



LOCAL DEVELOPMENT PLAN

JINDEE, WESTERN AUSTRALIA
JUNE 2021



DOCUMENT CONTROL - MODIFICATIONS TO LOCAL DEVELOPMENT PLAN REPORT

MODIFICATION	DATE APPROVED BY CITY OF WANNEROO	DESCRIPTION
0	29.05.2018	Approval of LDP and ILPs
1	13.09.2019	Modification to LDP to update to street line marking on overall LDP Plan
2	30.06.2021 (date submitted to City of Wanneroo)	Modification to LDP to align with approved Civil Plans (refer WAPC 159190) including minor adjustments to location of retaining walls and stair locations



LOT 398 **RELEASE** 3 (North) TRANSECT T4 LOT TYPE Edge AREA (APPROX M²) 464 LOT FRONTAGE 22.78m (14.49m + 8.29m)



Legend

Building Type

- С Cottage
- House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- Datum and Pad Level (refer Operative Provision No. 5) 28.50
- Spot Levels + 28.41
- Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Indicative Retaining Wall Locations
- Entry Steps
 - No Vehicular Access
- Indicative Services Area
- Principal Boundary
 - Secondary Boundary
- Side Boundary (North)
- Rear Boundary

Lot 398 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 398. Provisions that are stated as 'Required' are mandatory. Provisions that are stated as 'Permitted' are optional. Definitions for terms used in this ILP are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the supporting LDP report.

Specific Requirements

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
а.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	25.91 AHD (rear garage 28.5)

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Rec	quirements
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary 1a and 1b within the Lot.	a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a
b.	Secondary Setback Line	Is located on the Secondary Boundary within the Lot.			Double Return Verandah and a Double Projecting Front.
C.	Side Setback Line (North)	Is parallel to and located 1.0	9.	Garaging, Parking and Vehicle Ac	cess
		metre from the Side Boundary (North) within the Lot.	a.	Garaging required for this minimum number of cars	2
		A portion of the Side Setback Line (North) may be located on the Side Boundary, for a distance of up to 12 metres measured	b. 	Additional garaging requirement for Ancillary Unit Lot boundaries where Vehicle	Nil Principal Boundary, Secondary
d.	Side Setback Line	from the Rear Boundary. N/A	C.	Access is prohibited	Boundary and Side Boundary (North)
• • • • • • • •	Rear Setback Line	Is located on the Rear Boundary	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear
e.	•••••	within the Lot.	10.	Fencing and Walling	Back Court.
f.	Build-to-Line (BTL) Location	BTL 1. Is parallel to and located 2.35 metres from the Principal	a.	Type of Fencing required	Attached
		Boundary 1a within the Lot for a length of 7.7m measured from	11.	Privacy	Attacrieu
		the Secondary Boundary. BTL 2. Is parallel to and located	a.	Privacy Restrictions on 1st floor an i. Principal Elevation	d above Nil
		2.35 metres from the Principal Boundary 1b within the Lot for a length of 12.8m measured from	•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
g.	BTL Percentage	the Side Setback Line North. BTL 1.85% minimum	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m
h. 7.	Requirement for a Parapet Wall Permitted Encroachments	BTL 2.60% minimum N/A			from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows;
					 Verandahs, terraces and
a. ••••••	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define			Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
	the principal entrance, I or Piers for the Verandal Towers, a Terminating V Element		iv. Secondary Elevation v. Side Elevation (North)	Nil Open Outlook.	
		2.35 metres measured from the Principal Setback Line.			 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless
b.	Encroachments beyond Secondary	• • • • • • • • • • • • • • • • • • • •	•••••	•••••	Screened.
	 Permitted Encroachments beyond the Secondary Setback. 	Lighting, Balconies, Eaves, Shade Devices, Bay Windows.	12.	vi. Side Elevation Specific Design Requirement	N/A
	ii. Extent to which Permitted Encroachments may encroach beyond the Secondary Sethack	0.5 metres measured from the Secondary Setback Line (upper floors only).	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
C.	Encroachments into Side Setback	(North)	13.	Refuse storage enclosures and co	Mostion
	i. Permitted Encroachments into Side Setback (North)	Eaves, shade devices and Attached Walls.	a.	Required Bin Storage	Storage for 2 bins provided
•••••	ii. Extent to which Permitted Encroachments may	Restricted by the BCA and the tolerances of any retaining walls.			within the Lot and screened from public view.
d.	encroach into a Side Setback (North)		b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
u.	Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
•••••	ii. Extent to which Permitted Encroachments may	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
	encroach into a Rear Setback		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 399 **RELEASE** 3 (North) TRANSECT T4 LOT TYPE Interior AREA (APPROX M2) 370 LOT FRONTAGE 11.6m



Legend

Building Type

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

Datum and Pad Level (refer Operative Provision No. 5) 28.87

Spot Levels +28.73

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

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

Indicative Retaining Wall Locations

Entry Steps

No Vehicular Access

Indicative Services Area

Principal Boundary

Side Boundary (North)

Side Boundary (South)

Rear Boundary

Lot 399 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 399. 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	
а.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	28.87 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT	
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acc	ess	
а.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary within	a.	Garaging required for this minimum number of cars	2	
	Cacandary Cathack Lina	the Lot.	b.	Additional garaging requirement	Nil	
b. C.	Secondary Setback Line Side Setback Line (North)	N/A Is parallel to and located 1.0 metres from the Side Boundary (North)	С.	for Ancillary Unit Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (North and South)	
		within the Lot. A portion of one (1) of the Side	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court.	
		Setback Lines (either North or South) may be located on the Side	10.	Fencing and Walling		
		Boundary.	a.	Type of Fencing required	Attached	
		For Side Setback North, a distance of up to 12 metres is permitted	11. a.	Privacy Privacy Restrictions on 1st floor and	ahove	
		measured from the Rear Boundary.	•••••	i. Principal Elevation	Nil	
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil	
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary. For Side Boundary (South) a		iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening	
		distance of up to 9.0 metres measured from the Rear Boundary.			consists of Celestial Windows or opaque glass windows; • Verandahs, terraces and	
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and located 3.9			Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.	
		metres from the Principal Boundary, for a length of 9.6 metres measured	•••••	iv. Secondary Elevation	N/A	
		from the Side Setback (North).	•••••	v. Side Elevation (North)	Open Outlook.	
g.	BTL Percentage	80% minimum.		v. Side Lievation (North)	·	
h.	Requirement for a Parapet Wall	N/A			Openings permitted.Verandahs, terraces and	
7.	Permitted Encroachments				Balconies to be setback	
a.	Encroachments in Principal Setback				a minimum of 4.5m from the Side Boundary, unless	
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers	•••••	vi. Side Elevation (South)	Screened. Restricted Outlook Openings to be setback a	
		for the Verandah, Steps, Towers, a Terminating Vista Element.				minimum of 4.5m from the Side Boundary unless the Opening:
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line.			 is a Celestial Window; or is Screened; or 	
b.	Encroachments into Secondary Setb	ack	12	Charife Darian Basuirament	• is fitted with Opaque Glass.	
	 Permitted Encroachments into Secondary Setback. 	N/A	12. a.	Specific Design Requirement Is there a Specific Design	N/A	
••••	ii. Extent to which Permitted Encroachments may encroach	N/A	a.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	IVA	
	into the Secondary Setback			Laneway Surveillance)		
C.	Encroachments into Side Setback	(North and South)	13.	Refuse storage enclosures and col	lection	
••••	Permitted Encroachments into Side Setback Extent to which Permitted	Eaves, shade devices and Attached Walls. Restricted by the BCA and the	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view	
	Encroachments may encroach into a Side Setback	tolerances of any retaining walls.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A	
d.	Encroachments into Rear Setback. Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions	
•••••	ii. Extent to which Permitted Encroachments may encroach	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions	
8.	into a Rear Setback Frontage/ Principal Elevation Requi	rements	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions	
a.	Required Private Frontage Type	Verandah.	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions	
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions	



LOT	400
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	384
LOT FRONTAGE	12m



Legend

Building Type

- c Cottage
- H House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- 29.24 Datum and Pad Level (refer Operative Provision No. 5)
- ♦28.95 Spot Levels
 - Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Indicative Retaining Wall Locations
- Entry Steps
 - No Vehicular Access
 - Indicative Services Area
 - 1 Principal Boundary
 - 2 Side Boundary (North)
 - 3 Side Boundary (South)
 - 4 Rear Boundary

Lot 400 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 400. 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.

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	29.24 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle A	ccess
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal	а.	Garaging required for this minimum number of cars	2
 b.	Secondary Setback Line	Boundary within the Lot.	b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Side Setback Line (North)	Is parallel to and located 1.0 metres from the Side Boundary	С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (North and South)
		(North) within the Lot. A portion of one (1) of the Side	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court.
		Setback Lines (either North or South) may be located on the	10.	Fencing and Walling	
		Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	a. 11.	Type of Fencing required Privacy	Attached
d.	Side Setback Line (South)	Is parallel to and located 1.0	a.	Privacy Restrictions on 1st floor a	nd above
		metre from the Side Boundary (south) within the Lot.		i. Principal Elevation	Nil
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.		ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless
е.	Rear Setback Line	Is located on the Rear Boundary			Screened, or the Opening consists of Celestial Windows
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.9 metres from the Principal Boundary for a length of 10m measured from the Side Setback Line (North) within the Lot.			or opaque glass windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless
g.	BTL Percentage	80% minimum.	•••••	iv Cocondary Floration	Screened. N/A
h.	Requirement for a Parapet Wall	N/A	•••••	iv. Secondary Elevation v. Side Elevation (north)	Open Outlook.
7.	Permitted Encroachments			v. Side Elevation (north)	•
a.	Encroachments in Principal Setbac	<u>ck</u>			Openings permitted.Verandahs, terraces and
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps,			Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		Towers, a Terminating Vista Element.		vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line.			minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or
b.	Encroachments into Secondary Se	etback			• is Screened; or
•••••	i. Permitted Encroachments into Secondary Setback	N/A	12.	Specific Design Requirement	• is fitted with Opaque Glass.
		N/A	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
C.	Encroachments into Side Setback	••••••••••	13.	Refuse storage enclosures and o	collection
	i. Permitted Encroachments into Side Setback	Eaves, shade devices and Attached Walls.	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from
٠٠٠٠٠٠	ii. Extent to which Permitted Encroachments may encroach into a Side Setback		b.	Required Bin Collection Point Location (required by the City of	public view N/A
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative Provisions
•••••	ii. Extent to which Permitted Encroachments may	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
ρ	encroach into a Rear Setback Frontage/ Principal Elevation Rec	nuirements	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah.	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a	18.	No modification of building elements provided by Jindee	Refer - Private Realm Operative Provisions



LOT	401
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	320
LOT FRONTAGE	10m



Legend

Building Type

- c Cottage
- **H** House

(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)

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

♦29.23 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

No Vehicular Access

Indicative Services Area

Principal Boundary

Side Boundary (North)

3 Side Boundary (South)

4 Rear Boundary

Lot 401 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 401. 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.

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
а.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard
e.	Required Terrace Groupng	N/A

DESCRIPTION	REQUIREMENT
Plinths	
Is a Plinth required for this Lot?	Yes
Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
Required building element to attach to the Plinth	Verandah
Building Heights	
Maximum No of Storeys	2 storeys plus loft
Maximum External Wall Height	7.5 metres
Lot Datum (from which Building Height is measured)	29.61 AHD
	Plinths Is a Plinth required for this Lot? Has a Plinth been provided by the Jindee Developer and, if so, what type? Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall) Required building element to attach to the Plinth Building Heights Maximum No of Storeys Maximum External Wall Height Lot Datum (from which Building

a. P b. S c. S d. S	Setbacks and Build-to-Lines Principal Setback Line Secondary Setback Line Side Setback Line (North) Side Setback Line (South)	Is parallel to and located 3.9 metres from the Principal Boundary within the Lot. N/A 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 (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	9. a. b. c. d. 10. a. 11. a.	Garaging, Parking and Vehicle Acc Garaging required for this minimum number of cars Additional garaging requirement for Ancillary Unit Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition Fencing and Walling Type of Fencing required Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot	Nil Principal Boundary and Side Boundary (North and South) Rear Direct, Rear Side Stack, Rear Back Court. Attached d above Nil Nil Openings (other than Balconies, Verandahs or
b. S c. S d. S	Secondary Setback Line Side Setback Line (North) Side Setback Line (South) Rear Setback Line	metres from the Principal Boundary within the Lot. N/A 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 (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	b. c. d. 10. a. 11.	minimum number of cars Additional garaging requirement for Ancillary Unit Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition Fencing and Walling Type of Fencing required Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Nil Principal Boundary and Side Boundary (North and South) Rear Direct, Rear Side Stack, Rear Back Court. Attached d above Nil Nil Openings (other than Balconies, Verandahs or
c. S d. S	side Setback Line (North) Side Setback Line (South) Rear Setback Line	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 (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	c. d. 10. a. 11.	for Ancillary Unit Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition Fencing and Walling Type of Fencing required Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Principal Boundary and Side Boundary (North and South) Rear Direct, Rear Side Stack, Rear Back Court. Attached d above Nil Nil Openings (other than Balconies, Verandahs or
c. S d. S	side Setback Line (North) Side Setback Line (South) Rear Setback Line	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 (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	d. 10. a. 11.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition Fencing and Walling Type of Fencing required Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Boundary (North and South) Rear Direct, Rear Side Stack, Rear Back Court. Attached d above Nil Nil Openings (other than Balconies, Verandahs or
 е. R	Rear Setback Line	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	10. a. 11.	Permitted Garage Disposition Fencing and Walling Type of Fencing required Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Rear Direct, Rear Side Stack, Rear Back Court. Attached d above Nil Nil Openings (other than Balconies, Verandahs or
 е. R	Rear Setback Line	Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	a. 11.	Type of Fencing required Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Attached d above Nil Nil Openings (other than Balconies, Verandahs or
 е. R	Rear Setback Line	up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	11.	Privacy Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	d above Nil Nil Openings (other than Balconies, Verandahs or
 е. R	Rear Setback Line	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 (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	a.	i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Nil Openings (other than Balconies, Verandahs or
• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	(south) within the Lot. A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located		ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Nil Openings (other than Balconies, Verandahs or
• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	•••••	to rear boundary iii. Rear elevation internal to	Openings (other than Balconies, Verandahs or
• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located	•••••		Balconies, Verandahs or
• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	Yes. Is parallel to and located			terraces) to be setback 2m from Side Boundary unless
		3.9 metres from the Principal Boundary for a length of 8m measured from the Side Setback Line (North) within the Lot.			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.
• • • • • • • • • • • • • • • • • • • •	BTL Percentage	85% minimum	•••••	iv. Secondary Elevation	N/A
	Requirement for a Parapet Wall	N/A	•••••	v. Side Elevation (North)	Open Outlook.
	Permitted Encroachments			, , , , , , , , , , , , , , , , , , , ,	 Openings permitted.
a. E	incroachments in Principal Setbacl Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista		vi. Side Elevation (South)	Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
		Element.			Openings to be setback a
ii	i. 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.			minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
b. E	ncroachments into Secondary Set	back			is Screened; or
i.	Permitted Encroachments into Secondary Setback.	N/A	12.	Specific Design Requirement	• is fitted with Opaque Glass.
	i. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
• • • • • • • • • • • • • • • • • • • •	ncroachments into Side Setback		13.	Refuse storage enclosures and co	llection
i.	Permitted Encroachments into Side Setbacks (North and South)	Eaves, shade devices and Attached Walls.	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
ii	i. Extent to which Permitted Encroachments may encroach into Side Setbacks (North and South)	Restricted by the BCA and the tolerances of any retaining walls.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
• • • • • • • • • • • • • • • • • • • •	ncroachments into Rear Setback.		14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	Permitted Encroachments into Rear Setback	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
II	i. Extent to which Permitted Encroachments may encroach into a Rear Setback	IVA	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	rontage/ Principal Elevation Req		17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
b. P	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions



LOT 402 3 (North) **RELEASE** TRANSECT T4 LOT TYPE Interior 323 AREA (APPROX M²) LOT FRONTAGE 10m (8.5m + 1.5m)



Legend

Building Type

- Cottage

(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)

29.61

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

ф29.47 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

No Vehicular Access

Indicative Services Area

Principal Boundary

Side Boundary (North)

Side Boundary (South)

Rear Boundary

Lot 402 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 402. 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

Required Terrace Grouping

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

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	
а.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	29.61 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	2
b.	Secondary Setback Line	N/A	b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (North and South)
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from	d. 10. a.	Permitted Garage Disposition Fencing and Walling Type of Fencing required	Rear Direct, Rear Side Stack, Rear Back Court. Attached
	•••••	the Rear Boundary.	11.	Privacy	
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	a.	Privacy Restrictions on 1st floor an i. Principal Elevation	d above Nil
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	Rear Elevation on or adjacent to rear boundary Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless
e.	Rear Setback Line	Is located on the Rear Boundary			Screened, or the Opening consists of Celestial Windows
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.9 metres from the Principal Boundary for a length of 6.5m measured from the Side Setback Line (North) within the Lot.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
g.	BTL Percentage	85% minimum.	•••••	iv. Secondary Elevation	N/A
h. 7	Requirement for a Parapet Wall Permitted Encroachments	N/A	•••••	v. Side Elevation (North)	Open Outlook.
7.	Encroachments in Principal Setbac				Openings permitted.
a.	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps,			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		Towers, a Terminating Vista Element.		vi. Side Elevation (South)	Restricted Outlook Openings to be setback a
	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.			minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
b.	Encroachments into Secondary Se	tback			is Screened; or is fitted with Opaque Class
•••••	i. Permitted Encroachments into Secondary Setback	N/A	12.	Specific Design Requirement	• is fitted with Opaque Glass.
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
С.	Encroachments into Side Setback	(North and South)	13.	Refuse storage enclosures and co	llection
••••	i. Permitted Encroachments into Side Setbacks (North and South)	Eaves, shade devices and Attached Walls.	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	ii. Extent to which Permitted Encroachments may encroach into Side Setbacks (North and South)	Restricted by the BCA and the tolerances of any retaining walls.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
d.	Encroachments into Rear Setback		14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
• • • • • • • • • • • • • • • • • • • •	i. Permitted Encroachments into Rear Setback	N/A 	15.	External Fixtures	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Req	<u> </u>	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions
		Double Return Verandah and a Double Projecting Front.			







Legend

Building Type

- C Cottage
- **H** House
- APT 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)

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

♦29.53 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

1 Principal Boundary

2 Secondary Boundary (North)

Side Boundary (East)

4 Side Boundary (South)

5 Rear Boundary

Lot 403 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 403. 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.

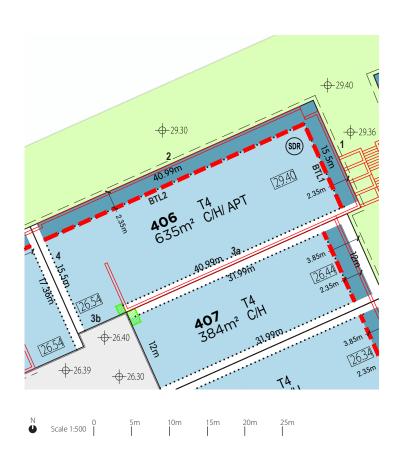
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	As determined by the extent of development provisions contained in the LDP.
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage, House, Apartment House
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard, 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	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	29.61 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		b.	Permitted Principal Building	Projecting Front and Return
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot.		Elevation Types	Verandah, Return Verandah, Double Return Verandah, Double Verandah.
b.	Secondary Setback Line (North)	Is parallel to and located 2.35	9.	Garaging, Parking and Vehicle Acc	cess
C.	Side Setback Line (South)	metres from the Secondary Boundary within the Lot. Is parallel to and located 1.0 metre from the Side Boundary	a.	Garaging required for this minimum number of cars	House/ Cottage - 2 bays Apartment House - 1 bay/ 1 bedroom dwelling
		(South) within the Lot. A portion of the Side Setback Line (South) may be located on the Side Boundary, for a distance of up to 6 metres measured from the western extent of the Rear	b. C.	Additional garaging requirement for Ancillary Unit Lot boundaries where Vehicle Access is prohibited	2 bays/ 2+ bedroom dwelling Nil Principal Boundary, Secondary Boundary, Rear Boundary and a portion of the Side Boundary
d.	Side Setback Line (East)	Boundary. Is located on the Side Boundary (East)	d.	Permitted Garage Disposition	(South) Rear Direct, Rear Side Stack, Rear Side Court, Rear Back Court
e.	Rear Setback Line	Is located on the Rear Boundary	10.	Fencing and Walling	
	Build-to-Line (BTL) Location	for the extent of the laneway	a.	Type of Fencing required	Attached
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located 2.35 metres from the Principal	11.	Privacy	
		Boundary for a length of 10.65m measured from the Side Setback Line (South) within the Lot; and;	a.	Privacy Restrictions on 1st floor and i. Principal Elevation	l above Nil
		2) Is parallel to and located 2.35 metres from the Secondary		ii. Rear Elevation on or adjacent to rear boundary	Nil
		Boundary for a length of 38.48m measured from the Side Boundary (East) within the Lot.	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m
g.	BTL Percentage	(1) 80% minimum and			from Side Boundary unless Screened, or the Opening
h.	Requirement for a Parapet Wall	(2) 30% minimum.			consists of Celestial Windows or opaque glass windows;
7.	Permitted Encroachments	IVA			 Verandahs, terraces and Balconies to be setback
а.	Encroachments in Principal Setbac	k			a minimum of 4.5m from a Side Boundary, unless
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element	•••••	iv. Secondary Elevation (North) v. Side Elevation (South)	Screened. Nil Restricted Outlook Openings to be setback a
******	ii. Extent to which Permitted Encroachments may encroach into the Principal	2.35 metres measured from the Principal Setback Line.			minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
	Setback	•••••			• is Screened; or
b.	i. Permitted Encroachments into Secondary Set	back Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal	12.	vi. Side Elevation Specific Design Requirement	is fitted with Opaque Glass. N/A
		entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner	Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	2.35 metres measured from the Secondary Boundary Line. An exception to this is Steps, which	13.	Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co	attached plan as 'SDR')
	Setback	are not restricted.	a.	Required Bin Storage	Storage for 2 bins provided
C.	Encroachments into Side Setback i. Permitted Encroachments	(South) Eaves, Shade Devices and	••••		within the Lot and screened from public view
•••••	into Side Setback (South) ii. Extent to which Permitted Encroachments may	Attached Walls Restricted by the BCA and the tolerances of any retaining walls	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
	encroach into a Side Setback (South)	•••••	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
d.	Encroachments into Rear Setback a i. Permitted Encroachments	and Side Setback (East). N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
••••	ii. Extent to which Permitted	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	Encroachments may encroach into a Rear Setback	IVA	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Req		18.	No modification of building elements provided by JIndee	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah.		Developer without Consent	·



LOT	406
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Edge
AREA (APPROX M²)	635
LOT FRONTAGE	15.5m



Legend

Building Type

- **C**Ottage
- **и** Ноисс
- APT Apartment House



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

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

♦26.40 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

1 Principal Boundary

Secondary Boundary (North)

3a + 3b Side Boundary (South)

4 Rear Boundary

Lot 406 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 406. 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.

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	
а.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	As determined by the extent of development provisions contained in the LDP.
C.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage, House, Apartment House
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard, Sideyard.
e.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	REQUIREMENT
4	Pilituis	
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	
а.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	29.40 AHD / Garage 26.44 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines			ii. Extent to which Permitted	Restricted by the BCA and the
a.	Principal Setback Line	Is parallel to and located 2.35		Encroachments may encroach into a Rear Setback	tolerances of any retaining walls
		metres from the Principal Boundary within the Lot.	8.	Frontage/ Principal Elevation Requ	uirements
b.	Secondary Setback Line (North)	Is parallel to and located 2.35	a.	Required Private Frontage Type	Verandah.
υ.	Secondary Setback Eine (North)	metres from the Secondary	b.	Permitted Principal Building	Projecting Front and Return
	• • • • • • • • • • • • • • • • • • • •	Boundary within the Lot.	D.	Elevation Types	Verandah, Return Verandah,
C.	Side Setback Line 3a (South)	Is parallel to and located 1.0 metre from the Side Boundary			Double Return Verandah, Double Verandah.
		(South) within the Lot.	0	Companies Danking and Walkinda Ass	
d.	Side Setback Line 3b (South)	Is located on the Side Boundary	9.	Garaging, Parking and Vehicle Acc	
		3b (South) for the extent of the	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays Apartment House -
		laneway			1 bay/ 1 bedroom dwelling
e.	Rear Setback Line	Is parallel to and located 1.0 metre from the Rear Boundary			2 bays/ 2+ bedroom dwelling
		within the Lot.	b.	Additional garaging requirement	
		A portion of the Rear Setback		for Ancillary Unit	
		Line may be located on the Side Boundary 3b, for the extent that	C.	Lot boundaries where Vehicle	Principal Boundary, Secondary
		its abuts the laneway.		Access is prohibited	Boundary, Rear Boundary.
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court, Rear Back Court.
		2.35 metres from the Principal Boundary for a length of 12.15	10	For story and Welling	Side Court, Near Dack Court.
		metres measured from the Side	10.	Fencing and Walling	
		Setback Line 3a (South) within the Lot; and	a.	Type of Fencing required	Attached
		•	11.	Privacy	
		2) Is parallel to and located 2.35 metres from the Secondary		Privacy Restrictions on 1st floor and	l above
		Boundary for a length of 37.99		i. Principal Elevation	Nil
		metres measured from the Rear Setback Line within the Lot.		ii. Rear Elevation on or adjacent	Nil
g.	BTL Percentage	(1) 80% minimum		to rear boundary	
9.	5121 ereentage	(2) 30% minimum.		iii. Rear elevation internal to a Lot	Open Outlook.
	Dogwings ont for a Doron at Wall	•••••••••••		d LOI	 Openings permitted.
h.	Requirement for a Parapet Wall	N/A			 Verandahs, terraces and Balconies to be setback
7.	Permitted Encroachments				a minimum of 4.5m from
a.	Encroachments in Principal Setbac	k			the Side Boundary, unless Screened.
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows,	•••••		
	into i incipai setback	Portico to define the principal	•••••	iv. Secondary Elevation (North)	Nil
		entrance, Plinths or Piers for the Verandah, Steps, Towers, a		v. Side Elevation (South)	Restricted Outlook
		Terminating Vista Element			Openings to be setback a minimum of 4.5m from the Side
	ii. Extent to which Permitted	2.35 metres measured from the			Boundary unless the Opening:
	Encroachments may encroach into the Principal	Principal Setback Line.			• is a Celestial Window; or
	Setback				• is Screened; or
b.	Encroachments into Secondary Se	tback			is fitted with Opaque Glass.
	i. Permitted Encroachments	Verandahs, Balconies, Eaves,		vi. Side Elevation	N/A
	into Secondary Setback.	Projecting Fronts, Bay Windows,	12.	Specific Design Requirement	
		Portico to define the principal entrance, Plinths or Piers for	a.	Is there a Specific Design	Yes - Corner Treatment (location
		the Verandah, Steps, Towers, a		Requirement applicable to this Lot? (Terminated Vista, Corner	of Specific Design Requirement
	•••••	Terminating Vista Element		Treatment, Projecting Front,	is graphically depicted on the attached plan as 'SDR')
	ii. Extent to which Permitted	2.35 metres measured from the		Laneway Survéillance)	
		Secondary Sethack Line An			
	Encroachments may encroach into the Secondary		13.	Refuse storage enclosures and co	llection
	Encroachments may		13. a.	Refuse storage enclosures and coll Required Bin Storage	Storage for 2 bins provided
 C.	Encroachments may encroach into the Secondary	exception to this is Steps, which are not restricted.	-		Storage for 2 bins provided within the Lot and screened from
C.	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments	exception to this is Steps, which are not restricted. Ba (South) Eaves, Shade Devices and	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
 C.	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South)	exception to this is Steps, which are not restricted. Ba (South) Eaves, Shade Devices and Attached Walls	-	Required Bin Storage Required Bin Collection Point Location (required by the City of	Storage for 2 bins provided within the Lot and screened from
C	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted	exception to this is Steps, which are not restricted. Ba (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the	a.	Required Bin Storage Required Bin Collection Point	Storage for 2 bins provided within the Lot and screened from public view
C.	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback	exception to this is Steps, which are not restricted. Ba (South) Eaves, Shade Devices and Attached Walls	a.	Required Bin Storage Required Bin Collection Point Location (required by the City of	Storage for 2 bins provided within the Lot and screened from public view Yes
	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South)	exception to this is Steps, which are not restricted. 3a (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls	a. b.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions
	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback	exception to this is Steps, which are not restricted. Ba (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls Bb (South).	a. b.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo)	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions Refer - Private Realm
	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South)	exception to this is Steps, which are not restricted. 3a (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls	a. b. 14.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions
c. d.	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South) Encroachments into Side Setback i. Permitted Encroachments	exception to this is Steps, which are not restricted. 3a (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls 3b (South).	a. b.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions Refer - Private Realm
	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South) Encroachments into Side Setback i. Permitted Encroachments	exception to this is Steps, which are not restricted. 3a (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls 3b (South). N/A	a. b. 14.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes - Additional	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm Refer - Private Realm Operative Provisions
d.	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South) Encroachments into Side Setback i. Permitted Encroachments ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	exception to this is Steps, which are not restricted. 3a (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls 3b (South). N/A N/A	a. b. 14. 15.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes - Additional Requirements + Controls	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions
	Encroachments may encroach into the Secondary Setback Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South) ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South) Encroachments into Side Setback i. Permitted Encroachments	exception to this is Steps, which are not restricted. 3a (South) Eaves, Shade Devices and Attached Walls Restricted by the BCA and the tolerances of any retaining walls 3b (South). N/A N/A	a. b. 14. 15.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes - Additional Requirements + Controls Exemptions to Planning	Storage for 2 bins provided within the Lot and screened from public view Yes Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions



LOT 407

RELEASE 3 (North)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 384

LOT FRONTAGE 12m



Legend

Building Type

- c Cottage
- H House

(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)

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

♦26.30 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

1 Principal Boundary

Side Boundary (North)

3 Side Boundary (South)

4 Rear Boundary

Lot 407 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 407. 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.

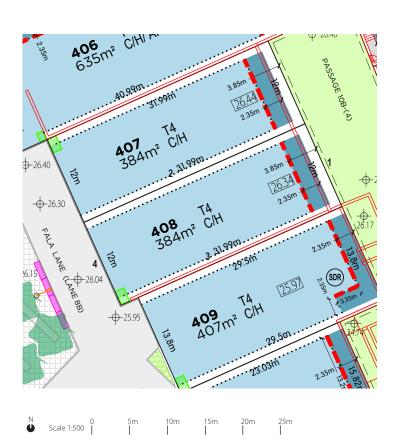
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential 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	
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
а.	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	
а.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
С.	Lot Datum (from which Building Height is measured)	26.44 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and located 3.85 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	2
		••••••••••••	b.	Additional garaging requirement	Nil
b.	Secondary Setback Line	N/A	• • • • • • • • • • • • • • • • • • • •	for Ancillary Unit	
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (North and South)
		A portion of one (1) of the Side Setback Lines (either North or	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court.
		South) may be located on the	10.	Fencing and Walling	
		relevant Side Boundary, for a distance of up to 12 metres measured from the Rear	a. 11.	Type of Fencing required Privacy	Attached
		Boundary.	a.	Privacy Restrictions on 1st floor an	d above
d.	Side Setback Line (South)	Is parallel to and located 1.0	•••••	i. Principal Elevation	Nil
		metre from the Side Boundary (South) within the Lot.	•••••	ii. Rear Elevation on or adjacent to rear boundary	•••••
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows;
e	Rear Setback Line	Is located on the Rear Boundary			 Verandahs, terraces and
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.85 metres from the Principal Boundary for a length of 10m measured from the Side Setback Line (North) within the Lot.			Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
	DTI Dagageta as	•••••••		iv. Secondary Elevation	N/A
g. ••••••	BTL Percentage	80% minimum.	•••••	v. Side Elevation (North)	Open Outlook.
h.	Requirement for a Parapet Wall	N/A			 Openings permitted.
7.	Permitted Encroachments				 Verandahs, terraces and
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for		vi. Side Elevation (South)	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
	ii. Extent to which Permitted	the Verandah, Steps, Towers, a Terminating Vista Element 2.35 metres measured from			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
	Encroachments may encroach into the Principal Setback	the Principal Setback Line. An exception to this is Steps, which are not restricted.			is a Celestial Window; oris Screened; or
 b.	Encroachments into Secondary Se	·back			• is fitted with Opaque Glass.
•••••	Permitted Encroachments into Secondary Setback.	N/A	12.	Specific Design Requirement	
•••••	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A	а.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
 С.	Encroachments into Side Setback	(North and South)	13.	Refuse storage enclosures and co	ollection
	i. Permitted Encroachments into Side Setbacks (North	Eaves, Shade Devices and Attached Walls	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	and South) ii. Extent to which Permitted Encroachments may	Restricted by the BCA and the tolerances of any retaining walls	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
 d.	encroach into Side Setbacks (North and South) Encroachments into Rear Setback.		14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
ч. •••••	Permitted Encroachments into Rear Setback	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
• • • • • •	ii. Extent to which Permitted Encroachments may	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
8.	encroach into a Rear Setback Frontage/ Principal Elevation Req	uirements	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah.	18.	No modification of building	Refer - Private Realm
ь. b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting		elements provided by JIndee Developer without Consent	Operative Provisions
		Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.		une 2021. ©2021 Studio LFA + Hatch	



LOT 408 3 (North) RELEASE TRANSECT Т4 LOT TYPE Interior AREA (APPROX M2) 384 LOT FRONTAGE 12m



Legend

Building Type

- Cottage

(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)

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

+26.04 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

No Vehicular Access

Indicative Services Area

Principal Boundary

Side Boundary (North)

Side Boundary (South)

Rear Boundary

Lot 408 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 408. 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.

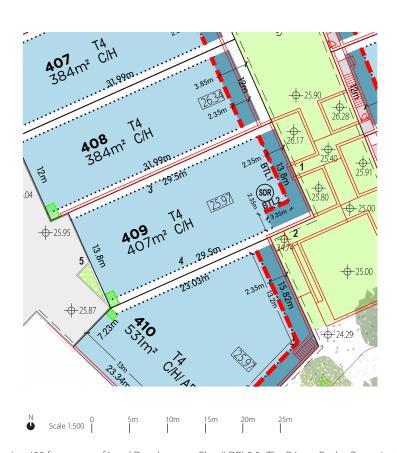
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential 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	
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
а.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	26.34 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle A	ccess
a.	Principal Setback Line	Is parallel to and located 3.85 metres from the Principal Boundary within the Lot.	a	Garaging required for this minimum number of cars	2
		•••••••••••	b.	Additional garaging requirement	Nil
b.	Secondary Setback Line	N/A	• • • • • • •	for Ancillary Unit	
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.	c. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary and Side Boundary (North and South) Rear Direct, Rear Side Stack, Rear
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the	10.	Fencing and Walling	Back Court.
		relevant Side Boundary, for a	a.	Type of fencing required	Attached
		distance of up to 12 metres measured from the Rear Boundary.	11.	Privacy	
d.	Side Setback Line (South)	• • • • • • • • • • • • • • • • • • • •	a.	Privacy Restrictions on 1st floor ar	nd above
u.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	•••••	i. Principal Elevationii. Rear Elevation on or adjacent	Nil Nil
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.		to rear boundary iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
e.	Rear Setback Line	Is located on the Rear Boundary			or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.85 metres from the Principal Boundary for a length of 10m measured from the Side Setback			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		Line (North) within the Lot.	•••••	iv. Secondary Elevation	N/A
g.	BTL Percentage	80% minimum.	•••••	v. Side Elevation (North)	Open Outlook.
h.	Requirement for a Parapet Wall	N/A			 Openings permitted.
7.	Permitted Encroachments				 Verandahs, terraces and
••••	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element		vi. Side Elevation (South)	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a
	ii. Extent to which Permitted Encroachments may encroach into the Principal	2.35 metres measured from the Principal Setback Line. An exception to this is Steps, which			minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or
 b.	Setback Encroachments into Secondary Se	are not restricted.			 is Screened; or is fitted with Opaque Glass.
	i. Permitted Encroachments	N/A	12.	Specific Design Requirement	
	into Secondary Setback. ii. Extent to which Permitted	N/A	a.	Is there a Specific Design Requirement applicable to this	N/A
	Encroachments may encroach into the Secondary		12	Lot?	allaction
	Setback		13.	Refuse storage enclosures and c	
C.	Encroachments into Side Setback i. Permitted Encroachments		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	into Side Setbacks (North and South)	Attached Walls	b.	Required Bin Collection Point Location (required by the City of	N/A
	ii. Extent to which Permitted Encroachments may encroach into Side Setbacks	Restricted by the BCA and the tolerances of any retaining walls	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative Provisions
d.	(North and South) Encroachments into Rear Setback.		15.	External Fixtures	Refer - Private Realm Operative Provisions
	i. Permitted Encroachments into Rear Setback	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Req	uirements	18.	No modification of building elements provided by JIndee	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah.		Developer without Consent	
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.			



LOT	409
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Edge
AREA (APPROX M²)	407
LOT FRONTAGE	13.8m



Legend

Building Type

- С Cottage

(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)

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

\$25.95

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

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

Indicative Retaining Wall Locations

Entry Steps

No Vehicular Access

Indicative Services Area

Principal Boundary

Secondary Boundary

Side Boundary (North)

Side Boundary (South)

Rear Boundary

Lot 409 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 409. 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.

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	25.97 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Access	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within	a.	Garaging required for this minimum number of cars	2
b.	Secondary Setback Line	the Lot. Is parallel to and located 3.35 metres	b.	Additional garaging requirement for Ancillary Unit	Nil
		from the Secondary Boundary within the Lot.	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary and Side Boundary (North
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.	d.	Permitted Garage Disposition	and South) Rear Direct, Rear Side Stack, Rear Back Court.
		A portion of one (1) of the Side Setback Lines (either North or South)	10.	Fencng and Walling	
		may be located on the relevant Side	a.	Type of fencing required	Attached
		Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	11.	Privacy	
	Cida Cakba ali Lina (Caribh)	••••••••••	a.	Privacy Restrictions on 1st floor and ab	• • • • • • • • • • • • • • • • • • • •
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	•••••	Principal Elevation Rear Elevation on or adjacent to	Nil Nil
		A portion of one (1) of the Side	• • • • • • • • • • • • • • • • • • • •	rear boundary	
		Setback Lines (either North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.		iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. 1) Is parallel to and located 2.35 metres from the Principal Boundary			 opaque glass windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side
		for a length of 9.45 metres measured		•••••	Boundary, unless Screened.
		from the Side Setback Line (North) and;		iv. Secondary Elevation	N/A
		2) Is parallel to and located 3.35		v. Side Elevation (North)	Open Outlook.
		metres from the Secondary			Openings permitted.
		Boundary, for a length of 3.8 meters measured from the Principal Setback			Verandahs, terraces and Balconies to be setback a
		Line within the Lot.			minimum of 4.5m from the Side
g.	BTL Percentage	1) 80% minimum 2) 100% minimum	•••••	vi. Side Elevation (South)	Boundary, unless Screened. Restricted Outlook
h.	Requirement for a Parapet Wall	N/A			Openings to be setback a minimum of 4.5m from the Side Boundary
7.	Permitted Encroachments				unless the Opening:
a.	Encroachments in Principal and Secon	dary Setbacks			is a Celestial Window; oris Screened; or
	i. Permitted Encroachments	Verandahs, Balconies, Eaves,			 is fitted with Opaque Glass.
	into Principal and Secondary Setbacks	Projecting Fronts, Bay Windows, Portico to define the principal	12.	Specific Design Requirement	is need man opaque diass.
		entrance, Plinths or Piers for the Verandah, Steps, Towers, a	a.	Is there a Specific Design	Yes - the SDR is a Return Verandah which is
		Terminating Vista Element.	a.	Requirement applicable to this	to return perpendicular from the Principal
• • • • • • •	ii. Extent to which Permitted Encroachments may encroach into the Principal and Secondary	Principal Setback - 2.35 metres measured from the Principal Setback Line as depicted on the Plan.		Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Boundary for at least 3.8 metres together with Landscaping between the Return Verandah and the Secondary Boundary. No fence is permitted within 1m of the
	Setback	Secondary Setback - 2.35 metres measured from the Secondary Setback Line as depicted on the Plan.			Secondary Boundary for 3.8 metres measured from the Principal Elevation or BTL and, for the purposes of this Provision,
		An exception to this is Steps, which are not restricted.	13.	Polyco storage englassing and and	Landscaping has the meaning attributed to it in the Architectural Standards.
b.	Encroachments into Side Setback	(North and South)	a.	Refuse storage enclosures and collection Required Bin Storage	Storage for 2 bins provided within
• • • • • • •	i. Permitted Encroachments into Side Setbacks (North and South)	Eaves, Shade Devices and Attached Walls.	a.	nequired bill storage	the Lot and screened from public view
	ii. Extent to which Permitted Encroachments may encroach into Side Setbacks North and	Restricted by the BCA and the tolerances of any retaining walls.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
			14.	Landscaping + Street Trees	Refer - Private Realm Operative
C	i. Permitted Encroachments into	N/A	15.	External Fixtures	Provisions Refer - Private Realm Operative Provisions
• • • • • • • •	Rear Setback ii. Extent to which Permitted Encroachments may encroach	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	into a Rear Setback		17.	Exemptions to Planning Approval	Refer - Private Realm Operative
8.	Frontage/ Principal Elevation Require			No manifestation (Cl. 10.0)	Provisions
a.	Required Private Frontage Type	Verandah.	18.	No modification of building elements provided by JIndee	Refer - Private Realm Operative Provisions



LOT 410

RELEASE 3 (North)

TRANSECT T4

LOT TYPE Corner

AREA (APPROX M²) 531

LOT FRONTAGE 38.46m (22.64m + 15.82m)



Legend

Building Type

- **c** Cottage
- **H** House
- APT Apartment House



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

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

+25.87 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

1a+1b Principal Boundary

Side Boundary (North)

3 Side Boundary (South)

4 Rear Boundary

Lot 410 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 410. 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.

	•	
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.		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	•••••
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage, House, Apartment House
		Corner Lot
	Permitted Building Dispositions	•
е.	Required Terrace Grouping	N/A

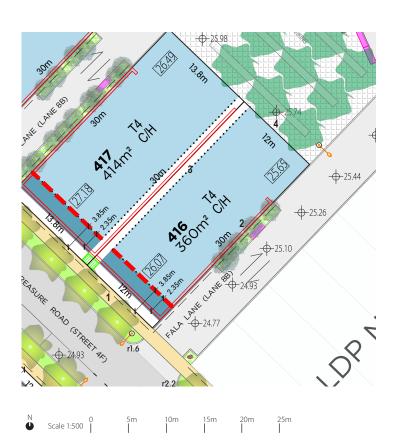
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
а.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	25.97 AHD

ΓEΜ	DESCRIPTION	REQUIREMENT
	Setbacks and Build-to-Lines	
	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary 1a and 1b within the Lot.
	Secondary Setback Line	N/A
	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.
••••	Side Setback Line (South)	Is located on the Side Boundary (South) for 13 metres measured from the Rear Boundary; and the remaining Setback Line (South) is parallel to and located 1.55 metres
	Door Cathook Line	from the Side Boundary (South) for a length of 7.99 metres.
	Rear Setback Line	Is located on the Rear Boundary
	Build-to-Line (BTL) Location	Yes. 1. Is parallel to and located 2.35 metres measured from the Principal Boundary 1a for a length of 19.5 metres measured from the intersection of the Principal Boundary 1a and 1b within the Lot.
		2. Is parallel to and located 2.35 metres measured from the Principal Boundary 1b for a length of 13.2 metres measured from the Side Setback Line (North) within the Lot.
	BTL Percentage	1.70% minimum.
	Requirement for a Parapet Wall Permitted Encroachments	2. 35% minimum N/A
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for 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 1a and 1b as depicted on the Plan.
• • • •	Encroachments into Side Setback (N	North)
	i. Permitted Encroachments into Side Setback (North) ii. Extent to which Permitted	Eaves, Shade Devices and Attached Walls Restricted by the BCA and the
	Encroachments may encroach into a Side Setback (North)	tolerances of any retaining walls
	Encroachments into Side Setback	(South)
••••	i. Permitted Encroachments into Side Setback (South)	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South)	N/A
	Encroachments into Rear Setback. i. Permitted Encroachments into	N/A
••••	Rear Setback ii. Extent to which Permitted Encroachments may	N/A
	encroach into a Rear Setback	som outs
	Frontage/ Principal Elevation Requi	
	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acce	ess
a.	Garaging required for this	Cottage/ House - 2 bays
	minimum number of cars	Apartment House -
		1 bay/ 1 bedroom dwelling
		2 bays/ 2+ bedroom dwelling
b.	Additional garaging requirement for Ancillary Unit	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, Rear Back Court. Rear Side Court.
10.	Fencing and Walling	
a.	Type of fencing required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and a	above
•••••	i. Principal Elevation	Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
•••••	iii. Rear elevation internal to a Lot	Nil
• • • • • • • • • • • • • • • • • • • •	iv. Secondary Elevation	Nil
• • • • • • • •	v. Side Elevation (North)	Open Outlook.
	v. Side Elevation (North)	•
		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? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and colle	ection
a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
b.	Required Bin Collection Point Location (required by the City of Wanneroo)	view 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







Legend

Building Type

- **c** Cottage
- House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- [26.07] Datum and Pad Level (refer Operative Provision No. 5)
- ♦25.74 Spot Levels
- Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Entry Steps
- Indicative Retaining Wall Locations
- — No Vehicular Access
- Indicative Services Area
- 1 Principal Boundary
- 2 Secondary Boundary
- 3 Side Boundary (North)
- 4 Rear Boundary

Lot 416 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 416. 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.

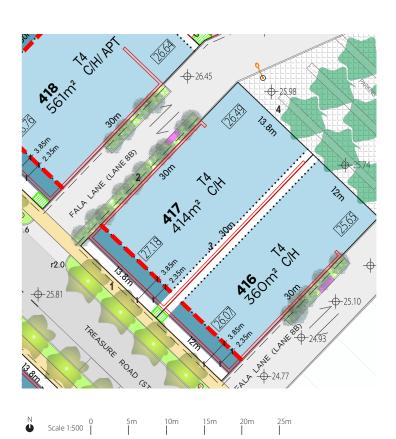
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
а.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Type	House, Cottage
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)	26.07 AHD/ Garage 25.65

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	6 Setbacks and Build-to-Lines			Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and 3.85 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	2
b.	Secondary Setback Line	Is located on the Secondary Boundary within the Lot.	b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Setback	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North)
		(North) within the Lot.	d.	Required Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court
		A portion of the Side Setback Line (North) may be located on	10.	Fencing and Walling	
		the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	a. 11.	Type of fencing required Privacy	Attached
d.	Side Setback Line	N/A	а.	Privacy Restrictions on 1st floor an	d above
е.	Rear Setback Line	Is located on the Rear Boundary		i. Principal Elevation	Nil
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.85 metres from the Principal Boundary for a length of 11.0 metres measured from the Secondary Boundary within the		ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m
g.	BTL Percentage	Lot. 80% minimum			from Side Boundary unless Screened, or the Opening consists of Celestial Windows
h.	Required Parapet Wall	N/A			or opaque glass windows; Verandahs, terraces and
7.	Permitted Encroachments	·····			Balconies to be setback a minimum of 4.5m from a Side Boundary, unless
a.	Encroachments in Principal Setbac	k			Screened.
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts,		iv. Secondary Elevation	Nil
	ii. Extent to which Permitted	Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element. 2.35 metres measured from		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
	Encroachments may encroach into the Principal Setback	the Principal Setback Line. An exception to this is Steps, which are not restricted.	•••••	vi. Side Elevation	Screened. N/A
b.	Encroachments into Secondary Se	tback	12.	Specific Design Requirement	
	i. Permitted Encroachments into Secondary Setback.	N/A	a.	Is there a Specific Design Requirement applicable to this Lot?	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A		(Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
С.	Encroachments into Side Setback	(North)	13.	Refuse storage enclosures and co	
	i. Permitted Encroachments into Side Setback (North)	Eaves, Shade Devices and Attached Walls	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback (North)	Restricted by the BCA and the tolerances of any retaining walls	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
d.	Encroachments into Rear Setback.		14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	i. Permitted Encroachments into Rear Setback	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Req	uirements	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		Double Return Verandah and a Double Projecting Front.	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions







Legend

Building Type

- **c** Cottage
- H House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- [27.18] Datum and Pad Level (refer Operative Provision No. 5)
- +25.98 Spot Levels
- Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Entry Steps
- Indicative Retaining Wall Locations
- — No Vehicular Access
- Indicative Services Area
- 1 Principal Boundary
- Secondary Boundary
- 3 Side Boundary (South)
- 4 Rear Boundary

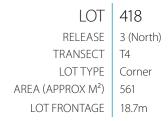
Lot 417 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 417. Provisions that are stated as 'Required' are mandatory. Provisions that are 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.

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Type	House, Cottage
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)	27.18 AHD/ Garage 26.49 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines			Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and 3.85 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	2
b.	Secondary Setback Line	Is located on the Secondary Boundary	b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary and Side Boundary (South)
		(South) within the Lot. A portion of the Side Setback	d.	Required Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court
		Line (South) may be located on the Side Boundary, for a distance	10.	Fencing and Walling	
		of up to 12 metres measured from the Rear Boundary.	a.	Type of Fencing required	Attached
d.	Side Setback Line	N/A	11.	Privacy	
e.	Rear Setback Line	Is located on the Rear Boundary	a.	Privacy Restrictions on 1st floor an	d above
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.85 metres from the Principal Boundary for a length of 12.8 metres measured from the Secondary Boundary within the		Principal Elevation Rear Elevation on or adjacent to rear boundary Rear elevation internal to	Openings (other than
	DTI Daysontonia	Lot.		a Lot	Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless
g. 7.	BTL Percentage Permitted Encroachments	70% minimum.			Screened, or the Opening consists of Celestial Windows
a.	Encroachments in Principal Setbac	k			or opaque glass windows;
•••••	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		or Piers for the Verandah, Steps, Towers, a Terminating Vista	•••••	iv. Secondary Elevation	Nil
	•••••	Element.	•••••	v. Side Elevation	N/A
	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.	•••••	vi. Side Elevation (South)	Restricted Outlook Openings to be setback a
b.	Encroachments into Secondary Se	•••••			minimum of 4.5m from the Side Boundary unless the Opening:
	Permitted Encroachments into Secondary Setback.	N/A			is a Celestial Window; oris Screened; or
•••••	ii. Extent to which Permitted	N/A			• is fitted with Opaque Glass.
	Encroachments may encroach into the Secondary		12.	Specific Design Requirement	
	Setback	•••••	a.	Is there a Specific Design	N/A
С.	Encroachments into Side Setback	(South)		Requirement applicable to this Lot?	
	i. Permitted Encroachments into Side Setback (South)	Eaves, Shade Devices and Attached Walls		(Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
	ii. Extent to which Permitted Encroachments may	Restricted by the BCA and the tolerances of any retaining walls	13.	Refuse storage enclosures and co	llection
	encroach into a Side Setback (South)		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
d.	Encroachments into Rear Setback.	•••••	b.	Required Bin Collection Point	N/A
	i. Permitted Encroachments into Rear Setback	N/A	D.	Location (required by the City of Wanneroo)	14/7
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Rec	uirements	15.	External Fixtures	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah	16.	Design Outcomes – Additional	Refer - Private Realm
b.	Permitted Principal Building Elevation Types	oal Building Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a	17.	Requirements + Controls Exemptions to Planning	Operative Provisions Refer - Private Realm
		Double Return Verandah and a Double Projecting Front.		Approval	Operative Provisions
		bouble Projecting Front.	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions







Legend

Building Type

- **c** Cottage
- H House
- APT Apartment House



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

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

♦26.45 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

Principal Boundary

2 Secondary Boundary

3 Side Boundary (East)

4 Rear Boundary

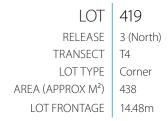
Lot 418 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 418. Provisions that are stated as 'Required' are mandatory. Provisions that are 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.

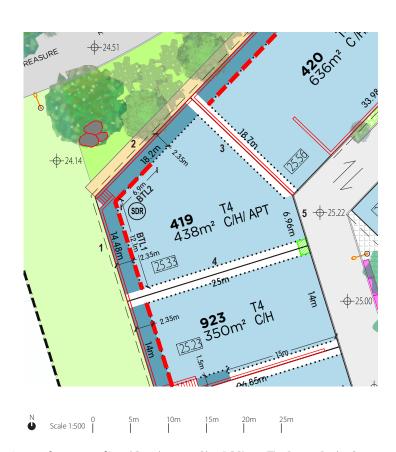
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	As determined by the extent of development provisions contained in this LDP
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage, House, Apartment House
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard, Sideyard.
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	28.76 AHD/ Garage 26.64 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Ac	ccess
a.	Principal Setback Line	Is parallel to and located 3.85 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays Apartment House - 1 bay/ 1 bedroom dwelling
b.	Secondary Setback Line (North)	Is parallel to and located 2.35 metres from the Secondary Boundary within the Lot.	b.	Additional garaging requirement for Ancillary Unit	2 bays/ 2+ bedroom dwelling Nil
C.	Side Setback Line (East)	Is parallel to and located 1.0 metre from the Side Boundary (East) within the Lot.	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (East) and portion of Rear Boundary.
		A portion of the Side Setback Line (East) may be located on the Side Boundary, for a distance of	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court, Rear Back Court.
		up to 10 metres measured from the Rear Boundary.	10. a.	Fencing and Walling Type of fencing required	Attached
d.	Side Setback Line	N/A		,,	Attached
e.	Rear Setback Line	Is located on the Rear Boundary	11.	Privacy	
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located	a.	Privacy Restrictions on 1st floor an	d above
1.	build to line (bit) location	3.85 metres from the Principal		i. Principal Elevation	Nil
		Boundary for a length of 16.35 metres measured from the Rear		ii. Rear Elevation on or adjacent to rear boundary	Nil
		Boundary; 2) Is parallel to and located	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or
		2.35 metres measured from the Secondary Boundary for a length of 25.15 meters measured from the Principal Setback Line.			terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
g.	BTL Percentage	1) 80% minimum. 2) 30% minimum.			or opaque glass windows; Verandahs, terraces and Balconies to be setback
h	Required Parapet Wall Location Permitted Encroachments	N/A			a minimum of 4.5m from a Side Boundary, unless
a.	Encroachments in Principal Setbac	k	• • • • • • • • • • • • • • • • • • • •		Screened.
•••••	i. Permitted Encroachments	Verandahs, Balconies, Eaves,		iv. Secondary Elevation (North)	Nil
	into Principal Setback	Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps,		v. Side Elevation (East)	Restricted Outlook Openings permitted. Verandahs, terraces and Balconies to be setback
	ii Fytant to which Darmittad	Towers, a Terminating Vista Element.			a minimum of 4.5m from the Side Boundary, unless Screened.
	ii. Extent to which Permitted Encroachments may	2.35 metres measured from the Principal Setback Line. An	•••••	vi. Side Elevation	N/A
	encroach into the Principal Setback	exception to this is Steps, which are not restricted.	12.	Specific Design Requirement	
b.	Encroachments into Secondary Se	tback	a.	Is there a Specific Design	Yes - Corner Treatment (location
••••	i. Permitted Encroachments into Secondary Setback.	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Plinths or Piers for the Verandah, Steps, Towers, a	G.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
		Terminating Vista Element.	13.	Refuse storage enclosures and co	ollection
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	2.35 metres measured from the Secondary Setback Line.	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
С.	Encroachments into Side Setback		b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
	i. Permitted Encroachments into Side Setback (East)	Eaves, Shade Devices and Attached Walls	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Restricted by the BCA and the tolerances of any retaining walls	15.	External Fixtures	Refer - Private Realm Operative Provisions
d.	(East) Encroachments into Rear Setback.		16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	i. Permitted Encroachments into Rear Setback	N/A	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Req	uirements			
а.	Required Private Frontage Type	Verandah.			
b.	Permitted Principal Building Elevation Types	Return Verandah, Projecting Front and Return Verandah, Double Return Verandah, Double Verandah.			







Legend

Building Type

- **c** Cottage
- **H** House
- APT 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)

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

♦25.22 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

Principal Boundary

2 Secondary Boundary

Side Boundary (East)Side Boundary (South)

5 Rear Boundary

Lot 419 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 419. 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.

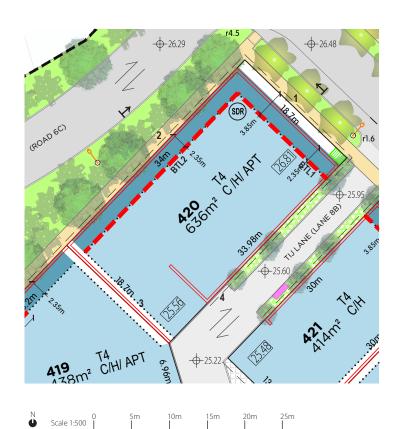
ITEM	DESCRIPTION	REQUIREMENT	
1	Site Works		
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions	
b.	Stormwater Management	Refer - Private Realm Operative Provisions	
C.	Retaining Walls	Refer - Private Realm Operative Provisions	
2	Number of Dwellings on Lot		
a.	Maximum Number of Single Residential Dwellings	One (1)	
b.	Maximum Number of Dwellings Permitted for an Apartment House	As determined by the extent of development provisions contained in this LDP	
С.	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.			
е.	Required Terrace Grouping	N/A	

ITEM	DESCRIPTION	REQUIREMENT	
4	Plinths		
а.	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 No provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)		No	
d.	Required building element to attach to the Plinth	Verandah	
5	Building Heights		
a.	Maximum No of Storeys	2 storeys plus loft	
b. Maximum External Wall Height 7.5 metres		7.5 metres	
C.	Lot Datum (from which Building Height is measured)	25.33 AHD	

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Access	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot.	а.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays Apartment House - 1 bay/ 1 bedroom dwelling
b.	Secondary Setback Line	Is parallel to and located 2.35 metres from the Secondary Boundary within the Lot.	b.	Additional garaging requirement for	2 bays/ 2+ bedroom dwelling Nil
С.	Side Setback Line (East)	Is parallel to and located 1.0 metre from the Side Boundary (East) within the Lot.	C.	Ancillary Unit Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary and Side Boundary (East
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	d.	Permitted Garage Disposition	and South) Rear Direct, Rear Side Stack, Rear Side Court, Rear Back Court.
			10.	Fencing and Walling	
		A portion of the Side Setback Line (South) may be located on the Side	a.	Type of fencing required	Attached
		Boundary, for a distance of up to 12 metres measured from the Rear	11.	Privacy	
	•••••	Boundary.	a.	Privacy Restrictions on 1st floor and ab	ove
е.	Rear Setback Line	Is located on the Rear Boundary		i. Principal Elevation	Nil
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located 2.35 metres from the Principal Boundary		ii. Rear Elevation on or adjacent to rear boundary	Nil
		for a length of 12.1m measured from the Side Setback Line (South) within the Lot, and; 2) Is parallel to and located 2.35 metres measured from the Secondary Boundary, for a length of 6.9 meters measured from the Principal Setback Line within the Lot.		iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; Verandahs, terraces and Balconies to be setback a
g.	BTL Percentage	1) 70% minimum. 2) 100% minimum.			minimum of 4.5m from a Side Boundary, unless Screened.
h.	Requirement for a Parapet Wall	N/A	•••••	iv. Secondary Elevation (North)	Nil
7.	Permitted Encroachments		•••••	v. Side Elevation (East)	Open Outlook
a.	Encroachments in Principal Setback				Openings permitted.
•••••	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element		vi. Side Elevation (South)	Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
•••••	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			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
	•••••	restricted.			is a Celestial Window; oris Screened; or
b.	Encroachments into Secondary Setbac	•••••			 is screened, or is fitted with Opaque Glass.
	 Permitted Encroachments into Secondary Setback. 	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows,	12.	Specific Design Requirement	is need with Opaque Glass.
	Secondary Setback.	Portico to define the principal			V 6 T 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	ii. Extent to which Permitted	entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element 2.35 metres measured from the	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
	Encroachments may encroach into the Secondary Setback	Principal Setback Line. An exception to this is Steps, which are not	13.	Refuse storage enclosures and collect	ion
 C.	Encroachments into Side Setback	restricted. (East and South)	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
	i. Permitted Encroachments into Side Setback (East and South)	Eaves, Shade Devices and Attached Walls	b.	Required Bin Collection Point Location (required by the City of	view Yes
	ii. Extent to which Permitted Encroachments may encroach	Restricted by the BCA and the tolerances of any retaining walls		Wanneroo)	
	into a Side Setback (East and South)	tolerances of any retaining wais	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
d.	Encroachments into Rear Setback. i. Permitted Encroachments into	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
	Rear Setback		16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Require	ments	18.	No modification of building	Refer - Private Realm Operative
a.	Required Private Frontage Type	Verandah.		elements provided by JIndee Developer without Consent	Provisions
b.	Permitted Principal Building Elevation Types	Return Verandah, Projecting Front and Return Verandah, Double Return Verandah, Double Verandah		*	







Legend

Building Type

- **c** Cottage
- **H** House
- APT Apartment House



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

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

♦25.22 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

Principal Boundary

Secondary Boundary

Side Boundary (West)

4 Rear Boundary

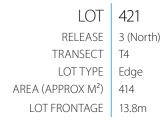
Lot 420 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 420. Provisions that are stated as 'Required' are mandatory. Provisions that are 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.

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 One (1) Residential Dwellings		One (1)	
b.	Maximum Number of Dwellings Permitted for an Apartment House	As determined by the extent of development provisions contained in this LDP	
С.	Ancillary Unit	Permitted	
3	Dwelling Controls		
a.	Maximum Lot Coverage	80%	
b. Permitted Building Types Cottage, House, Ap House		Cottage, House, Apartment House	
C.	Lot Type Designation Edge Lot		
d.	Permitted Building Dispositions Edgeyard, Courtyard, Sidey		
e. Required Terrace Grouping N/A		N/A	

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	26.81 AHD/ Garage 25.56 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	6 Setbacks and Build-to-Lines		9. Garaging, Parking and Vehicle Access		
a	Principal Setback Line	Is parallel to and located 3.85 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays Apartment House - 1 bay/ 1 bedroom dwelling
b.	Secondary Setback Line (North)	Is parallel to and located 2.35 metres from the Secondary Boundary within the Lot.	b.	Additional garaging requirement for Ancillary Unit	2 bays/ 2+ bedroom dwelling Nil
С.	Side Setback Line (West)	Is parallel to and located 1.0 metre from the Side Boundary (West) within the Lot.	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (West) and portion of Rear Boundary.
		A portion of the Side Setback Line (West) may be located on the Side Boundary, for a distance	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court, Rear Back Court.
		of up to 10 metres measured from the Rear Boundary.	10. a.	Fencing and Walling Type of fencing required	Attached
d.	Side Setback Line	N/A	11.	Privacy	
е.	Rear Setback Line	Is located on the Rear Boundary	a.	Privacy Restrictions on 1st floor an	d above
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located	••••	i. Principal Elevation	Nil
		3.85 metres from the Principal Boundary for a length of 16.35	•••••	· · ·····	•••••
		metres measured from the Rear		ii. Rear Elevation on or adjacent to rear boundary	Nil
		Boundary, and;	•••••	iii. Rear elevation internal to	Openings (other than
		2) Is parallel to and located 2.35 metres from the Secondary Boundary, for a length of 29.15 meters measured from the Principal Setback Line within the Lot.		a Lot	Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows;
g.	BTL Percentage	1) 70% minimum. 2) 30% minimum.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from
h.	Requirement for a Parapet Wall	N/A			a Side Boundary, unless
7.	Permitted Encroachments	••••••		•••••	Screened.
a.	Encroachments in Principal Setbac	k		iv. Secondary Elevation	Nil
	i. Permitted Encroachments	Verandahs, Balconies, Eaves,		v. Side Elevation (West)	Restricted Outlook
	into Principal Setback ii. Extent to which Permitted	Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element 2.35 metres measured from			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or
	Encroachments may encroach into the Principal	the Principal Setback Line. An exception to this is Steps, which	•••••		• is fitted with Opaque Glass.
	Setback	are not restricted.		vi. Side Elevation	N/A
b.	Encroachments into Secondary Set	tback	12.	Specific Design Requirement	
	i. Permitted Encroachments into Secondary Setback.	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
• • • • • • • • • • • • • • • • • • • •	" Francisco di de Provincia	•••••	13.	Refuse storage enclosures and co	.
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	2.35 metres measured from the Secondary Setback Line.	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
C.	Setback Encroachments into Side Setback i. Permitted Encroachments	(West) Eaves, Shade Devices and	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
•••••	into Side Setback (West) ii. Extent to which Permitted	Attached Walls Restricted by the BCA and the	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	Encroachments may encroach into a Side Setback (West)	tolerances of any retaining walls	15.	External Fixtures	Refer - Private Realm Operative Provisions
d.	Encroachments into Rear Setback.	•••••••••••••••••••••••••••••••••••••••	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
••••	Permitted Encroachments into Rear Setback	N/A	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
•••••	ii. Extent to which Permitted Encroachments may	N/A	18.	No modification of building elements provided by Jindee	Refer - Private Realm Operative Provisions
6	encroach into a Rear Setback			Developer without Consent	
8.	Frontage/ Principal Elevation Req				
a.	Required Private Frontage Type	Verandah.			
b.	Permitted Principal Building Elevation Types	Return Verandah, Projecting Front and Return Verandah, Double Return Verandah.			





egend



Building Type				
С	Cottage			
H	House			
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)			
26.59	Datum and Pad Level (refer Operative Provision No. 5			
+2 5.22	Spot Levels			
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)			
	Build-to-line (BTL) (refer to Operative Provision No. 6)			
	Entry Steps			
	Indicative Retaining Wall Locations			
	No Vehicular Access			

Indicative Retaining Wall Location
 No Vehicular Access
 Indicative Services Area
 Principal Boundary
 Secondary Boundary

Side Boundary (South) Rear Boundary

Lot 421 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 421. 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.

	•	
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Type	House, Cottage
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
е.	Required Terrace Grouping	N/A

4		REQUIREMENT	
	Plinths		
a.	Is a Plinth required for this Lot? Yes		
b. Has a Plinth been provided by Yes - Retaining W the Jindee Developer and, if so, on Plan what type?		Yes - Retaining Wall as shown on Plan	
	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No	
	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	
	Lot Datum (from which Building Height is measured)	26.59 AHD / Garage 25.48 AHD	

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and located 3.85 metres from the Principal	a.	Garaging required for this minimum number of cars	2
b.	Secondary Setback Line	Boundary within the Lot. Is located on the Secondary	b.	Additional garaging requirement for Ancillary Unit	Nil
 C.	Side Setback Line (South)	Boundary. Is parallel to and located 1 metre from the Side Boundary (south)	С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, portion of the Secondary Boundary, Side Boundary (South).
		within the Lot. A portion of the Side Setback	d.	Required Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court, Rear Side Court.
		Line (South) may be located on the Side Boundary, for a distance of up to 12 metres measured	10. a.	Fencing and Walling Type of fencing required	Attached
	Cide Code and the a	from the Rear Boundary.	11.	Privacy	Attached
d. e.	Side Setback Line Rear Setback Line	N/A Is located on the Rear Boundary	a.	Privacy Restrictions on 1st floor an	•••••
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.85 metres from the Principal Boundary for a length of 12.8 metres measured from the		Principal Elevation Rear Elevation on or adjacent to rear boundary Rear elevation internal to	Nil Openings (other than
g.	BTL Percentage	Secondary Boundary. 70% minimum.		a Lot	Balconies, Verandahs or terraces) to be setback 2m
h.	Requirement for a Parapet Wall	N/A			from Side Boundary unless Screened, or the Opening consists of Celestial Windows
7.	Permitted Encroachments				or opaque glass windows;
a	Encroachments in Principal Setbac i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for	•••••		 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		the Verandah, Steps, Towers, a Terminating Vista Element		iv. Secondary Elevation	Nil
•••••	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.	••••	v. Side Elevation vi. Side Elevation (South)	N/A Restricted Outlook Openings to be setback a
 b.	Encroachments into Secondary Se	tback			minimum of 4.5m from the Side Boundary unless the Opening:
•••••	i. Permitted Encroachments into Secondary Setback.	N/A			is a Celestial Window; oris Screened; or
•••••	ii. Extent to which Permitted Encroachments may	N/A			 is fitted with Opaque Glass.
	encroach into the Secondary Setback		12. a.	Specific Design Requirement Is there a Specific Design	N/A
C.	Encroachments into Side Setback	(South)		Requirement applicable to this Lot?	
	Permitted Encroachments into Side Setback (South) Extent to which Permitted	Eaves, Shade Devices and Attached Walls Restricted by the BCA and the		(Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
	Encroachments may	tolerances of any retaining walls	13.	Refuse storage enclosures and co	ollection
	encroach into a Side Setback (South) Encroachments into Rear Setback.		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
····	i. Permitted Encroachments	N/A	b.	Required Bin Collection Point	N/A
	into Rear Setback	N/A	D.	Location (required by the City of Wanneroo)	IVA
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	IV/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Rec	uirements	15.	External Fixtures	Refer - Private Realm Operative Provisions
а. b.	Required Private Frontage Type Permitted Principal Building	Verandah Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	Elevation Types		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







Legend

Building Type

- c Cottage
- House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- [25.85] Datum and Pad Level (refer Operative Provision No. 5)
- +24.89 Spot Levels
- Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Entry Steps
- Indicative Retaining Wall Locations
- — No Vehicular Access
- Indicative Services Area
- Principal Boundary
- 2 Secondary Boundary
- 3 Side Boundary (North)
- 4 Rear Boundary

Lot 422 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 422. 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.

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	
а.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Type	House, Cottage
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
е.	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)	25.85 AHD/ Garage 25.11

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and located 3.85 metres from the Principal	a.	Garaging required for this minimum number of cars	2
b.	Secondary Setback Line	Boundary within the Lot. Is located on the Secondary	b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Side Setback Line (North)	Boundary within the Lot. Is parallel to and located 1.0 metre from the Side Boundary	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, portion of Secondary Boundary, Side Boundary (North), Rear Boundary.
		(North) within the Lot. A portion of the Side Setback	d.	Required Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court, Rear Side Court.
		Line (North) may be located on the Side Boundary, for a distance of up to 12 metres measured	10. a.	Fencing and Walling Type of fencing required	Attached
٠	Side Setback Line	from the Rear Boundary. N/A	11.	Privacy Privacy	Attached
d.	•••••	•••••	a.	Privacy Restrictions on 1st floor and	d above
e.	Rear Setback Line	Is located on the Rear Boundary	•••••	i. Principal Elevation	Nil
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.85 metres from the Principal Boundary for a length of 11 metres measured from the		ii. Rear Elevation on or adjacent to rear boundary	Nil
		Secondary Boundary.		iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or
g.	BTL Percentage	80% minimum.		d LOI	terraces) to be setback 2m
h.	Requirement for a Parapet Wall	N/A			from Side Boundary unless Screened, or the Opening
7.	Permitted Encroachments				consists of Celestial Windows or opaque glass windows;
a.	Encroachments in Principal Setbac	k			Verandahs, terraces and
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a		iv. Secondary Elevation	Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. Nil
		Terminating Vista Element	•••••	v. Side Elevation (North)	Open Outlook
	Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Secondary Setback Line. An exception to this is Steps, which are not restricted.			 Openings permitted. Verandahs, terraces and Balconies to be setback
b.	Encroachments into Secondary Se i. Permitted Encroachments	tback N/A			a minimum of 4.5m from the Side Boundary, unless Screened.
	into Secondary Setback.		•••••	vi. Side Elevation	N/A
	ii. Extent to which Permitted Encroachments may	N/A	12.	Specific Design Requirement	
	encroach into the Secondary Setback		a.	Is there a Specific Design Requirement applicable to this	N/A
C.	Encroachments into Side Setback	(North)		Lot? (Terminated Vista, Corner	
••••	i. Permitted Encroachments into Side Setback (North)	Eaves, Shade Devices and Attached Walls		Treatment, Projecting Front, Laneway Surveillance)	
	ii. Extent to which Permitted	Restricted by the BCA and the	13.	Refuse storage enclosures and co	llection
••••	Encroachments may encroach into a Side Setback (North)	tolerances of any retaining walls	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
d.	Encroachments into Rear Setback. Permitted Encroachments into Rear Setback	N/A	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
•••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Req	uirements	15.	External Fixtures	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions



LOT 429

RELEASE 3 (North)

TRANSECT T4

LOT TYPE Edge

AREA (APPROX M²) 455

LOT FRONTAGE 46.5m (32.5m + 14m)



Legend

Building Type

H House

APT Apartment House

(SDR)

Specific Design Requirements (refer to Operative Provision No.12)

D ai

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

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

+24.25 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

1a+1b Principal Boundary

2 Side Boundary (North)

3 Side Boundary (East)

4 Rear Boundary

Lot 429 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 429. 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.

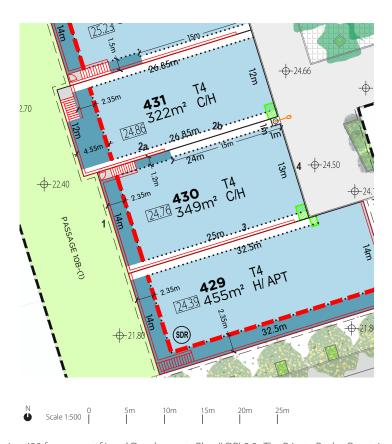
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	As determined by the extent of development provisions contained in this LDP
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Apartment House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard, Rearyard.
e.	Required Terrace Grouping	N/A

DESCRIPTION	REQUIREMENT
Plinths	
Is a Plinth required for this Lot?	Yes
Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
Required building element to attach to the Plinth	Verandah
Building Heights	
Maximum No of Storeys	2 storeys plus loft.
Maximum External Wall Height	7.5 metres
Lot Datum (from which Building Height is measured)	24.39 AHD
	Plinths Is a Plinth required for this Lot? Has a Plinth been provided by the Jindee Developer and, if so, what type? Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall) Required building element to attach to the Plinth Building Heights Maximum No of Storeys Maximum External Wall Height Lot Datum (from which Building

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Rec	uirements
a.	Principal Setback Line	Is parallel to and located 2.35	a.	Required Private Frontage Type	Verandah.
		metres from the Principal Boundary 1a and 1b within the Lot.	b.	Permitted Principal Building Elevation Types	Return Verandah, a Projecting Front and a Return Verandah, and a Double Return Verandah.
b.	Secondary Setback Line	N/A	9.	Garaging, Parking and Vehicle Ac	cess
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary	a.	Garaging required for this	House - 2 bays
d.	Side Setback Line (East)	(North) within the Lot. Is located on the Side Boundary (East)		minimum number of cars	Apartment House - 1 bay / 1 bedroom dwelling 1.5 bays / 2 bedroom dwelling 2 bays / 3+ bedroom dwelling
e.	Rear Setback Line	Is located on the Rear Boundary	b.	Additional garaging requirement	Nil
f.	Build-to-Line (BTL) Location	1. Is parallel to and located	•••••	for Ancillary Unit	• • • • • • • • • • • • • • • • • • • •
		2.35 metres from the Principal Boundary 1a for a length of 30.15 metres measured from the Rear Boundary; and	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Rear Boundary and portion of Side Boundary (North)
		2. Is parallel to and located	d.	Permitted Garage Disposition	Rear Direct, Rear Side Court
		2.35 metres from the Principal	10.	Fenicng and Walling	
		Boundary 1b for a length of 10.65 metres measured from the Side	a.	Type of fencing required	Attached
	•••••	Setback Line (North).	11.	Privacy	
g.	BTL Percentage	1.70% minimum	a.	Privacy Restrictions on 1st floor an	d above
		2.75% minimum	•••••	i. Principal Elevation	Nil
h.	Requirement for a Parapet Wall	N/A	•••••	ii. Rear Elevation on or adjacent	Nil
7.	Permitted Encroachments	•••••		to rear boundary	•••••
a.	Encroachments in Principal Setbac	k		iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or
	Permitted Encroachments into Principal Setback Extent to which Permitted	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element 2.35 metres measured from the			terraces) to be setback 2m 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
•••••	Encroachments may encroach into the Principal Setback	Principal Setback Line.			a Side Boundary, unless Screened.
b.	Encroachments into Secondary Se	tback	•••••	iv. Secondary Elevation	Nil
	i. Permitted Encroachments into Secondary Setback.	N/A		v. Side Elevation (North)	Open Outlook.Openings permitted.
•••••		N/A			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
C.	Encroachments into Side Setback	• • • • • • • • • • • • • • • • • • • •	•••••	vi. Side Elevation	N/A
	 i. Permitted Encroachments into Side Setback (North) 	Eaves, Shade Devices and Attached Walls	12.	Specific Design Requirement	
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback (North)	Restricted by the BCA and the tolerances of any retaining walls	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Terminating Vista - Feature Window
С.	Encroachments into Side Setback	(East)	13.	Refuse storage enclosures and co	Mection
	i. Permitted Encroachments	N/A	-		Storage for 2 bins provided
•••••	into Side Setback (East) ii. Extent to which Permitted Encroachments may	N/A	a.	Required Bin Storage	within the Lot and screened from public view
d.	encroach into a Side Setback		b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
u. ••••••	Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
•••••	ii. Extent to which Permitted Encroachments may	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
	encroach into a Rear Setback		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	430
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	349
LOT FRONTAGE	14m



Legend

Building Type

- **c** Cottage
- **H** House

(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)

No. 3 and

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

♦24.50 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

— No Vehicular Access

Indicative Services Area

Principal Boundary

2a + 2b Side Boundary (North)

3 Side Boundary (South)

4 Rear Boundary

Lot 430 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 430. 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.

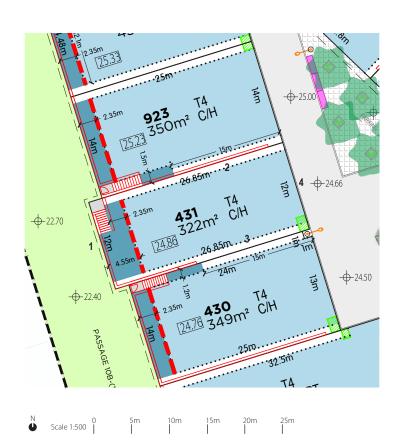
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard
е.	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	
а.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	24.76 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines			ii. Extent to which Permitted	N/A
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within		Encroachments may encroach into a Rear Setback	
		the Lot.	8.	Frontage/ Principal Elevation Require	ments
b.	Secondary Setback Line	N/A	a.	Required Private Frontage Type	Verandah.
С.	Side Setback Line (North)	2a) Is parallel to and located 1.2 metres from the Side Boundary (North) for a length of 6.65 measured from the Principal Setback Line within the Lot.	b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.
		2b) Is parallel to and located 1.0	9.	Garaging, Parking and Vehicle Access	
		metres from the Side Boundary (North) for a length of 15 metres measured from the Rear Boundary	a.	Garaging required for this minimum number of cars	2
		within the Lot within the Lot.	b.	Additional garaging requirement for Ancillary Unit	Nil
		A portion of the Side Setback Lines (North) may be located on the relevant Side Boundary, for a distance of up to 15 metres measured from the Rear Boundary.	c. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary, Side Boundary (North or South) Rear Direct , Rear Side Stack, Rear
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre	10.	Fencing and Walling	Back Court
		from the Side Boundary (South) within the Lot.	a.	Type of fencing required	Attached
е.	Rear Setback Line	Is located on the Rear Boundary	11.	Privacy	
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35	a.	Privacy Restrictions on 1st floor and ab	ove
		metres from the Principal Boundary for a length of 11.5 metres measured 1.0m from the Side Boundary (South) from within the Lot.		Principal Elevation Rear Elevation on or adjacent to rear boundary	Nil Nil
g.	BTL Percentage	80% minimum.	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies,
h. 7.	Requirement for a Parapet Wall Permitted Encroachments	N/A		iii redi de dator internal to a bot	Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening
a.	Encroachments in Principal Setback				consists of Celestial Windows or opaque glass windows;
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element	•••••	iv. Secondary Elevation	Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. N/A N/A
•••••	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Principal Setback Line.	•••••	v. Side Elevation (North)	Open Outlook. Openings permitted.
	into the Principal Setback				Verandahs, terraces and
b.	Encroachments into Secondary Setbac	k			Balconies to be setback a
	 Permitted Encroachments into Secondary Setback. 	N/A		•••••	minimum of 4.5m from the Side Boundary, unless Screened.
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A		vi. Side Elevation (South)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary
С.	Encroachments into Side Setback	(North)			unless the Opening:
	 Permitted Encroachments into Side Setback (North) 	2a. Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts,			is a Celestial Window; oris Screened; or
		Bay Windows, Portico to define the principal entrance, Plinths or Piers			• is fitted with Opaque Glass.
		for the Verandah, Steps, Towers, a Terminating Vista Element	12.	Specific Design Requirement	
		2b. Eaves, Shade Devices and	a.	Is there a Specific Design Requirement applicable to this Lot?	N/A
	ii Evtopt to which Damaire d	Attached Walls	13.	Refuse storage enclosures and collect	tion
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback (North)	2a. 1.2 metres measured from the Side Setback Line (North) 2a, as shown on the Plan, excluding the stair and landing area.	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
		2b. Restricted by the BCA and the tolerances of any retaining walls	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
d.	Encroachments into Side Setback	(South)	14.	Landscaping + Street Trees	Refer - Private Realm Operative
	i. Permitted Encroachments into Side Setback (South)	Eaves, Shade Devices and Attached Walls			Provisions
•••••	ii. Extent to which Permitted	Restricted by the BCA and the toler-	15.	External Fixtures	Refer - Private Realm Operative Provisions
	Encroachments may encroach into a Side Setback (South)	ances of any retaining walls.	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
e	Encroachments into Rear Setback. i. Permitted Encroachments into	N/A	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
•••••	Rear Setback		18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions



LOT	431
RELEASE	3 (North)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	322
LOT FRONTAGE	12m



Legend

Building Type

- Cottage С
- House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- 24.86 Datum and Pad Level (refer Operative Provision No. 5)
- +24.66 Spot Levels
- Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Indicative Retaining Wall Locations
- Entry Steps
- No Vehicular Access
- Indicative Services Area
- Principal Boundary
- Side Boundary (North)
- Side Boundary (South)
- Rear Boundary

Lot 431 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 431. 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.

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	- NEQOINEMENT-
4	Plintins	
а.	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 or Terrace with Pergola, to the extent of the Principal Elevation attached to the stair or pergola for a minimum length of 6m attached to the plinth on the Principal Boundary
5	Building Heights	
а.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	24.86 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		b.	Permitted Principal Building	Straight Front, Projecting Front,
a.	Principal Setback Line	Is parallel to and located 4.55 metres from the Principal Boundary within the Lot.		Elevation Types	a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front, Double
b.	Secondary Setback Line	N/A	0	Caraging Parking and Vohicle Ac	Verandah.
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.	9. a.	Garaging, Parking and Vehicle Ac	2
		A portion of one (1) of the Side Setback Lines (either North or	b.	minimum number of cars Additional garaging requirement for Ancillary Unit	Nil
		South) may be located on the relevant Side Boundary, for a distance of up to 12 metres	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North or South)
		measured from the Rear Boundary.	d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack, Rear Back Court
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary	10.	Fencing and Walling	
		(South) within the Lot.	a.	Type of fencing required	Attached
		A portion of one (1) Side Setback Line (either North or South) may	11.	Privacy	
		be located on the relevant Side	a.	Privacy Restrictions on 1st floor and	d above
		Boundary, for a distance of up to 12 metres measured from the		i. Principal Elevation	Nil
		Rear Boundary.		ii. Rear Elevation on or adjacent to rear boundary	Nil
e.	Rear Setback Line	Is located on the Rear Boundary	•••••	iii. Rear elevation internal to	Openings (other than
f. g.	Build-to-Line (BTL) Location BTL Percentage	Yes. Is parallel to and located 4.55 metres from the Principal Boundary within the Lot for a length of 10 metres measured from the Side Setback Line (north) within the Lot. 80% minimum.		a Lot	Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; • Verandahs, terraces and
h.	Requirement for a Parapet Wall	N/A			Balconies to be setback
7.	Permitted Encroachments	•••••			a minimum of 4.5m from a Side Boundary, unless
a.	Encroachments in Principal Setbac	k		•••••	Screened.
	i. Permitted Encroachments	Verandahs, Pergolas, Balconies,		iv. Secondary Elevation	N/A
	into Principal Setback	Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element		v. Side Elevation (North)	 Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from
••••	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	4.55 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.	•••••	vi. Side Elevation (South)	the Side Boundary, unless Screened. Restricted Outlook
b.	Encroachments into Secondary Se	thack			Openings to be setback a minimum of 4.5m from the Side
•••••	i. Permitted Encroachments	N/A			Boundary unless the Opening:
	into Secondary Setback.				• is a Celestial Window; or
	ii. Extent to which Permitted	N/A			is Screened; or
	Encroachments may encroach into the Secondary		4.0		• is fitted with Opaque Glass.
		•••••	12.	Specific Design Requirement	NI-
C	Encroachments into Side Setback Permitted Encroachments into Side Setback (North and South)	Eaves, Shade Devices and	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	No
•••••	ii. Extent to which Permitted	Restricted by the BCA and the	13.	Refuse storage enclosures and co	llection
	Encroachments may encroach into a Side Setback (North and South)	tolerances of any retaining walls	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A	b.	Required Bin Collection Point Location (required by the City of	public view Yes
•••••	into Rear Setback ii. Extent to which Permitted Encroachments may	N/A	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	encroach into a Rear Setback		15.	External Fixtures	Refer - Private Realm
8. a.	Frontage/ Principal Elevation Req Required Private Frontage Type	Verandah or Pergola.	16.	Design Outcomes – Additional	Operative Provisions Refer - Private Realm
•••••	••••••	••••••	17.	Requirements + Controls Exemptions to Planning	Operative Provisions Refer - Private Realm
			17.	Approval	Operative Provisions



LOT 923

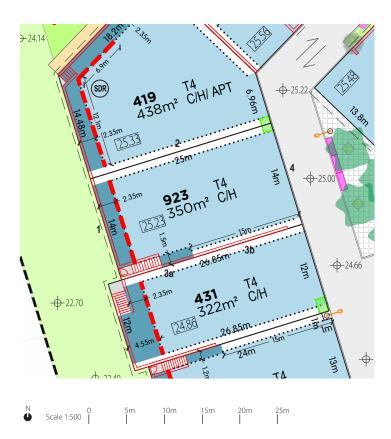
RELEASE 3 (North)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 350

LOT FRONTAGE 14m



Legend

Building Type

- c Cottage
- H House
- (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)

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

♦25.00 Spot Levels

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

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

Indicative Retaining Wall Locations

Entry Steps

No Vehicular Access

Indicative Services Area

1 Principal Boundary

2 Side Boundary (North)

3a+3b Side Boundary (South)

4 Rear Boundary

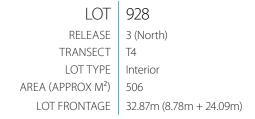
Lot 923 forms part of Local Development Plan (LDP) 2.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 923. Provisions that are stated as 'Required' are mandatory. Provisions that are 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.

ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
а.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
е.	Required Terrace Grouping	N/A
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 the 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, or a Terrace with a pergola
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	25.23 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines			ii. Extent to which Permitted	N/A
а.	Principal Setback Line	Is parallel to and located 2.35 metres		Encroachments may encroach into a Rear Setback	
		from the Principal Boundary within the Lot.	8.	Frontage/ Principal Elevation Requ	uirements
b.	Secondary Setback Line	N/A	a.	Required Private Frontage Type	Verandah
C.	Side Setback Line (North)	Is parallel to and located 1.0m from the Side Boundary (North) within the Lot.	b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and
		A portion of one (1) Side Setback Line (either North or South) may be located on the relevant Side Boundary, for a	9.	Garaging, Parking and Vehicle Acc	a Double Projecting Front.
		distance of up to 15 metres measured from the Rear Boundary.	a.	Garaging required for this minimum number of cars	2
d.	Side Setback Line (South)	3a. Is parallel to and located 1.5 metres from the Side Boundary (South) within the Lot.	b.	Additional garaging requirement for Ancillary Unit	Nil
		3b. Is parallel to and located 1.0 metres from the Side Boundary (South) within the Lot.	c. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary, Side Boundary (North and South). Rear Direct, Rear Back Court, Rear Side
		A portion of one (1) Side Setback Line	10.	Fencing and Walling	Stack
		(either North or South) may be located on the relevant Side Boundary, for a	a.	Required fencing:	Attached
		distance of up to 15 metres measured from the Rear Boundary.	11.	Privacy	
е.	Rear Setback Line	Is located on the Rear Boundary	a.	Privacy Restrictions on 1st floor and	labove
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres		i. Principal Elevation	Nil
		from the Principal Boundary for a length of 10m measured from the Side Setback		ii. Rear Elevation on or adjacent to rear boundary	Nil
	BTL Percentage	Line (North) within the Lot. 80% minimum	•••••	iii. Rear elevation internal to	Openings (other than Balconies,
g. h. 7.	Required Parapet Wall Location Permitted Encroachments	N/A		a Lot	Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass
a.	Encroachments in Principal Setbac	k			windows;
•••••	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance,			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element	•••••	iv. Secondary Elevation v. Side Elevation (North)	Nil Open Outlook.
	ii. Extent to which Permitted Encroachments may	2.35 metres measured from the Principal Setback Line. An exception to this is			Openings permitted.
	encroach into the Principal Setback	Steps, which are not restricted.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from
b.	Encroachments into Secondary Set	back			a Side Boundary, unless Screened.
	i. Permitted Encroachments into Secondary Setback.	N/A		vi. Side Elevation (South)	Restricted Outlook Openings to be setback a minimum of
	ii. Extent to which Permitted Encroachments may	N/A			4.5m from the Side Boundary unless the Opening:
	encroach into the Secondary Setback				• is a Celestial Window; or
С.	Encroachments into Side Setback	•••••			is Screened; oris fitted with Opaque Glass.
•••••	i. Permitted Encroachments	Eaves, Steps, Shade Devices and	12.	Specific Design Requirement	• Is fitted with Opaque glass.
•••••	into Side Setback (North) ii. Extent to which Permitted	Attached Walls. Restricted by the BCA and the tolerances	а.	Is there a Specific Design	N/A
	Encroachments may encroach into a Side Setback (North)	of any retaining walls.		Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
d.	Encroachments into Side Setback	(South)	13.	Refuse storage enclosures and col	llection
	 Permitted Encroachments into Side Setback (South) 	3a - Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows,	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
		Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element.	b.	Required Bin Collection Point Location (required by the City of	N/A
		3b - Eaves, Shade Devices and Attached Walls.	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may	3a - 1.5 metres measured from the Side Setback Line (South) 3a, as shown on the	15.	External Fixtures	Refer - Private Realm Operative
	encroach into a Side Setback (South)	Plan, excluding the stair and landing area. 3b - Restricted by the BCA and the tolerances of any retaining walls.	16.	Design Outcomes – Additional Requirements + Controls	Provisions Refer - Private Realm Operative Provisions
e.	Encroachments into Rear Setback.		17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
	i. Permitted Encroachments into Rear Setback	N/A	18.	No modification of building	Refer - Private Realm Operative
				elements provided by JIndee Developer without Consent	Provisions







Legend

Building Type

- **c** Cottage
- H House
- APT Apartment House
- Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- 29.50 Datum and Pad Level (refer Operative Provision No. 5)
- +26.39 Spot Levels
- Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- Indicative Retaining Wall Locations
- Entry Steps
- No Vehicular Access
- Indicative Services Area
- Principal Boundary
- 2 Side Boundary (East)
- Side Boundary (West)
- 4 Rear Boundary

Lot 928 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 928. 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.

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	As determined by the extent of development provisions contained in the LDP.
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage, House, Apartment House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard, Sideyard.
е.	Required Parapet Wall	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 the Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	29.5 AHD/ Garage 26.54 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Ac	cess
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot.	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. c.	Secondary Setback Line Side Setback Line (East)	N/A Is parallel to and located 1.0 metre from the Side Boundary	b.	Additional garaging requirement for Ancillary Unit	Nil
		(East) within the Lot. A portion of the Side Setback	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (East and West).
		Line (East) may be located on the Side Boundary, for a distance of up to 10 metres measured from	d. 10.	Permitted Garage Disposition Fencing and Walling	Rear Direct, Rear Side Court, Rear Back Court
		the Rear Boundary (South).	a.	Type of fencing required	Attached
d.	Side Setback Line (West)	Is parallel to and located 1.0 metre from the Side Boundary (West) within the Lot.	11.	Privacy	d above
е.	Rear Setback Line	Is located on the Rear Boundary	a.	Privacy Restrictions on 1st floor and	•••••
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres from the Principal Boundary for a length of 28	•••••	Principal Elevation Rear Elevation on or adjacent to rear boundary	Nil Nil
		metres (22.5 metres and 5.5 metres) measured from the Side Setback Line (East) .		iii. Rear elevation internal to a Lot	Nil
g.	BTL Percentage	50% minimum	••••	iv. Secondary Elevation	N/A
h.	Required Parapet Wall	N/A		v. Side Elevation (West)	Open Outlook.
7.	Permitted Encroachments				Openings permitted.
a.	Encroachments in Principal Setbac	k			 Verandahs, terraces and Balconies to be setback
	i. Permitted Encroachments	Verandahs, Balconies, Eaves,			a minimum of 4.5m from
	into Principal Setback	Shade Devices, Projecting Fronts,			the Side Boundary, unless Screened.
		Bay Windows, Portico to define the principal entrance, Plinths	•••••	vi. Side Elevation (East)	Restricted Outlook
		or Piers for the Verandah, Steps,		vi. Side Elevation (East)	Openings to be setback a
	•••••	Towers, a Terminating Vista Element.			minimum of 4.5m from the Side Boundary unless the Opening:
	ii. Extent to which Permitted	2.35 metres measured from the			 is a Celestial Window; or
	Encroachments may encroach into the Principal	Principal Setback Line.			is a celestial willdow; of is Screened; or
	Setback	•••••			 is fitted with Opaque Glass.
b.	Encroachments into Secondary Se	tback	12.	Specific Design Requirement	
	i. Permitted Encroachments	N/A	a.	Is there a Specific Design	N/A
	into Secondary Setback.		G.	Requirement applicable to this	
	ii. Extent to which Permitted Encroachments may	N/A		Lot? (Terminated Vista, Corner Treatment, Projecting Front,	
	encroach into the Śecondary			Laneway Surveillance)	
	Setback		13.	Refuse storage enclosures and co	llection
C	Encroachments into Side Setback	.	a.	Required Bin Storage	Storage for 2 bins provided
	i. Permitted Encroachments into Side Setback (East and	Eaves, Steps, Shade Devices and Attached Walls			within the Lot and screened from public view
	West)	Attached Walls	b.	Required Bin Collection Point	N/A
•••••	ii. Extent to which Permitted	Restricted by the BCA and the	D.	Location (required by the City of	IV/A
	Encroachments may encroach into a Side Setback	tolerances of any retaining walls		Wanneroo)	
	(East and West)		14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
d.	Encroachments into Rear Setback.	•••••••••••••••••••••••••••••••••••••••	15.	External Fixtures	Refer - Private Realm
•••••	i. Permitted Encroachments into Rear Setback	N/A	15.	External fixtures	Operative Provisions
•••••	ii. Extent to which Permitted Encroachments may	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	encroach into a Rear Setback		17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
8. a.	Frontage/ Principal Elevation Req Required Private Frontage Type	Verandah	18.	No modification of building elements provided by JIndee	Refer - Private Realm Operative Provisions
• • • • • • • •	••••••	•••••		Developer without Consent	- Operative i Tovisions
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.			
		Double Projecting Front.			



