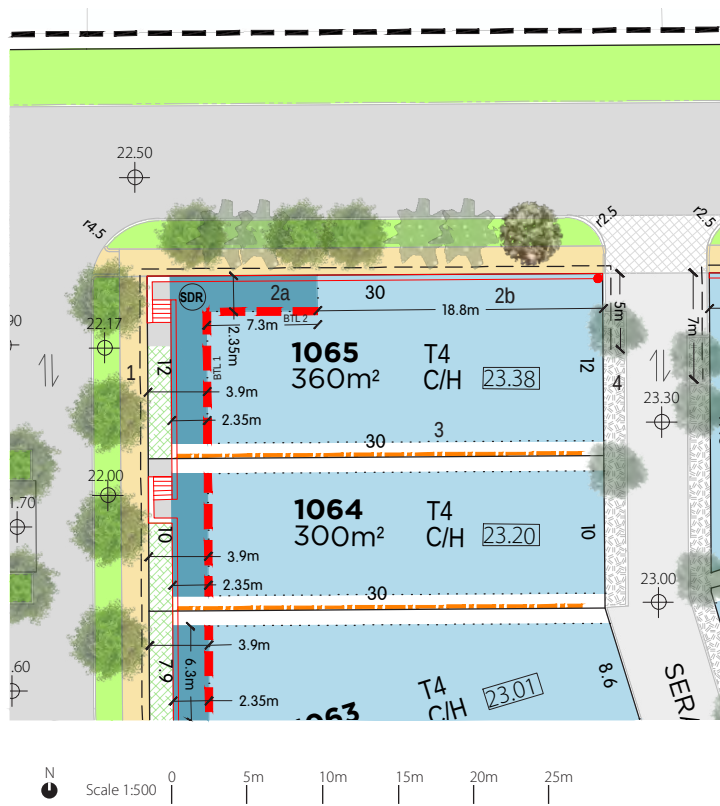
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 Front, Shade Devices, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1065
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M²)	360
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 23.38** Datum and Pad Level (refer Operative Provision No. 5)
- ±22.17** 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
- 2a + 2b** Secondary Boundary
- 3** Side Boundary (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1065 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 1065. 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.

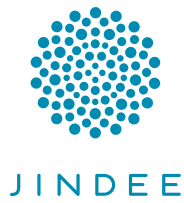
Specific Requirements

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	75%
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge 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)	23.38 AHD.

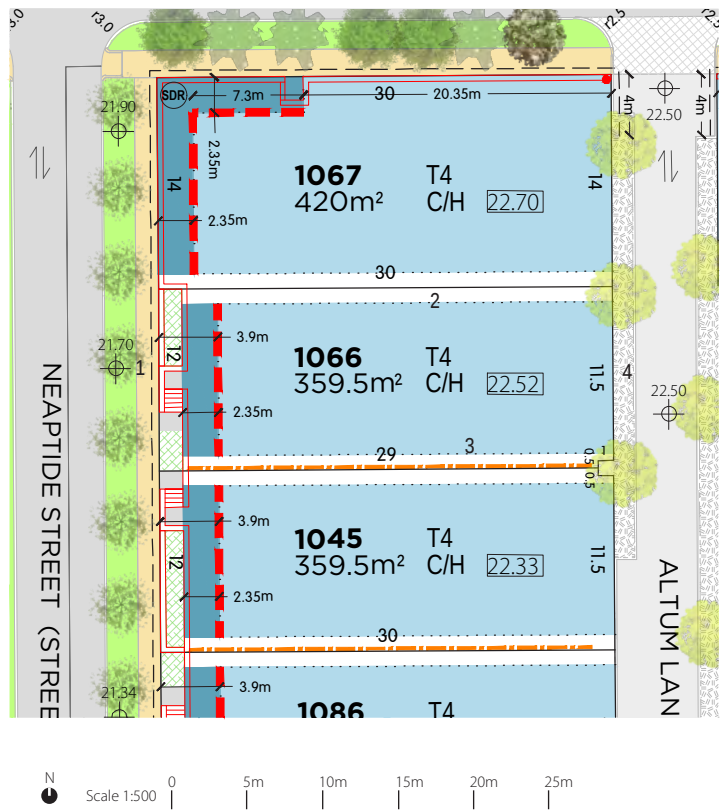
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	2a) Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 7.3 metres measured from the Principal Setback Line, within the Lot. 2b) Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	N/A
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 8.65 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Secondary Setback Line (2a) within the Lot, for a length of 7.3 metres, measured from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 100%.
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 Front, 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.	2a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 2b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	2a) 2.35 metres measured from the Secondary Setback Line 2a. 2b) N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (South)	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	A Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
v.	Side Elevation (North)	N/A
vi.	Side Elevation (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. One (1) 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)	N/A
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.



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

LOT	1066
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	359.5
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.52** Datum and Pad Level (refer Operative Provision No. 5)
- 21.70** 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 (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

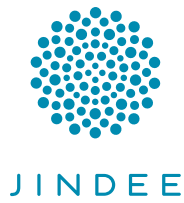
Lot 1066 forms part of Local Development Plan (LDP) 13.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 1066. Provisions that are stated as 'Required' are mandatory. Provisions that 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	ITEM	DESCRIPTION	REQUIREMENT
1	Site Works		4	Plinths	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions.	a.	Is a Plinth required for this Lot?	Yes.
b.	Stormwater Management	Refer - Private Realm Operative Provisions.	b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Retaining Walls	Refer - Private Realm Operative Provisions.	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.
2	Number of Dwellings on Lot		d.	Required building element to attach to the Plinth	Verandah.
a.	Maximum Number of Single Residential Dwellings	One (1).	5	Building Heights	
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A	a.	Maximum No of Storeys	2 storeys plus loft.
c.	Ancillary Unit	Permitted.	b.	Maximum Height	7.5 metres.
3	Dwelling Controls		c.	Lot Datum (from which Building Height is measured)	22.52 AHD.
a.	Maximum Lot Coverage	75%.			
b.	Permitted Building Types	Cottage, House.			
c.	Lot Type Designation	Interior Lot.			
d.	Permitted Building Dispositions	Edgeyard, Courtyard.			
e.	Required Terrace Grouping	N/A			

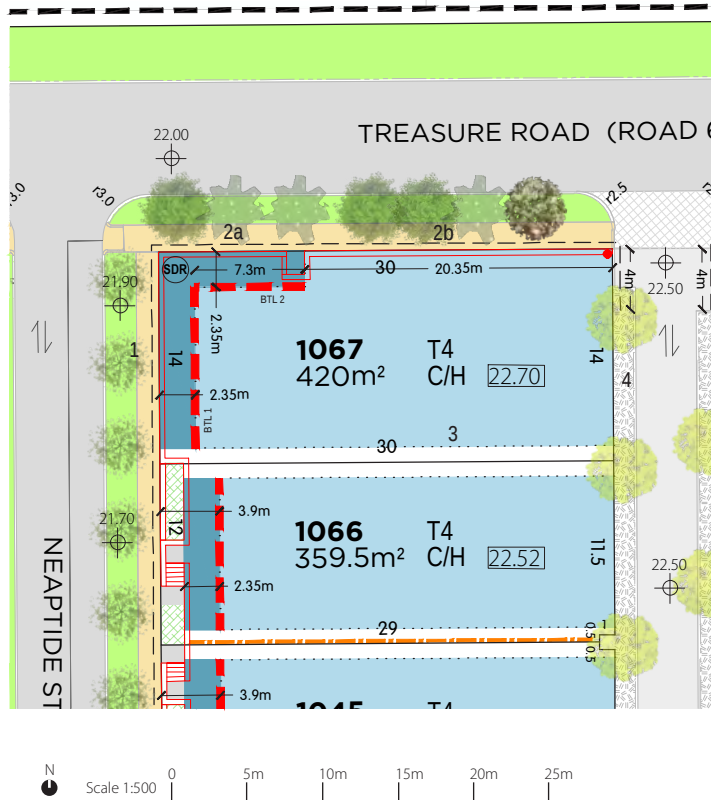
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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. Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1067
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	420
LOT FRONTAGE	14m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.70** Datum and Pad Level (refer Operative Provision No. 5)
- ±21.90** 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
- 2a + 2b** Secondary Boundary
- 3** Side Boundary (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1067 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 1067. 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.

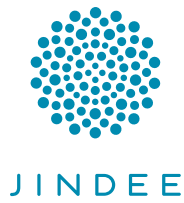
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge 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)	22.70 AHD.

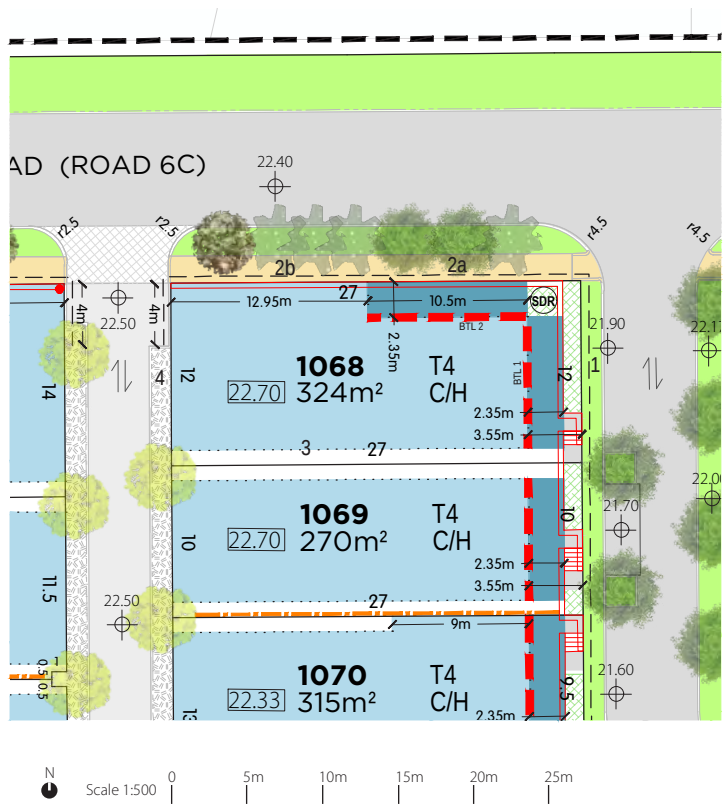
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	2a) Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 7.3 metres measured from the Principal Setback Line, within the Lot. 2b) Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	N/A
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 10.65 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Secondary Setback Line (2a) within the Lot, for a length of 7.3 metres, measured from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 100%.
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.	2a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 2b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	2a) 2.35 metres measured from the Secondary Setback Line 2a. 2b) N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (South)	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	A Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
v.	Side Elevation (North)	N/A
vi.	Side Elevation (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. One (1) 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)	N/A
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.



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

LOT	1068
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M²)	324
LOT FRONTAGE	12m



Legend

- Building Type
- C Cottage Type
 - H House Type
 - 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)
 - 22.70 Datum and Pad Level (refer Operative Provision No. 5)
 - 21.90 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
 - 2a + 2b Secondary Boundary
 - 3 Side Boundary (South)
 - 4 Rear Boundary
 - Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

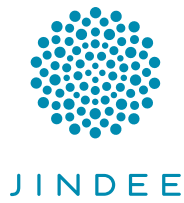
Lot 1068 forms part of Local Development Plan (LDP) 13.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 1068. Provisions that are stated as 'Required' are mandatory. Provisions that 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	ITEM	DESCRIPTION	REQUIREMENT
1	Site Works		4	Plinths	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions.	a.	Is a Plinth required for this Lot?	Yes.
b.	Stormwater Management	Refer - Private Realm Operative Provisions.	b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Retaining Walls	Refer - Private Realm Operative Provisions.	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.
2	Number of Dwellings on Lot		d.	Required building element to attach to the Plinth	Verandah.
a.	Maximum Number of Single Residential Dwellings	One (1).	5	Building Heights	
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A	a.	Maximum No of Storeys	2 storeys plus loft.
c.	Ancillary Unit	Permitted.	b.	Maximum Height	7.5 metres.
3	Dwelling Controls		c.	Lot Datum (from which Building Height is measured)	22.70 AHD.
a.	Maximum Lot Coverage	75%.			
b.	Permitted Building Types	Cottage, House.			
c.	Lot Type Designation	Edge Lot.			
d.	Permitted Building Dispositions	Edgeyard, Courtyard.			
e.	Required Terrace Grouping	N/A			

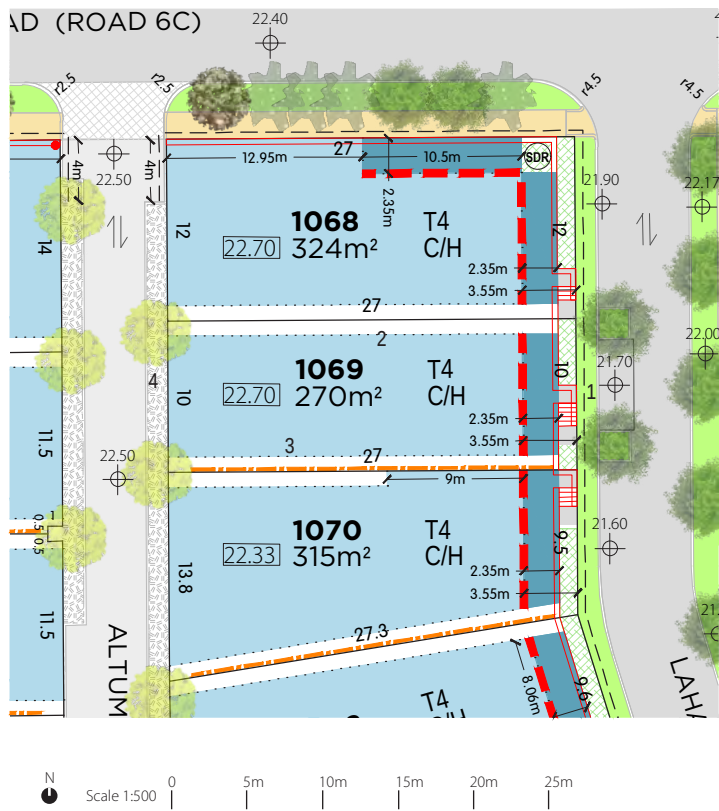
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	2a) Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 10.5 metres measured from the Principal Setback Line, within the Lot. 2b) Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	N/A
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 8.65 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Secondary Setback Line (2a) within the Lot, for a length of 10.5 metres, measured from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 100%.
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, 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.	2a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 2b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	2a) 2.35 metres measured from the Secondary Setback Line 2a. 2b) N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (South)	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	Double Verandah .
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
v.	Side Elevation (North)	N/A
vi.	Side Elevation (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. One (1) required (mandated) SDR. SDR) Terminated Vista (significant tree).
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)	N/A.
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.



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

LOT	1069
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	270
LOT FRONTAGE	10m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.70** Datum and Pad Level (refer Operative Provision No. 5)
- 21.70** 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 (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1069 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 1069. 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

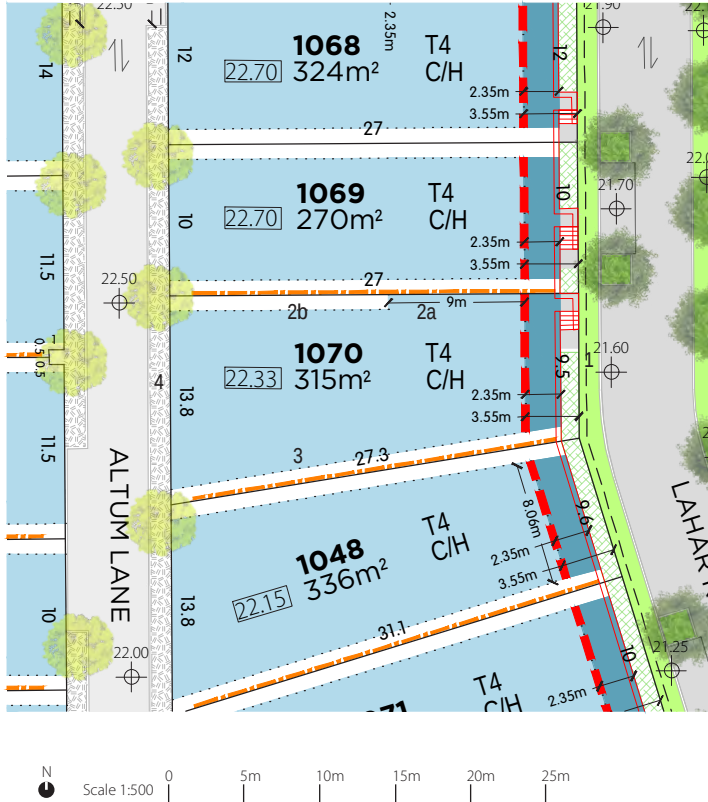
ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
1	Site Works		4	Plinths	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions.	a.	Is a Plinth required for this Lot?	Yes.
b.	Stormwater Management	Refer - Private Realm Operative Provisions.	b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Retaining Walls	Refer - Private Realm Operative Provisions.	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.
2	Number of Dwellings on Lot		d.	Required building element to attach to the Plinth	Verandah.
a.	Maximum Number of Single Residential Dwellings	One (1).	5	Building Heights	
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A	a.	Maximum No of Storeys	2 storeys plus loft.
c.	Ancillary Unit	Permitted.	b.	Maximum Height	7.5 metres.
3	Dwelling Controls		c.	Lot Datum (from which Building Height is measured)	22.70 AHD.
a.	Maximum Lot Coverage	75%.			
b.	Permitted Building Types	Cottage, House.			
c.	Lot Type Designation	Interior Lot.			
d.	Permitted Building Dispositions	Edgeyard, Courtyard.			
e.	Required Terrace Grouping	N/A			

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.	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 South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, Shade Devices, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1070
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	315
LOT FRONTAGE	9.5m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.33** Datum and Pad Level (refer Operative Provision No. 5)
- 21.60** 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
- 2a + 2b** Side Boundary (North)
- 3** Side Boundary (South)
- 4** Rear Boundary

Lot 1070 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 1070. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

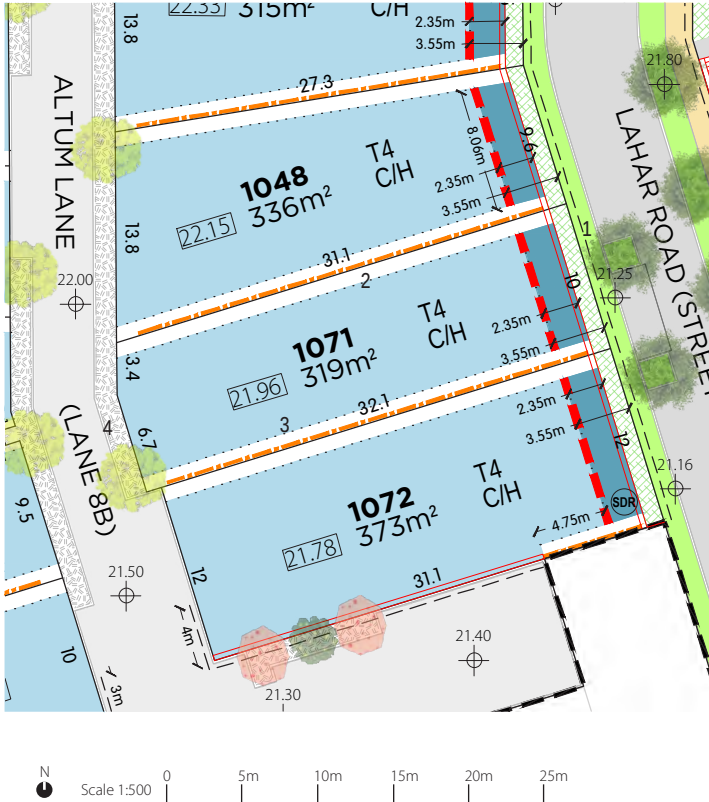
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.33 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.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	2a) Is located on the Side Boundary (North), within the Lot. 2b) Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot.
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.5 metres, measured from the Side Boundary (North 2a) as shown on the Plan.
g.	BTL Percentage	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, Shade Devices, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1071
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	319
LOT FRONTAGE	10m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.96** Datum and Pad Level (refer Operative Provision No. 5)
- 21.25** 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 (South)
- 4** Rear Boundary

Lot 1071 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 1071. 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.

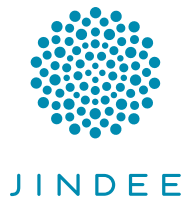
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.96 AHD.

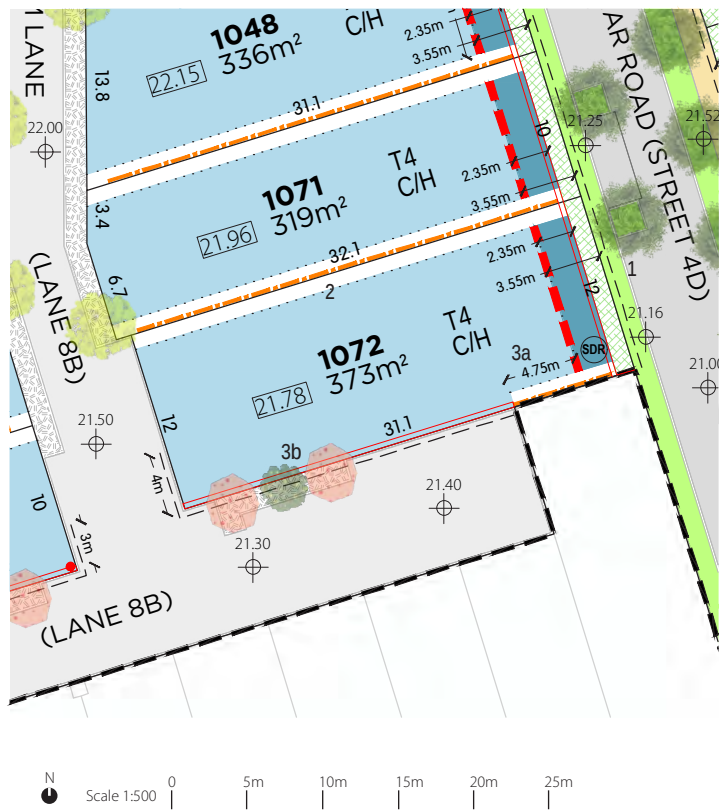
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 Front, Shade Devices, 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. An exception to this is Steps, which are not restricted.
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 South)	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, a Double Return Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1072
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	373
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 21.78** Datum and Pad Level (refer Operative Provision No. 5)
- 21.16** 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)
- 3a + 3b** Side Boundary (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

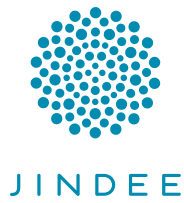
Lot 1072 forms part of Local Development Plan (LDP) 13.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 1072. Provisions that are stated as 'Required' are mandatory. Provisions that 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	ITEM	DESCRIPTION	REQUIREMENT
1	Site Works		4	Plinths	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions.	a.	Is a Plinth required for this Lot?	Yes.
b.	Stormwater Management	Refer - Private Realm Operative Provisions.	b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Retaining Walls	Refer - Private Realm Operative Provisions.	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.
2	Number of Dwellings on Lot		d.	Required building element to attach to the Plinth	Verandah.
a.	Maximum Number of Single Residential Dwellings	One (1).	5	Building Heights	
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A	a.	Maximum No of Storeys	2 storeys plus loft.
c.	Ancillary Unit	Permitted.	b.	Maximum Height	7.5 metres.
3	Dwelling Controls		c.	Lot Datum (from which Building Height is measured)	21.73 AHD.
a.	Maximum Lot Coverage	75%.			
b.	Permitted Building Types	Cottage, House.			
c.	Lot Type Designation	Interior Lot.			
d.	Permitted Building Dispositions	Edgeyard, Courtyard.			
e.	Required Terrace Grouping	N/A			

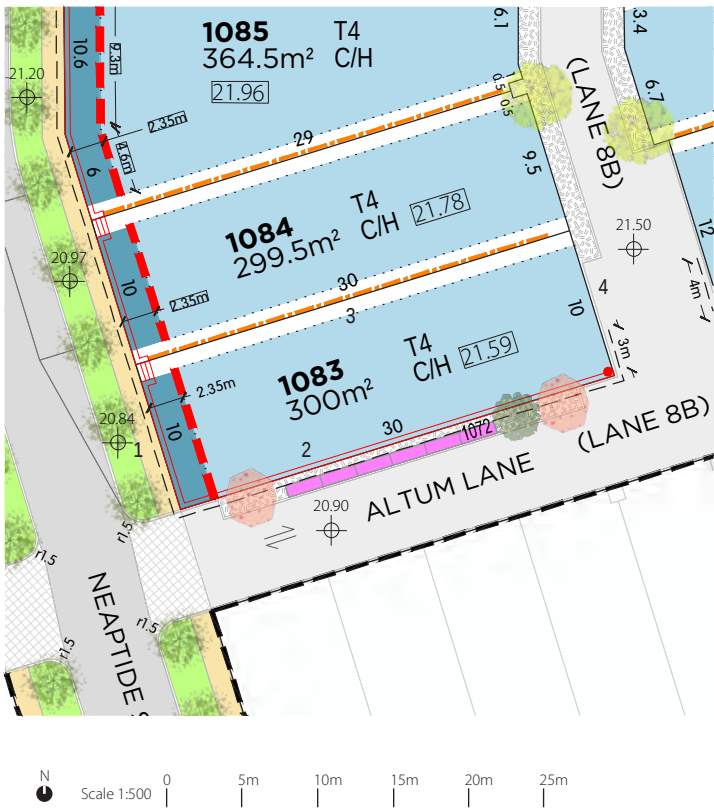
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of the Side Setback Line (North) 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 (South)	3a) Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. 3b) Is located on the Side Boundary (South), within the Lot.
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. BTL is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South 3a) as shown on the Plan.
g.	BTL Percentage	90% 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 Front, 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. An exception to this is Steps, which are not restricted.
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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Projecting Front, a Projecting Front and a Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	3a) Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass. 3b) Nil.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. One (1) required (mandated) SDR. SDR) A Projecting Front.
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)	N/A
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.



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

LOT	1083
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	300
LOT FRONTAGE	10m



- Legend**
- Building Type**
- C** Cottage Type
 - H** House Type
- 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)
- 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)
- Entry Steps**
- Indicative Retaining Wall Locations**
- Indicative Retaining Wall Type 2**
- No Vehicular Access**
- Principal Boundary**
- Secondary Boundary**
- Side Boundary (North)**
- Rear Boundary**
- Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)**

Lot 1083 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 1083. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

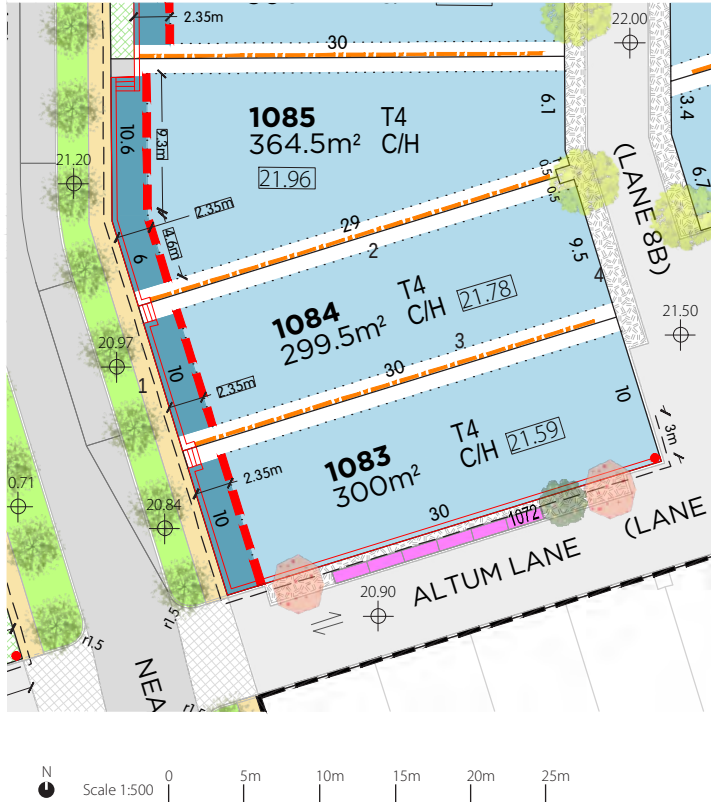
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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)	21.59 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of the Side Setback Line (North) 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 (South)	N/A
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. BTL is parallel to and located on the Principal Setback Line within the Lot, for a length of 9.0 metres, measured from the Secondary Boundary as shown on the Plan.
g.	BTL Percentage	90% 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 Front, Shade Devices, 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)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah .

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1084
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	299.5
LOT FRONTAGE	10m



Legend

Building Type

- C** Cottage Type
- H** House Type

 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)

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

⊕ 20.97 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 (South)
- 4** Rear Boundary

- Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1084 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 1084. 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.

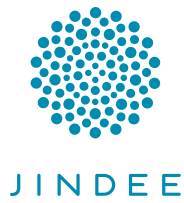
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.78 AHD.

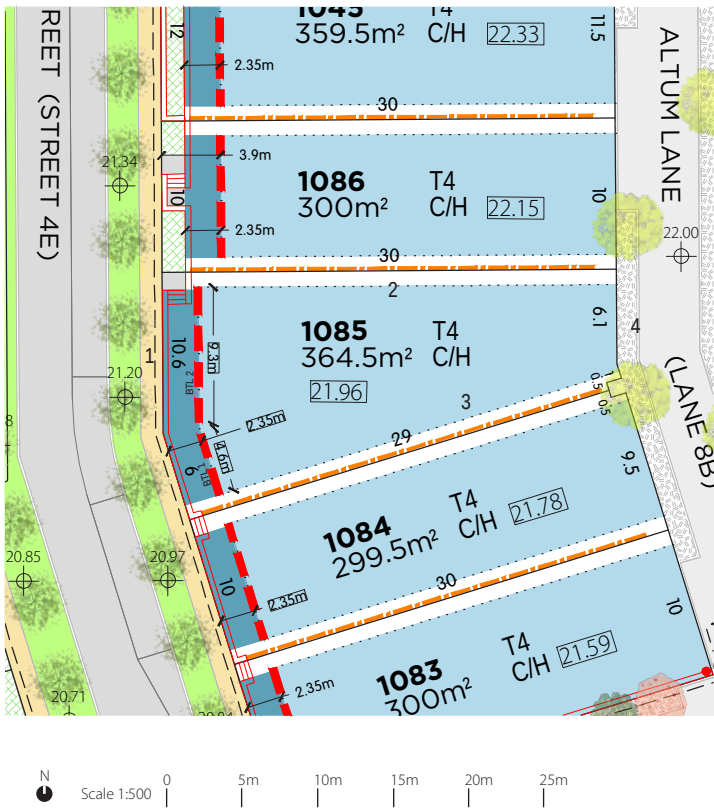
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 Front, Shade Devices, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) .
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1085
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	364.5
LOT FRONTAGE	10.6m + 6m



Legend

Building Type

- C Cottage Type
- H House Type

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)

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)

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 (South)

4 Rear Boundary

Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1085 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 1085. 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.

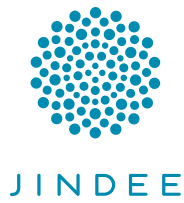
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.96 AHD.

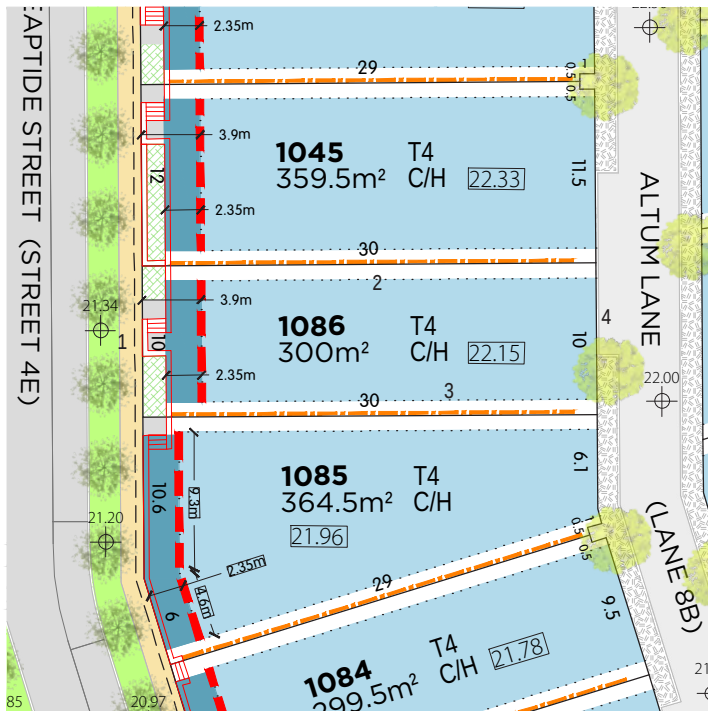
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 4.6 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Principal Setback Line within the Lot, for a length of 9.3 metres, measured from the Side Setback Line (North) as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 90% 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, Shade Devices, 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 South)	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, a Double Return Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1086
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	300
LOT FRONTAGE	10m



Legend

Building Type

C Cottage Type

H House Type

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)

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)

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 (South)

4 Rear Boundary



Lot 1086 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 1086. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

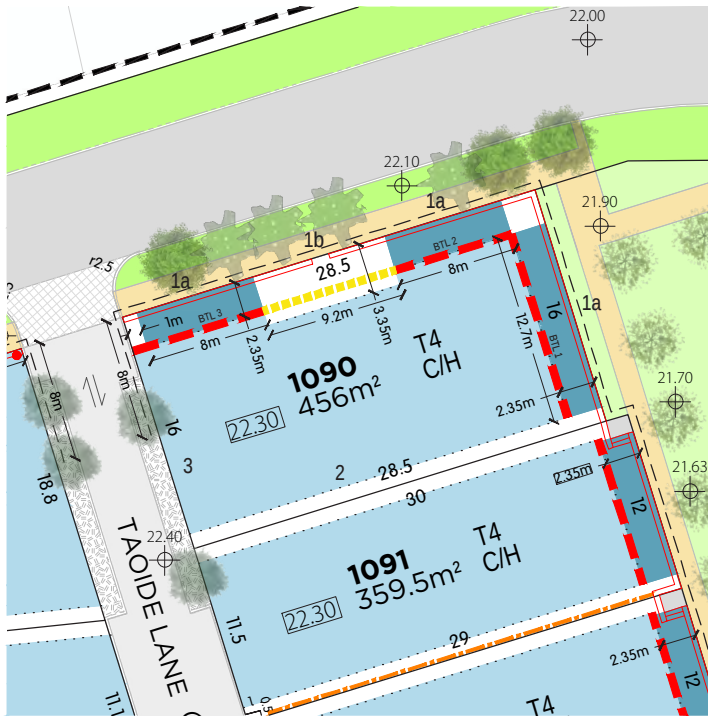
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.15 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 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 South) 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 (South)	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 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 is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, Shade Devices, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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, a Double Return Verandah.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) .
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1090
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	456
LOT FRONTAGE	16m



Legend

Building Type

- C** Cottage Type
- H** House Type

- Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)
- Optional Sideyard Wall (refer to Operative Provision No. 10)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- 22.30 Datum and Pad Level (refer Operative Provision No. 5)
- ±21.90 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)
- Entry Steps
- Indicative Retaining Wall Locations
- Indicative Retaining Wall Type 2
- No Vehicular Access
- 1a + 1b** Principal Boundary
- 2** Side Boundary (South)
- 3** Rear Boundary
- Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

N
Scale 1:500
0 5m 10m 15m 20m 25m

Lot 1090 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 1090. 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.

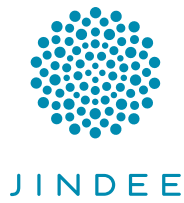
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge 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)	22.30 AHD.

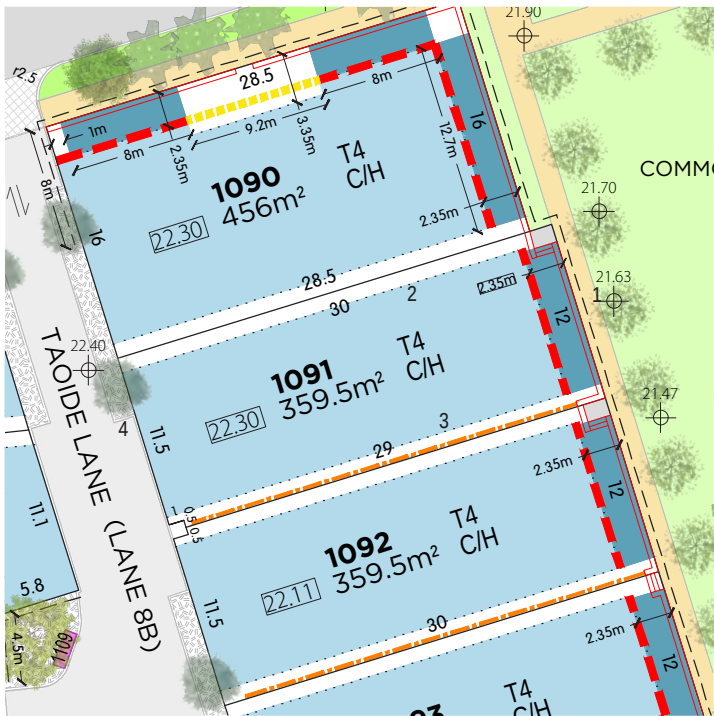
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	1a) Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot, as shown on the Plan. 1b) Is parallel to and located 3.35 metres from the Principal Boundary, within the Lot, as shown on the Plan.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	N/A
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 12.70 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Principal Setback Line as shown on the Plan. BTL 3) Is parallel to and located on the Principal Setback Line within the Lot, for a length of 8.0 metres, measured from the Rear Boundary as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 95% minimum, BTL 3) 95% 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	1a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 1b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	1a) 2.35 metres measured from the Principal Setback Line. 1b) N/A
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 (South)	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	Double Verandah.
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
10.	Attached Fence and Sideyard Walling	
a.	Type required	Attached Fence.
b.	Type permitted	Sideyard Wall.
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)	N/A
vi.	Side Elevation (South)	Restricted Outlook.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1091
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	359.5
LOT FRONTAGE	12m



Legend

- Building Type
- C Cottage Type
 - H House Type
- Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)
- 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)
- Entry Steps
- Indicative Retaining Wall Locations
- Indicative Retaining Wall Type 2
- No Vehicular Access
- 1 Principal Boundary
- 2 Side Boundary (North)
- 3 Side Boundary (South)
- 4 Rear Boundary



Lot 1091 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 1091. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

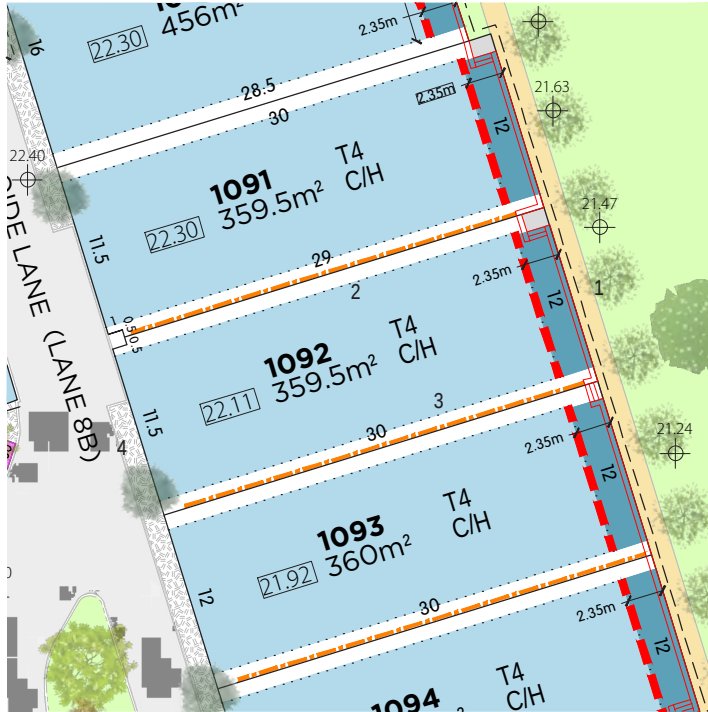
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.30 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 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 South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1092
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	359.5
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type

 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)

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

⌀ 21.47 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)

 Entry Steps

--- Indicative Retaining Wall Locations

--- Indicative Retaining Wall Type 2

--- No Vehicular Access

- 1** Principal Boundary
- 2** Side Boundary (North)
- 3** Side Boundary (South)
- 4** Rear Boundary

Lot 1092 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 1092. 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.

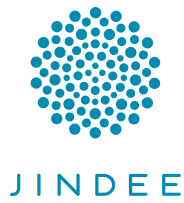
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.11 AHD.

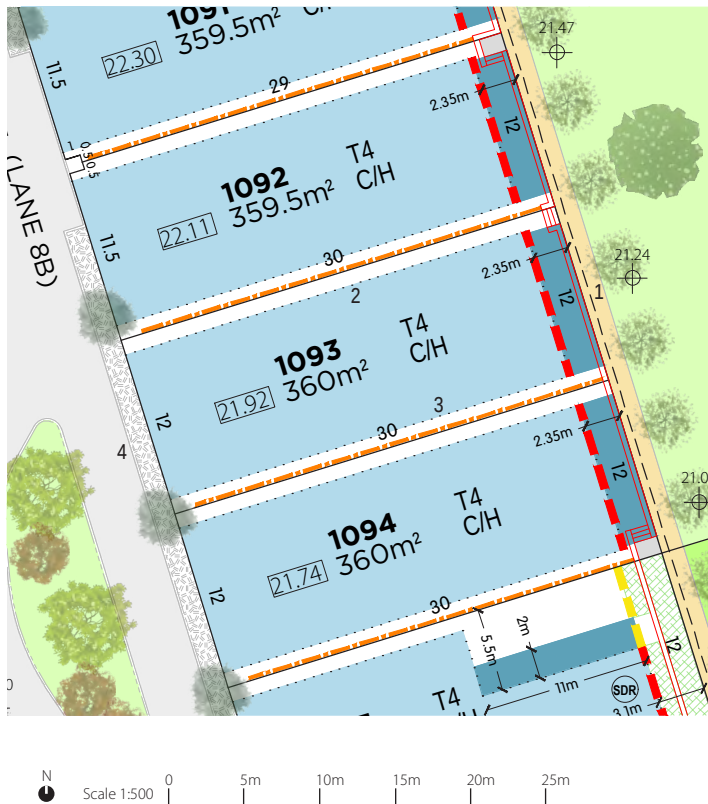
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1093
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	360
LOT FRONTAGE	12m



Legend

Building Type

- C Cottage Type
- H House Type

Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)

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)

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 (South)
- 4 Rear Boundary

Lot 1093 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 1093. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

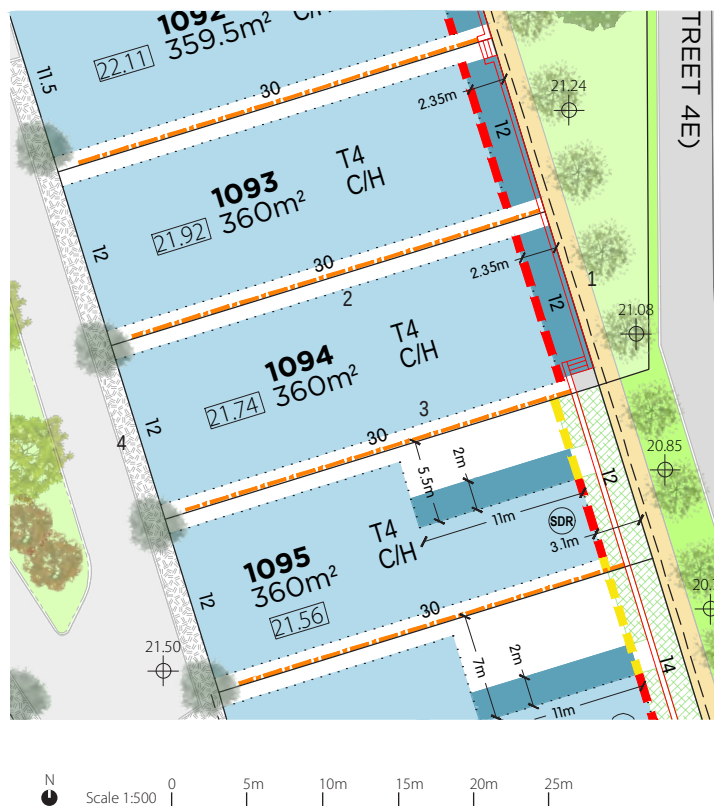
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.92 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 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 South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No
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)	N/A
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.



LOT	1094
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	360
LOT FRONTAGE	12m



Building Type

- C** Cottage Type
- H** House Type
- 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)
-  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)
-  21.08 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 (South)
 - 4 Rear Boundary

Lot 1094 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 1094. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

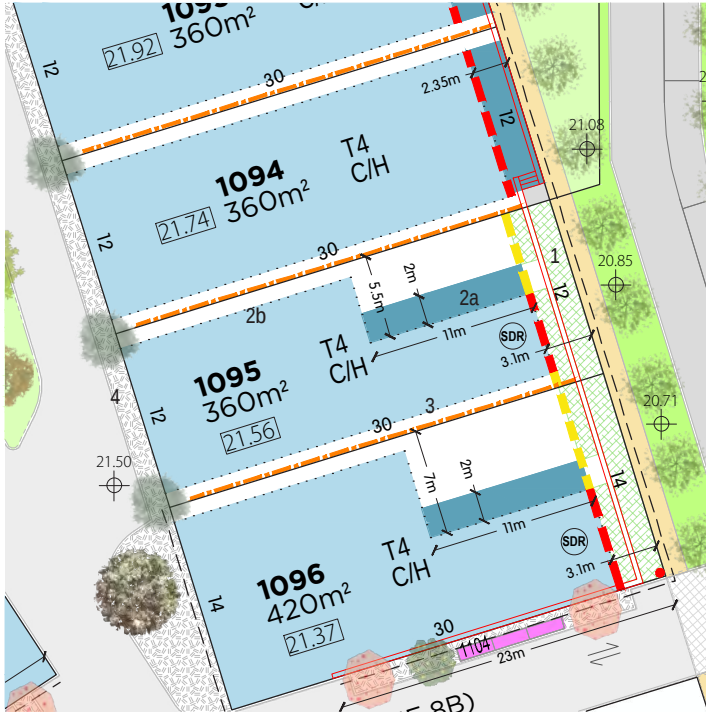
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.74 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 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 South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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, 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1095
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	360
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- Required Sideyard Wall (refer to Operative Provision No. 10)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- 21.56 Datum and Pad Level (refer Operative Provision No. 5)
- ⊕ 20.85 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
- 2a + 2b** Side Boundary (North)
- 3** Side Boundary (South)
- 4** Rear Boundary
- Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1095 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 1095. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Sideyard.
e.	Required Terrace Grouping	N/A

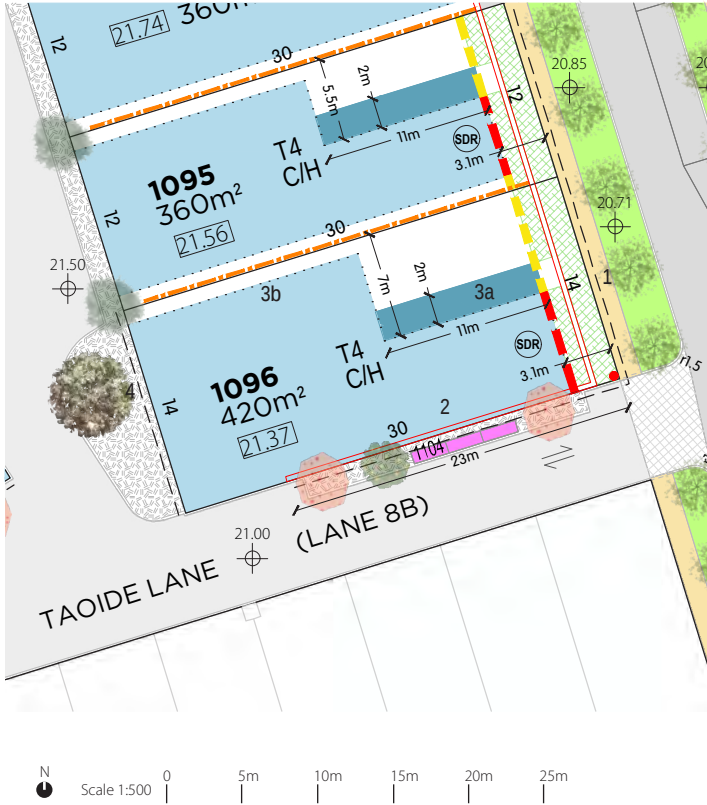
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No.
d.	Required building element to attach to the Plinth	N/A
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 3.1 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North) - consists of two portions:	2a) Is parallel to and located 5.5 metres from the Side Boundary (North) within the Lot, for a length of 11 metres measured from the Principal Boundary; and 2b) Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot, for a length of 15.9 metres measured from the Rear Boundary.
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot.
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. BTL is parallel to and located 3.1 metres from the Principal Boundary within the Lot, for a length of 5.5 metres, measured from the Side Setback Line (South) as shown on the Plan.
g.	BTL Percentage	100%.
h.	Required Parapet Wall Location	Parapet wall must extend from the Principal Boundary along the Principal Setback Line to the extent of the Verandah, and contains an entry Gate.
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	Shade Devices, Steps.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	3.1 metres measured from the Principal Setback Line.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	N/A
c.	Encroachments into Side Setback	
i.	Required Encroachments into Side Setback (North 2a)	Verandah, or a Terrace with Pergola for a distance of 11.0 metres measured from the Principal Setback Line as shown on the Plan.
ii.	Permitted Encroachments into Side Setback (North 2a)	Plinths or Piers to the Verandah, Balconies, Porticos, Steps, Sideyard Walls.
iii.	Extent to which Required or Permitted Encroachments may encroach into Side Setback (North 2a)	2.0 metres measured from the Side Setback Line (2a).
iv.	Permitted Encroachments into Side Setback (North 2b and South 3)	Eaves, Shade Devices, Steps and Sideyard Walls.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Stoop.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
10.	Attached Fence and Sideyard Walling	
a.	Type required	A masonry Sideyard Wall to be located along the Principal Setback Line for a length of 5.5 metres, measured from the Side Boundary (North), at a minimum height of 1.8 metres and a maximum height of 2.1 metres. Sideyard Wall is to be built along the Principal Setback Line between the Building and Side Boundary (South), at a height of 1.8 metres measured from the higher lot level.
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	Nil.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. One required (mandated) SDR. SDR) Gable End for the length of the Build to Line.
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)	N/A
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.

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

LOT	1096
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	420
LOT FRONTAGE	14m



Legend

Building Type

- C Cottage Type
- H House Type



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)



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)



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



Principal Boundary



Secondary Boundary



Side Boundary (North)



Rear Boundary



Sightlines to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1096 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 1096. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge Lot.
d.	Permitted Building Dispositions	Sideyard.
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	N/A
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)	21.37 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.1 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	Is located on the Side Boundary within the Lot.
c.	Side Setback Line (North) - consists of two portions:	3a) Is parallel to and located 7.0 metres from the Side Boundary (North) within the Lot, for a length of 11.0 metres measured from the Principal Boundary; and 3b) Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot, for a length of 15.9 metres measured from the Rear Boundary.
d.	Side Setback Line (South)	N/A
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. BTL) Is parallel to and located 3.1 metres from the Principal Boundary within the Lot, for a length of 7.0 metres, measured from the Secondary Boundary, as shown on the Plan.
g.	BTL Percentage	78% minimum.
h.	Required Parapet Wall Location	Parapet wall must extend from the Principal Boundary along the Principal Setback Line to the extent of the Verandah, and contains an Entry Gate.
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	Shade Devices, Steps.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	3.1 metres measured from the Principal Setback Line.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	Nil.
c.	Encroachments into Side Setback	
i.	Required Encroachments into Side Setback (North 3a)	Verandah, or a Terrace with Pergola for a distance of 11.0 metres measured from the Principal Setback Line as shown on the Plan.
ii.	Permitted Encroachments into Side Setback (North 3a)	Plinths or Piers to the Verandah, Balconies, Porticos, Steps, Sideyard Walls.
iii.	Extent to which Required or Permitted Encroachments may encroach into Side Setback (North 3a)	2.0 metres measured from the Side Setback Line (3a).
iv.	Permitted Encroachments into Side Setback (North 3b)	Eaves, Shade Devices, Steps and Sideyard Walls.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Stoop.
b.	Permitted Principal Building Elevation Types	Straight Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North), Rear Boundary and a portion of the Secondary Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
10.	Attached Fence and Sideyard Walling	
a.	Type required	A masonry Sideyard Wall to be located along the Principal Setback Line for a length of 7.0 metres, measured from the Side Boundary (North), at a minimum height of 1.8 metres and a maximum height of 2.1 metres.
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	Nil.
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 (South)	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes. One required (mandated) SDR. SDR) Gable End with a width between 5.5 metres and 7.0 metres.
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)	N/A
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.



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



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)
 -  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)
 -  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

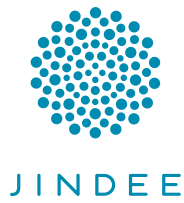
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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.

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.

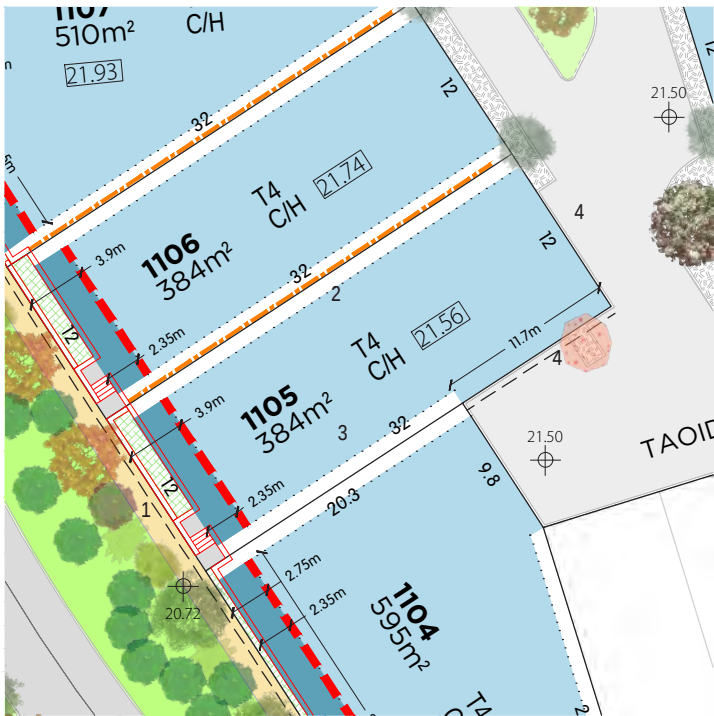
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.75 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within 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.



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

LOT	1105
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	384
LOT FRONTAGE	12m



- Legend**
- Building Type**
- C** Cottage Type
 - H** House Type
- 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)
- 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)
- 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**
- Boundaries**
- 1** Principal Boundary
 - 2** Side Boundary (North)
 - 3** Side Boundary (South)
 - 4** Rear Boundary



Lot 1105 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 1105. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

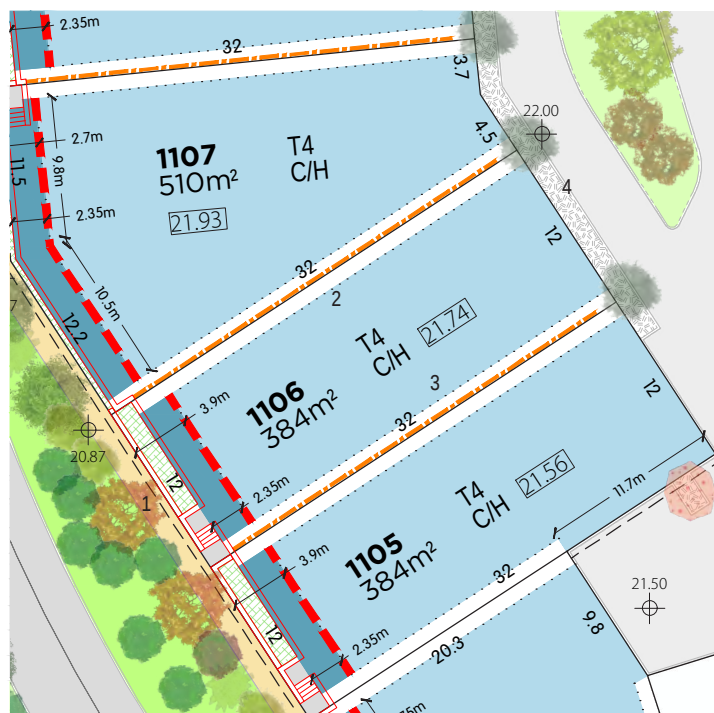
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 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 3.9 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.
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) may be located on the relevant Side Boundary, for a length of up to 11.7 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) and a portion of the Rear Boundary as shown on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



LOT	1106
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	384
LOT FRONTAGE	12m



Building Type

- C** Cottage Type
 - H** House Type
 -  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)
 -  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)
 -  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 (South)
 - 4 Rear Boundary

Lot 1106 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 1106. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

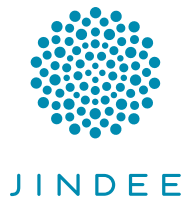
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.74 AHD.

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)	21.74 AHD.

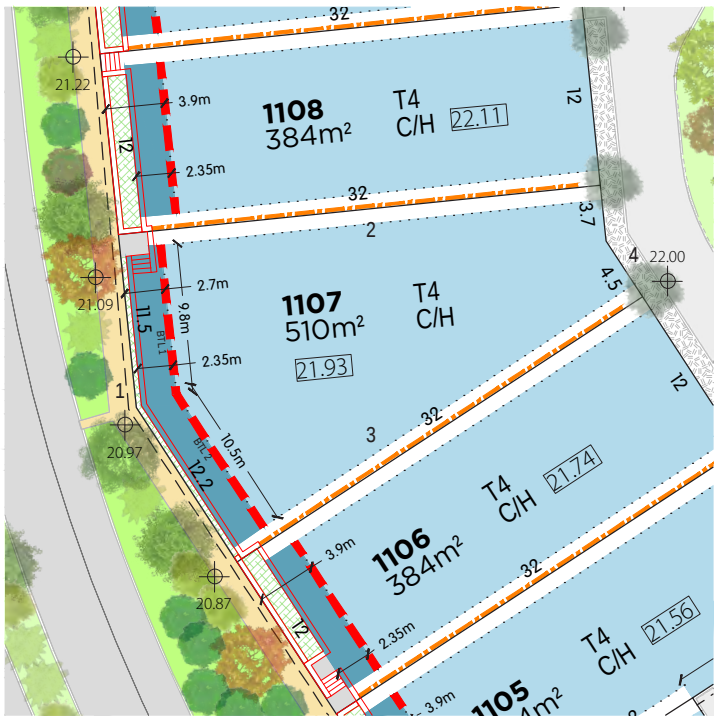
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1107
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	510
LOT FRONTAGE	11.5m + 12.2m



- Legend**
- Building Type**
- C** Cottage Type
 - H** House Type
- 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)
- 21.93** Datum and Pad Level (refer Operative Provision No. 5)
- 20.97** 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 (South)
 - 4** Rear Boundary

Lot 1107 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 1107. 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.

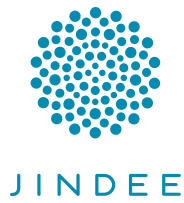
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	21.93 AHD.

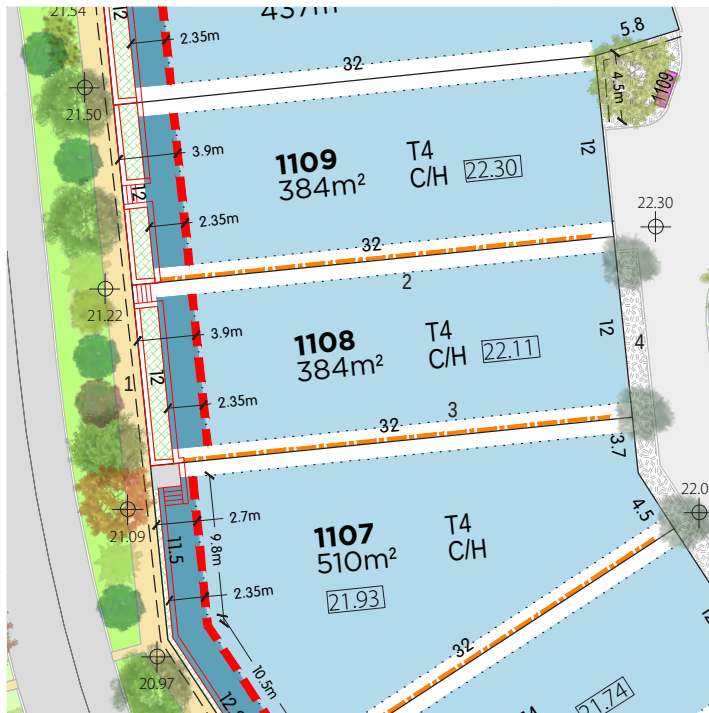
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.7 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 9.8 metres, measured from the Side Setback Line (North), 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 10.5 metres, measured from the Side Setback Line (South) as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 90% 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 South)	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.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
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 (South)	Restricted Outlook. - Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1108
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	384
LOT FRONTAGE	12m



Legend

Building Type

- C Cottage Type
- H House Type

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)

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

±21.22 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 (South)
- 4 Rear Boundary

Lot 1108 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 1108. 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.

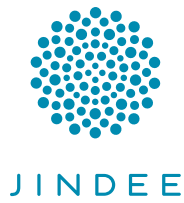
Specific Requirements

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	75%.
b.	Permitted Building Types	Cottage, House.
c.	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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.11 AHD.

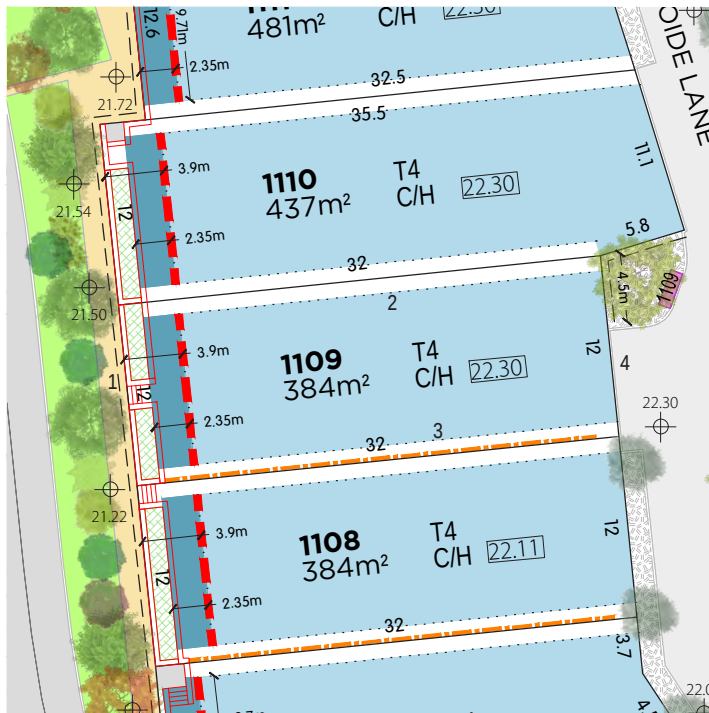
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	N/A
c.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North), within the Lot. A portion of one (1) of the Side Setback Lines (North or South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South).
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.



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

LOT	1109
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	384
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 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)
- 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 (South)
- 4** Rear Boundary

N
Scale 1:500
0 5m 10m 15m 20m 25m

Lot 1109 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 1109. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

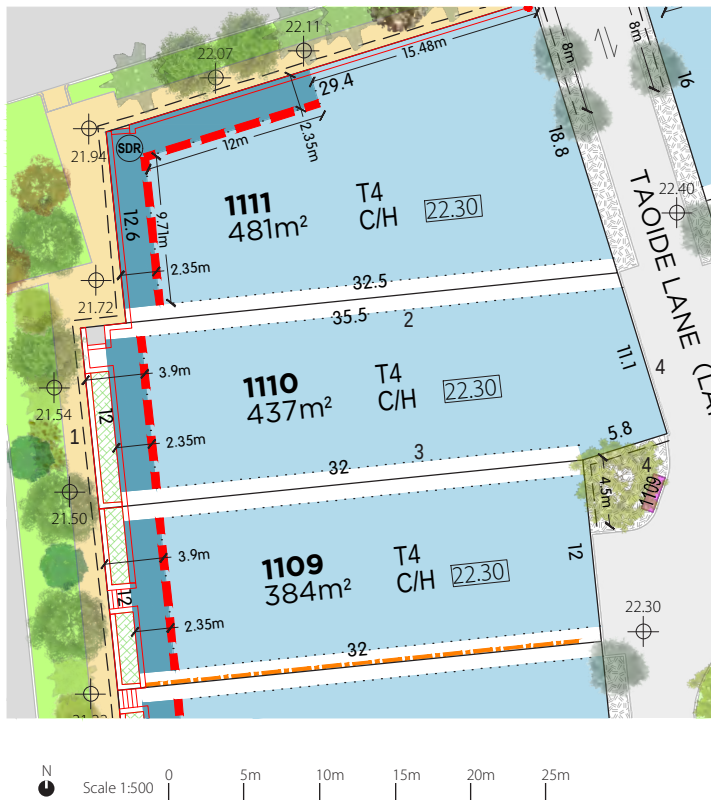
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.30 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 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 South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) and a portion of the Rear Boundary as shown on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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.

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

LOT	1110
TRANSECT	T4
LOT TYPE	Interior Lot
AREA (APPROX M ²)	437
LOT FRONTAGE	12m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.30** Datum and Pad Level (refer Operative Provision No. 5)
- ±21.54** 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 (South)
- 4** Rear Boundary

Lot 1110 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 1110. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Interior Lot.
d.	Permitted Building Dispositions	Edgeyard, Courtyard.
e.	Required Terrace Grouping	N/A

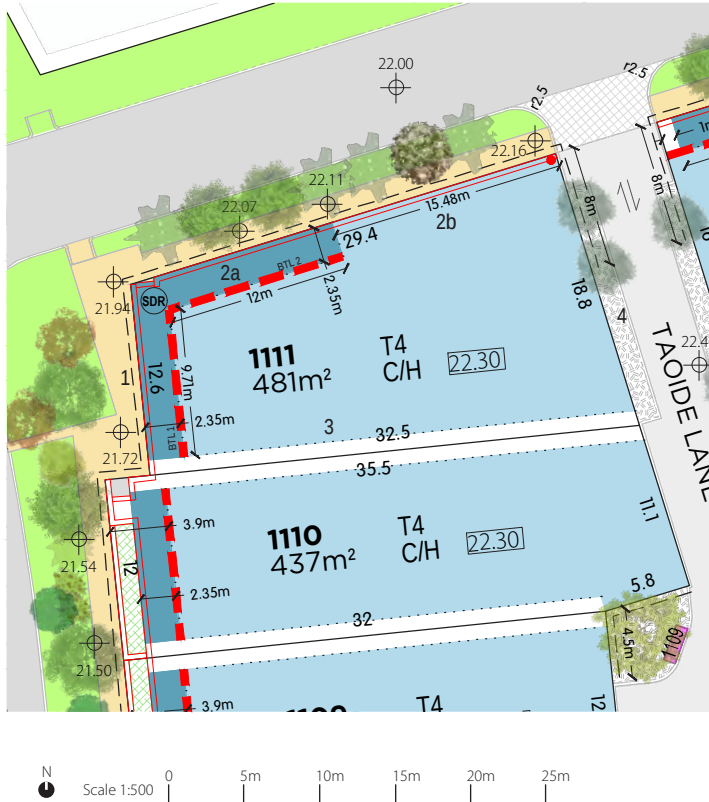
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes.
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan.
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 Height	7.5 metres.
c.	Lot Datum (from which Building Height is measured)	22.30 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.9 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 South) 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 (South)	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 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 Is parallel to and located on the Principal Setback Line within the Lot, for a length of 10.0 metres, measured from the Side Setback Line (North or South) as shown on the Plan.
g.	BTL Percentage	90% 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 South)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
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.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South) and a portion of the Rear Boundary as shown on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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 (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	No.
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)	N/A
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.

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

LOT	1111
TRANSECT	T4
LOT TYPE	Edge Lot
AREA (APPROX M ²)	481
LOT FRONTAGE	12.6m



Legend

Building Type

- C** Cottage Type
- H** House Type
- 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)
- 22.30** Datum and Pad Level (refer Operative Provision No. 5)
- 21.82** 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
- 2a + 2b** Secondary Boundary
- 3** Side Boundary (South)
- 4** Rear Boundary
- Sightlines** to be maintained as per Traffic Report (Uloth, Sept 2025)

Lot 1111 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 1111. 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	75%.
b.	Permitted Building Types	Cottage, House.
c.	Lot Type Designation	Edge 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)	22.30 AHD.

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	2a) Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 12.0 metres measured from the Principal Setback Line, within the Lot. 2b) Is located on the Secondary Boundary, within the Lot.
c.	Side Setback Line (North)	N/A
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South), within the Lot. A portion of the Side Setback Line (South) 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 9.71 metres, measured from the Side Setback Line (South) as shown on the Plan. BTL 2) Is parallel to and located on the Secondary Setback Line (2a) within the Lot, for a length of 12.0 metres, measured from the Principal Setback Line as shown on the Plan.
g.	BTL Percentage	BTL 1) 90% minimum, BTL 2) 100%.
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.	2a) Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps, Towers, a Terminating Vista Element. 2b) N/A
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	2a) 2.35 metres measured from the Secondary Setback Line 2a. 2b) Nil.
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (South)	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	A Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah .
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays.
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil.
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct.
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	Nil.
v.	Side Elevation (North)	N/A
vi.	Side Elevation (South)	Restricted Outlook. Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: - is a Celestial Window; or - is Screened; or - is fitted with Opaque Glass.
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)	N/A
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.

