



LOCAL DEVELOPMENT PLAN

JINDEE, WESTERN AUSTRALIA
JULY 2022



DOCUMENT CONTROL - MODIFICATIONS TO LOCAL DEVELOPMENT PLAN REPORT

MODIFICATION	DATE APPROVED BY CITY OF WANNEROO	DESCRIPTION
0	-	Submitted to COW for approval on 31.03.2022
1	-	*



LOT	116
RELEASE	3 (South)
TRANSECT	T4
LOT TYPE	Edge
AREA (APPROX M²)	319
LOT FRONTAGE	12m



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) 26.49 Datum and Pad Level (refer Operative Provision No. 5) 25.55 Spot Levels Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (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 (North) Side Boundary (South)

Rear Boundary

Proposed light pole location

N Scale 1:500 | 5m 10m 15m 20m 25r

Lot 116 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 116. 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.

Specia	ic negativenienes	
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
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Disposition	Edgeyard and Courtyard
е.	Required Terrace Grouping	N/A

b. Has the so, v	Plinth required for this a Plinth been provided by Jindee Developer and, if what type?	Yes - Retaining Wall as shown on the Plan
b. Has the so, v	a Plinth been provided by Jindee Developer and, if what type? the Lot Owner have to vide a Plinth and, if so, the	Yes - Retaining Wall as shown on the Plan
the so, v c. Will prov type	Jindee Developer and, if what type? the Lot Owner have to vide a Plinth and, if so, the	the Plan
prov	vide a Plinth and, if so, the	No
	Infill, Wall, Retaining wall)	
	uired building element to ch to the Plinth	Verandah
5 Buil	lding Heights	
a. Max	kimum No of Storeys	2 storeys plus loft
b. Max Heiç		7.5 metres
	Datum (from which ding Height is measured)	26.49 AHD

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 2.35m from the	a.	Required Private Frontage Type	Verandah
b.	Secondary Setback Line (North)	Principal Boundary within the Lot. 2a. Is parallel to and located 1.55 metres from the Side Boundary (North) within the Lot for a distance of 8.35 meters measured from the Principal Boundary.	b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah, a Double Verandah, and a Double Projecting Front.
		2b. Is located on the Secondary	9.	Garaging, Parking and Vehicle A	ccess
		Boundary (North) within the Lot for a length of 18.25 metres measured from the Rear Boundary.	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
С.	Side Setback Line (South)	Is parallel to and located 1.0m from the Side Boundary (South) within the Lot.	b.	Additional garaging requirement for Ancillary Unit	Nil
d.	Side Setback Line	N/A	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South)
е.	Rear Setback Line	Is located on the Rear Boundary	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres from the Principal Boundary for a length	10.	Fencing and Walling	
		of 9.45m measured from the Secondary	a.	Required fencing:	Attached Fence
		Setback Line 2a (North) within the Lot.	11.	Privacy	
g.	BTL Percentage	75% minimum	a.	Privacy Restrictions on 1st floor and	l above
h	Required Parapet Wall Location	N/A	•••••	i. Principal Elevation	Nil
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account		ii. Rear Elevation on or adjacent to rear boundary	Nil
		of the BCA and engineering tolerances and limitations of any retaining walls.		iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless
a.	Encroachments in Principal Setbac	k			Screened, or the Opening consists of Celestial Windows or opaque glass
	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			windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
•••••	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line.	•••••	iv. Secondary Elevation v. Side Elevation (North) vi. Side Elevation (South)	Nil N/A Restricted Outlook
b.	Encroachments into Secondary Set i. Permitted Encroachments	back Secondary Setback 2a - Eaves, Shade Devices, Porticos and Attached Fences.			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
	into Secondary Setback.	Secondary Setback 2b - N/A			• is a Celestial Window; or
•••••	ii. Extent to which Permitted Encroachments may	1.55 metres from the Secondary Setback Line 2a, for a length of 5 metres			is Screened; oris fitted with Opaque Glass.
	encroach into the Secondary Setback	measured from 1.0 metres behind the Principal Setback Line	12.	Specific Design Requirement	NI/A
С.	Encroachments into Side Setback	••••••	a.	Is there a Specific Design Requirement applicable to this	N/A
•••••	i. Permitted Encroachments into Side Setback (North)	N/A		Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
•••••	ii. Extent to which Permitted	N/A	13.	Refuse storage enclosures and co	ollection
	Encroachments may encroach into a Side Setback (North)		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
d.	Encroachments into Side Setback i. Permitted Encroachments into Side Setback (South)	(South) Eaves, Shade Devices and Attached Fence.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
е.	Encroachments into Rear Setback.	renec.	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	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
			18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions



LOT	117
RELEASE	3 (South)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	300
LOT FRONTAGE	10m



Legend

Building Type

- Cottage
- House

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

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

+25.55 Spot Levels

Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (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

Proposed light pole location

Lot 117 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 117. 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	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 and stairs as shown on plan.
С.	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)	26.49 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Req	uirements
a.	Principal Setback Line	Is parallel to and located 3.55	a.	Required Private Frontage Type	Verandah
		metres from the Principal Boundary within the Lot.	b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting
b.	Secondary Setback Line	Is parallel to and located 1.2 metres from the Secondary Boundary	9.	Garaging, Parking and Vehicle Acc	Front and a Return Verandah.
	di	(North) within the Lot, for a distance of 2.35 metres measured	a.	Garaging required for this	Cottage./ House - 2 bays
	Side Setback Line (North)	from the Principal Setback Line. Is parallel to and located 1.0 metre	b.	minimum number of cars Additional garaging requirement	Nil
		from the Side Boundary (North) within the Lot.		for Ancillary Unit, if provided Lot boundaries where Vehicle	Principal Boundary, Secondary
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the	C.	Access is prohibited	Boundary, Side Boundary (North + South)
		relevant Side Boundary, for a distance of up to 12 metres	d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack.
	••••	measured from the Rear Boundary.	10.	Attached Fencing and Sideyard W	
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South)	a. 11.	Type required Privacy	Attached Fence
		within the Lot.	a.	Privacy Restrictions on 1st floor and	ahova
		A portion of one (1) of the Side Setback Lines (either North or	d.	i. Principal Elevation	Nil
		South) may be located on the relevant Side Boundary, for a	• • • • • • • • • • • • • • • • • • • •	ii. Rear Elevation on or adjacent to rear boundary	Nil
		distance of up to 12 metres measured from the Rear Boundary.	•••••	iii. Rear elevation internal to a Lot	Openings (other than
е.	Rear Setback Line	Is located on the Rear Boundary within the Lot.		iii. Hear elevation internal to a Lot	Balconies, Verandahs or terraces) to be setback 2m
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55			from Side Boundary unless Screened, or the Opening
		metres from the Principal Boundary within the Lot for a length of 8.0			consists of Celestial Windows or opaque glass windows;
		metres, measured 1.0 metre from the Side Boundary (both North and			 Verandahs, terraces and Balconies to be setback a
		South) as shown on the Plan.			minimum of 4.5m from a Side
g.	BTL Percentage	80% minimum	•••••	iv. Secondary Elevation	Boundary, unless Screened.
h.	Required Parapet Wall Location	N/A	•••••	v. Side Elevation (North)	Open Outlook.
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into		v. Side Lievation (North)	Openings permitted.
		any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from
a.	Encroachments beyond Principal Set	back			the Side Boundary, unless Screened.
	i. Permitted Encroachments beyond the Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows,		vi. Side Elevation (South)	Restricted Outlook
	beyond the rimepul setback	Portico to define the principal entrance, Plinths or Piers to the Verandah, Steps.			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
•••••	ii. Extent to which Permitted	2.35 metres measured from			• is a Celestial Window; or
	Encroachments may encroach beyond the Principal Setback	the Principal Setback Line. An exception to this is Steps, which are not restricted and a 2.5m encroachment is permitted for			is Screened; oris fitted with Opaque Glass.
			12.	Specific Design Requirement	• Is fitted with Opaque diass.
	•••••	eaves, facias and gutters.	a.	Is there a Specific Design	N/A
b.	Encroachments into Secondary Setb	•••••		Requirement applicable to this Lot? (Terminated Vista, Corner	
	 Permitted Encroachments into Secondary Setback. 	N/A		Treatment, Projecting Front, Laneway Surveillance)	
	ii. Extent to which Permitted	N/A	13.	Refuse storage enclosures and co	llection
	Encroachments may encroach beyond the Side Setback		а.	Required Bin Storage	Storage for 2 bins provided within
C.	Encroachments into Side Setback				the Lot and screened from public view
	i. Permitted Encroachments into Side Setback (North and South)	•	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
•••••	ii. Extent to which Permitted	N/A	15.	External Fixtures	Refer - Private Realm Operative Provisions
	Encroachments may encroach beyond the Side 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 118

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 360

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)
- 26.49 Datum and Pad Level (refer Operative Provision No. 5)
- +25.60 Spot Levels
- Permitted Encroachment Zone Zone in which Encroachments are required or permitted in the nominated Setback area (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
- Proposed light pole location

Lot 118 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 118. 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.

25m

Specific Requirements

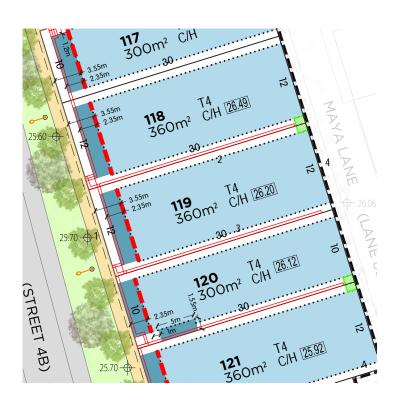
ITEM	I DESCRIPTION REQUIREMENT	
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management Refer - Private Realm Operative Provisions	
C.	. Retaining Walls Refer - Private Realm Operativ Provisions	
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	o. Maximum Number of Dwellings N/A Permitted for an Apartment House	
C.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
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 and stairs as shown on plan.	
c. Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)		No	
d.	Required building element to attach to the Plinth	Verandah	
5	Building Heights		
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)	26.49 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 3.55 metres from the Principal Boundary	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Secondary Setback Line	within the Lot. N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	Side Setback Line (North)	ls parallel to and located 1.0 metre from the Side Boundary (North)	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North + South)
		within the Lot.	d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (either North or	10.	Attached Fencing and Sideyard W	/alling
		South) may be located on the relevant Side Boundary, for a	a.	Type required	Attached Fence
		distance of up to 12 metres measured from 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 portion of one (1) of the Side	a. ••••••	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	above Nil Nil
		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
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			consists of Celestial Windows or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 10.0 metres, measured from the Side Setback Line (North or South) as			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		shown on the Plan	• • • • • • • • • • • • • • • • • • • •	iv. Secondary Elevation	N/A
g.	BTL Percentage	80% minimum		v. Side Elevation (North)	Open Outlook.
h.	Required Parapet Wall Location	N/A			Openings permitted.Verandahs, terraces and
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.		vi. Side Elevation (South)	Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
a.	Encroachments beyond Principal Set				Openings to be setback a minimum of 4.5m from the Side
	i. Permitted Encroachments beyond the Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal			Boundary unless the Opening: is a Celestial Window; or
	••••	entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			 is Screened; or is fitted with Opaque Glass.
	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Principal Setback Line. An	12.	Specific Design Requirement	
	beyond the Principal Setback	exception to this is Steps, which are not restricted and a 2.5m encroachment is permitted for eaves, facias and gutters.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
b.	Encroachments into Secondary Setba	•••••	13.	Refuse storage enclosures and co	llection
	i. Permitted Encroachments into Secondary Setback.	N/A 	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
C.	Encroachments into Side Setback			•••••	view
	i. Permitted Encroachments into Side Setback (North and South)	Eaves, Shade Devices and Attached Fences.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
d.	i. Permitted Encroachments into	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Rear Setback Frontage/ Principal Elevation Requ	uirements	15.	External Fixtures	Refer - Private Realm Operative Provisions
а.	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	119
RELEASE	3 (South)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	360
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)
- 26.20 Datum and Pad Level (refer Operative Provision No. 5)
- +25.70 Spot Levels
- Permitted Encroachment Zone Zone in which Encroachments are required or permitted in the nominated Setback area (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
- ••• Proposed light pole location

Lot 119 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 119. 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
С.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
e.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes. Retaining wall and stairs as shown on plan.
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	26.20 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 3.55 metres from the Principal Boundary	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Secondary Setback Line	within the Lot. N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	Side Setback Line (North)	ls parallel to and located 1.0 metre from the Side Boundary (North)	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North + South)
		within the Lot.	d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (either North or	10.	Attached Fencing and Sideyard W	/alling
		South) may be located on the relevant Side Boundary, for a	a.	Type required	Attached Fence
		distance of up to 12 metres measured from 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 portion of one (1) of the Side	a. ••••••	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	above Nil Nil
		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
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			consists of Celestial Windows or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 10.0 metres, measured from the Side Setback Line (North or South) as			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		shown on the Plan	• • • • • • • • • • • • • • • • • • • •	iv. Secondary Elevation	N/A
g.	BTL Percentage	80% minimum		v. Side Elevation (North)	Open Outlook.
h.	Required Parapet Wall Location	N/A			Openings permitted.Verandahs, terraces and
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.		vi. Side Elevation (South)	Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
a.	Encroachments beyond Principal Set				Openings to be setback a minimum of 4.5m from the Side
	i. Permitted Encroachments beyond the Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal			Boundary unless the Opening: is a Celestial Window; or
	••••	entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			 is Screened; or is fitted with Opaque Glass.
	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Principal Setback Line. An	12.	Specific Design Requirement	
	beyond the Principal Setback	exception to this is Steps, which are not restricted and a 2.5m encroachment is permitted for eaves, facias and gutters.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
b.	Encroachments into Secondary Setba	•••••	13.	Refuse storage enclosures and co	llection
	i. Permitted Encroachments into Secondary Setback.	N/A 	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
C.	Encroachments into Side Setback			•••••	view
	i. Permitted Encroachments into Side Setback (North and South)	Eaves, Shade Devices and Attached Fences.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
d.	i. Permitted Encroachments into	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Rear Setback Frontage/ Principal Elevation Requ	uirements	15.	External Fixtures	Refer - Private Realm Operative Provisions
а.	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 120

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 300

LOT FRONTAGE 10m



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)
- 26.12 Datum and Pad Level (refer Operative Provision No. 5)
- +25.70 Spot Levels
- Permitted Encroachment Zone Zone in which Encroachments are required or permitted in the nominated Setback area (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)
- 3a+3b Side Boundary (South)
- 4 Rear Boundary
- Proposed light pole location

Lot 120 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 120. 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	Interior 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 and stairs as shown on plan.
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
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)	26.12 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Require	ements
a. b.	Principal Setback Line Secondary Setback Line Side Setback Line (North)	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre	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 Double Return Verandah, and a Double Projecting Front.
		from the Side Boundary (North) within the Lot.	9.	Garaging, Parking and Vehicle Access	
		A portion of one (1) of the Side Setback Lines (either North or South)	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
		may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
d.	Side Setback Line 3a and 3b (South)	Boundary. 3(a) Is parallel to and located 1.55 metres from the Side Boundary (South) within the Lot for a length of 6 metres mesured from the Principal	c. d. 10.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition Attached Fencing and Sideyard Walli	Principal Boundary, Side Boundary (North + South) Rear Direct , Rear Side Stack. ng
		Setback Line.	a.	Type required	Attached Fence
		3(b) is parallel to and located 1.0 metre from the Side Boundary (South)	11.	Privacy	
		within the Lot for a length of 21.65 metres measured from the Rear Boundary Line.	a.	Privacy Restrictions on 1st floor and abo i. Principal Elevation	ve Nil
		A portion of one (1) of the Side Setback Lines (either North or 3b		ii. Rear Elevation on or adjacent to rear boundary	Nil
e.	Rear Setback Line	South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary 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;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres from the Principal Boundary within the Lot for a length of 7.45 metres, measured from the Side Setback Line 3a South as shown on		iv. Secondary Elevation	Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. N/A
g.	BTL Percentage	the Plan. 95%	•••••	v. Side Elevation (North)	Open Outlook.
h. 7.	Required Parapet Wall Location Permitted Encroachments	N/A The extent to which any			 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m
		Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.		vi. Side Elevation (South)	from the Side Boundary, unless Screened. Restricted Outlook
	Engraphments beyond Principal Cathag				Openings to be setback a minimum
a.	Encroachments beyond Principal Setbac Permitted Encroachments beyond the Principal Setback	Verandahs, Balconies, Eaves, Bay Windows, Gatehouse, Plinths or Piers			of 4.5m from the Side Boundary unless the Opening:
	•••••	for the Verandah, Steps.			is a Celestial Window; or
	ii. Extent to which Permitted Encroachments may encroach beyond the Principal Setback	2.35 metres measured from the Principal Setback Line.			 is Screened; or is fitted with Opaque Glass.
b.	Encroachments into Secondary Setback		12.	Specific Design Requirement	
	i. Permitted Encroachments into 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
	Encroachments into Side Setback (North	·····	13.	Refuse storage enclosures and collec	tion
	 Permitted Encroachments into Side Setback 	Eaves, Shade Devices and Attached Fences.	a.	Required Bin Storage	Storage for 2 bins provided within the
d.	Encroachments into Side Setback (South	• • • • • • • • • • • • • • • • • • • •		•••••	Lot and screened from public view
•••••	i. Permitted Encroachments into Side Setback	Side Setback 3a - Eaves, Shade Devices, Porticos and Attached	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
		Fences. Side Setback 3b - Eaves, Shade	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted	Devices and Attached Fences. 1.55 metres from the Secondary	15.	External Fixtures	Refer - Private Realm Operative Provisions
	Encroachments may encroach beyond the Side Setback	Setback Line 3a, for a length of 5 metres measured from 1.0 metre	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
e.	Encroachments into Rear Setback.	behind the Principal Setback Line	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
•••••	i. Permitted Encroachments into Rear Setback	N/A	18.	No modification of building elements provided by Jindee Developer without Consent	Refer - Private Realm Operative Provisions



LOT 121

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 360

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)
- 25.92 Datum and Pad Level (refer Operative Provision No. 5)
- +25.70 Spot Levels
- Permitted Encroachment Zone Zone in which Encroachments are required or permitted in the nominated Setback area (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)
- 3a + 3b Side Boundary (South)
 - 4 Rear Boundary
- Proposed light pole location

O 5m 10m 15m 20m 25r 1500 | | | | |

Lot 121 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 121. 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	Edgeyard, Courtyard
e.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes. Retaining wall and stairs as shown on plan.
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	25.92 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Req	uirements
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot.	a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah Straight Front, Projecting Front, a Return Verandah, a Projecting
b. c.	Secondary Setback Line N/A Side Setback Line (North) Is parallel to and located 1.0 metre from the Side Boundary (North)		7,	Front and a Return Verandah, a Double Return Verandah, and a Double Projecting Front.	
		within the Lot.	9.	Garaging, Parking and Vehicle Acc	Cottage/ House - 2 bays
		A portion of one (1) of the Side Setback Lines (either North or South) may be located on the	a.	Garaging required for this minimum number of cars	
		relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	b	Additional garaging requirement for Ancillary Unit, if provided	Nil
d.	Side Setback Line 3a and 3b (South)	3a is parallel to and located 1.2 metres from the Side Boundary	c. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary, Side Boundary (North + South) Rear Direct , Rear Side Stack.
		(South) within the Lot for a length of 6 metres mesured from the Principal Setback Line.	10.	Attached Fencing and Sideyard W	
		3b is parallel to and located 1.0 metre from the Side Boundary	a. 11.	Type required Privacy	Attached Fence
		(South) within the Lot for a length of 21.65 metres measured from the	a.	Privacy Restrictions on 1st floor and	• • • • • • • • • • • • • • • • • • • •
		Rear Boundary Line.	•••••	i. Principal Elevation	Nil
		A portion of one (1) of the Side Setback Lines (either North or		ii. Rear Elevation on or adjacent to rear boundary	Nil
		3b 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
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			Screened, or the Opening consists of Celestial Windows
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres from the Principal Boundary within the Lot for a length of 9.8 metres, measured from the Side Setback Line North as shown on	••••		or opaque glass windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
	RTI Percentage	the Plan. 75% minimum		iv. Secondary Elevation	N/A
g. h.	BTL Percentage Required Parapet Wall Location	N/A		v. Side Elevation (North)	Open Outlook. Openings permitted.
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	Encroachments beyond Principal Set	retaining walls.	•••••	vi. Side Elevation (South)	Restricted Outlook
а. ••••••	i. Permitted Encroachments beyond the Principal Setback	Verandahs, Balconies, Eaves, Bay Windows, Gatehouse, Plinths or Piers for the Verandah, Steps.			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
•••••	ii. Extent to which Permitted Encroachments may encroach beyond the Principal Setback	2.35 metres measured from the Principal Setback Line. An exception to this is Steps, which are			is a Celestial Window; oris Screened; oris fitted with Opaque Glass.
	•••••	not restricted.	12.	Specific Design Requirement	• Is fitted with Opaque diass.
b.	Encroachments into Secondary Setba i. Permitted Encroachments into Secondary Setback.	• • • • • • • • • • • • • • • • • • • •	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner	N/A
С.	Encroachments into Side Setback (No	orth)		Treatment, Projecting Front, Laneway Surveillance)	
	i. Permitted Encroachments into Side Setback	Eaves, Shade Devices and Attached Fences.	13.	Refuse storage enclosures and col	llection
d.	Encroachments into Side Setback (Sout i. Permitted Encroachments into	h)	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	Side Setback	Side Setback 3a - Eaves, Shade Devices, Porticos and Attached Fences. Side Setback 3b - Eaves, Shade Devices and Attached Fences	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
	ii. Extent to which Permitted Encroachments may encroach beyond the Side Setback	1.2 metres from the Secondary Setback Line 3a, for a length of 5 metres measured from 1.0 metre	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
d	Encroachments into Rear Setback.	behind the Principal Setback Line.	15.	External Fixtures	Refer - Private Realm Operative Provisions
u. •••••	Permitted Encroachments into Rear Setback	N/A	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	ca. setsach		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 122

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 420

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)

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

+25.50 Spot Levels

Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (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

3 Side Boundary (North)

4 Side Boundary (South)

5 Rear Boundary

Proposed light pole location

Lot 122 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 122. 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	
а.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

N/A

Required Terrace Grouping

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
С.	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)	25.92 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Requirem	ents
a.	Principal Setback Line	Is parallel to and located 3.5 metres	a.	Required Private Frontage Type	Verandah.
		from the Principal Boundary within the Lot.	b.	Permitted Principal Building Elevation Types	A Return Verandah, a Projecting Front and a Return Verandah, a Double Return
b.	Secondary Setback Line	Is parallel to and located 2.7 metres from the Side Setback (North) within			Verandah and a Double Projecting Front.
		the Lot, for a length of 2.85 metres	9.	Garaging, Parking and Vehicle Access	
		measured from the Principal Setback Line.	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
С.	Side Setback Line (North)	Is parallel to and located 1.0 metres from the Side Boundary (North)	b.	Additional garaging requirement for Ancillary Unit	Nil
		within the Lot.	C.	Lot boundaries where Vehicle Access is	Principal Boundary, Secondary Boundary,
		A portion of one (1) of the Side		prohibited	Side Boundary (North and South)
		Setback Lines (either North or South)	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
		may be located on the Side Boundary for a distance of up to 12 metres is	10.	Attached Fencing and Sideyard Wall	ing
		permitted measured from the Rear	a.	Type of Fencing required	Attached Fence
		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 and above	• • • • • • • • • • • • • • • • • • • •
				i. Principal Elevation	Nil
		A portion of one (1) of the Side Setback Lines (either North or South)		Rear Elevation on or adjacent to rear boundary	Nil
		may be located on the Side Boundary	•••••	. .	On an in gree (at how than Dalganias
		for a distance of up to 12 metres is		iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or terraces) to be setback
		permitted measured from the Rear Boundary.			2m from Side Boundary unless
e.	Rear Setback Line	Is located on the Rear Boundary			Screened, or the Opening consists of Celestial Windows or opaque
• • • • • • • •	•••••	••••••••••			glass windows;
f.	uild-to-Line (BTL) Location	BTL 1. Is parallel to and located 3.5 metres from the Principal Boundary, for a length of 9.3 metres measured 1.0 metre from the Side Setback (South) as shown on the Plan.			Verandahs, terraces and Balconies
					to be setback a minimum of 4.5m
					from a Side Boundary, unless Screened.
		BTL 2. Is parallel to and located 3.7 metres from the Side Boundary	•••••	iv. Secondary Elevation	Nil
			•••••	· · ·····	• • • • • • • • • • • • • • • • • • • •
		(North) for a length of 2.85 metres		v. Side Elevation (North)	Open Outlook.
		measured from the Principal Setback Line as shown on the Plan.			 Openings permitted.
•••••		•••••			Verandahs, terraces and Balconies to be setback a minimum of 4.5m
g.	BTL Percentage	1.80% minimum			from the Side Boundary, unless
		2.100%		•••••	Screened.
h.	Requirement for a Parapet Wall	N/A		vi. Side Elevation (South)	Restricted Outlook
7.	Permitted Encroachments	The extent to which any			Openings to be setback a minimum of
		Encroachment can encroach into any setback must take into account of the BCA and engineering			4.5m from the Side Boundary unless the Opening:
		tolerances and limitations of any			• is a Celestial Window; or
		retaining walls.			• is Screened; or
а.	Encroachments in Principal Setback				• is fitted with Opaque Glass.
	i. Permitted Encroachments into	Verandahs, Balconies, Eaves,	12.	Specific Design Requirement	
	Principal Setback	Projecting Fronts, Bay Windows, Portico to define the principal	a.	Is there a Specific Design Requirement	Yes. Corner Treatment
		entrance, Plinths or Piers for the		applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	
		Verandah, Steps, Towers, Gatehouse, a		Laneway Surveillance)	
		Terminating Vista Element.	13.	Refuse storage enclosures and collection	en .
	ii. Extent to which Permitted Encroachments may encroach	2.7 metres measured from the Principal Setback Line.	a.	Required Bin Storage	Storage for 2 bins provided within the
	into the Principal Setback	гинстрат зетраск ште.	a.	nequired birt storage	Lot and screened from public view
b.	Encroachments into Secondary Setbac	k	b.	Required Bin Collection Point Location	N/A
•••••	i. Permitted Encroachments into	Verandahs, Balconies, Eaves,		(required by the City of Wanneroo)	
	Secondary Setback.	Projecting Fronts, Bay Windows,	14.	Landscaping + Street Trees	Refer - Private Realm Operative
	•	Portico to define the principal			Provisions
		entrance, Plinths or Piers for the Verandah, Steps, Towers, Gatehouse, a Terminating Vista Element.	15.	External Fixtures	Refer - Private Realm Operative Provisions
•••••	II - Eytopt to coloida De coloid	•••••	16.	Design Outcomes – Additional	Refer - Private Realm Operative
	ii. Extent to which Permitted Encroachments may encroach	2.7 metres measured from the Secondary Setback Line.		Requirements + Controls	Provisions
	into the Secondary Setback	· · · · · · · · · · · · · · · · · · ·	17.	Exemptions to Planning Approval	Refer - Private Realm Operative
С.	Encroachments into Side Setback	(North and South)			Provisions
•••••	i. Permitted Encroachments into	Eaves, shade devices and Attached	18.	No modification of building elements provided by Jindee Developer	Refer - Private Realm Operative Provisions
	Side Setback	Fences		without Consent	
d.	Encroachments into Rear Setback.				
•••••	i. Permitted Encroachments into	N/A			
	Rear Setback				
	ii. Extent to which Permitted	N/A			
	Encroachments may encroach into a Rear Setback				
lindoo		pase 3 South - Individual Lot Plans Revia	Mod 1	July 2022 @2022 Studio LEA L Hatch	a harteday.



LOT 123

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 300

LOT FRONTAGE 10m

Legend



Building Type c Cottage H 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) Datum and Pad Level (refer Operative Provision No. 5) †25.40 Spot Levels Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (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

Proposed light pole location

Scale 1:500 | 5m | 10m | 15m | 20m | 25m | 1 m | 1 m | 20m | 25m | 1 m | 1 m | 20m | 25m |

Lot 123 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 123. 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
С.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard
e.	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
C.	Lot Datum (from which Building Height is measured)	25.75 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 3.5 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Secondary Setback Line	N/A	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	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (North and South)
		(North) within the Lot.	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
		A portion of one (1) of the Side Setback Lines (either North or	10.	Attached Fencing and Sideyard Walli	ing
		South) may be located on the Side Boundary, for a distance of	a.	Type of Fencing required	Attached Fence
		up to 12 metres measured from the Rear Boundary.	11.	Privacy	d alague
d.	Side Setback Line (South)	Is parallel to and located 1.0	a.	Privacy Restrictions on 1st floor and	•••••
		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	•••••	to rear boundary	On a min on a (a the au the an
		South) may be located on the 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
е.	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 3.5 metres from the Principal Boundary for a length of 8m, measured from 1.0 metre from the Side Setback Line (North or			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
	DTI Danasata as	South) as shown on the Plan.	•••••	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	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
a.	Encroachments in Principal Setbac		•••••	vi. Side Elevation (south)	Restricted Outlook
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		entrance, Plinths or Piers for the Verandah, Steps, Towers, Gatehouse, a Terminating Vista Element.			is a Celestial Window; oris Screened; oris fitted with Opaque Glass.
	ii. Extent to which Permitted	2.7 metres measured from	12.	Specific Design Requirement	
	Encroachments may encroach into the Principal Setback	the Principal Setback Line. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this	N/A
b.	Encroachments into Secondary Se	• • • • • • • • • • • • • • • • • • • •		Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
	i. Permitted Encroachments into Secondary Setback	N/A	13.	Refuse storage enclosures and c	collection
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	N/A	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
С.	Setback Encroachments into Side Setback	(North and South)	b.	Required Bin Collection Point Location (required by the City of	N/A
	i. Permitted Encroachments into Side Setback	Eaves, shade devices and Attached Fences.	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A	15.	External Fixtures	Operative Provisions Refer - Private Realm Operative Provisions
8.	into Rear Setback Frontage/ Principal Elevation Re	quirements	16.	Design Outcomes – Additional	Refer - Private Realm
a.	Required Private Frontage Type	Verandah.	17.	Requirements + Controls Exemptions to Planning	Operative Provisions Refer - Private Realm
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting		Approval	Operative Provisions
	/r	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







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)

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

+25.00 Spot Levels

Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (refer to Operative Provision No. 7)

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

Indicative Retaining Wall Locations

— — No Vehicular Access

Indicative Services Area

1 Principal Boundary

2 Side Boundary (North)

Side Boundary (South)

4 Rear Boundary

Proposed light pole location

N		0	5m	10m	15m	20m	25n
•	Scale 1:500	Ĭ	Ĭ	i	1	Ī	Ī

Lot 124 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 124. 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

e.

Required Terrace Grouping

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
C.	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 Dispositions	Edgeyard and Courtyard

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)	25.55 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Requirement	ents
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary for a length of 16.2 metres, and then follows the alignment of the Principal Setback Line on adjacent Lot 125 for 7.0 metres as depicted on the Plan.	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 Double Return Verandah and a Double Projecting Front.
b.	Secondary Setback Line	N/A	9.	Garaging, Parking and Vehicle Access	
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot. A portion of one (1) of the Side Setback	a. b.	Garaging required for this minimum number of cars Additional garaging requirement for Ancillary Unit	Cottage/ House - 2 bays Nil
		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.	c. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary, Secondary Boundary, Side Boundary (North and South) 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 (south) within the Lot.	10.	Attached Fencing and Sideyard Walli Type of Fencing required	ng Attached
		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.	a	Privacy Privacy Restrictions on 1st floor and above i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	Nil Nil
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary BTL 1 Yes. Is parallel to and located 3.5 metres from the Principal Boundary for a length of 15.2m measured from the Side Setback Line (North) within the Lot. BTL 2 Yes. Is an extension of BTL 1 and aligns with the BTL on the adjacent Lot 125 for length of 6m measured from the Side Setback Line (South) within		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 minimum of 4.5m from a Side Boundary, unless Screened.
g.	BTL Percentage	the Lot as depicted on the Plan. BTL1 85% minimum		iv. Secondary Elevation v. Side Elevation (North)	N/A Open Outlook.
h. 7.	Requirement for a Parapet Wall Permitted Encroachments	N/A The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.		vi. Side Elevation (South)	Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
a.	Encroachments in Principal Setback i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, Gatehouse, a Terminating Vista Element.			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.
•••••	ii. Extent to which Permitted	2.7 metres measured from the Principal	12.	Specific Design Requirement	
	Encroachments may encroach into the Principal Setback	Setback Line. An exception to this is Steps, which are not restricted. Note Encroachment zone to align with Encorachment zone on adjacent Lot	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
	Encroachments into Secondary Setback	125 as depicted on the Plan.	13.	Refuse storage enclosures and collection	n
IJ.	i. Permitted Encroachments into	N/A	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	Secondary Setback. ii. Extent to which Permitted Encroachments may encroach	N/A	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
 C.	into the Secondary Setback Encroachments into Side Setback	(North and South)	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	i. Permitted Encroachments into Side Setbacks (North and South)	Eaves, shade devices and Attached Fences.	15.	External Fixtures Design Outcomes – Additional	Refer - Private Realm Operative Provisions Refer - Private Realm Operative
d.	Encroachments into Rear Setback.			Requirements + Controls	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



LOT 125

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 480

LOT FRONTAGE 16m



Legei	nd						
	Building Type						
C	Cottage						
Н	House						
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)						
25.39	Datum and Pad Level (refer Operative Provision No. 5)						
+ 24.82	Spot Levels						
	Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (refer to Operative Provision No. 7)						
	Build-to-line (BTL) (refer to Operative Provision No. 6)						
	Indicative Retaining Wall Locations						
	No Vehicular Access						
	Indicative Services Area						
1	Principal Boundary						
2	Side Boundary (North)						
3	Side Boundary (South)						
4	Rear Boundary						
••	Proposed light pole location						

Lot 125 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 125. 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

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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			
C.	Ancillary Unit	Permitted			
3	Dwelling Controls				
a.	Maximum Lot Coverage	75%			
b.	Permitted Building Types	Cottage, House			
С.	Lot Type Designation	Interior Lot			
d.	Permitted Building Dispositions	Edgeyard and 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	
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)	25.39 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acco	ess
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
	•••••	the Lot.	b.	Additional garaging requirement for	Nil
b.	Secondary Setback Line	N/A		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 South) may be located on the Side	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court.
			10.	Attached Fencing and Sideyard Wa Type of Fencing required	Attached Fence
		Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	a. 11.	Privacy	Attached Fence
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre	a.	Privacy Restrictions on 1st floor and a	bove
u.	Side Setsdek Eine (Sodin)	from the Side Boundary (South) within the Lot.		i. Principal Elevation	Nil
		A portion of one (1) of the Side		ii. Rear Elevation on or adjacent to rear boundary	Nil
		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	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened.
		Boundary.			or the Opening consists of
e. 	Rear Setback Line	Is located on the Rear Boundary			Celestial Windows or opaque glass windows;
f. Build-to-Line (BTL)	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary for a length of 14m, measured from 1.0 metre from the Side Setback Line (both North and South) as shown on the Plan.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side
			• • • • • • • • • • • • • • • • • • • •		Boundary, unless Screened.
		SHOWITOH the Plan.	• • • • • • • • • • • • • • • • • • • •	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	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
			•••••	vi. Side Elevation (South)	Restricted Outlook
a.	Encroachments in Principal Setback				Openings to be setback a minimum
	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, Gatehouse,			of 4.5m from the Side Boundary unless the Opening:
					is a Celestial Window; oris Screened; or
	•••••	a Terminating Vista Element			• is fitted with Opaque Glass.
	ii. Extent to which Permitted	2.7 metres measured from the	12.	Specific Design Requirement	
	Encroachments may encroach into the Principal Setback	Principal Setback Line. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	N/A
b.	Encroachments into Secondary Setba	•••••		Laneway Surveillance)	
	 Permitted Encroachments into Secondary Setback 	N/A	13.	Refuse storage enclosures and coll	ection
• • • • • • •	ii. Extent to which Permitted Encroachments may encroach	N/A	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	into the Secondary Setback Encroachments into Side Setback	(North and South)	b.	Required Bin Collection Point Location (required by the City of	Yes
···	Permitted Encroachments into Side Setback North and	Eaves, shade devices and Attached Fences.	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative
d	South)	renees.	15.	External Fixtures	Provisions Refer - Private Realm Operative
d.	i. Permitted Encroachments into	N/A	16.	Design Outcomes – Additional	Provisions Refer - Private Realm Operative
	Rear Setback ii. Extent to which Permitted	N/A	17.	Requirements + Controls	Provisions
	Encroachments may encroach into a Rear Setback			Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Requ	irements	18.	No modification of building elements provided by JIndee	Refer - Private Realm Operative Provisions
а.	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.			







Legend

Building Type

- c Cottage
- **H** House

SDR) Sp

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

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

Required Sideyard Wall (refer to Operative Provision No. 10)

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

+24.71 Spot Levels

Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (refer to Operative Provision No. 7)

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

Indicative Retaining Wall Locations

— No Vehicular Access

Indicative Services Area
Principal Boundary

2 Side Boundary (North)

3 Side Boundary (South)

4 Rear Boundary

Proposed light pole location

Lot 126 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 126. 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.

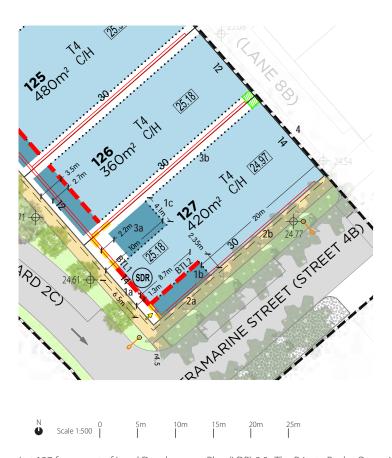
ITEM	DESCRIPTION	REQUIREMENT	
1	Site Works		
а.	Maximum Lot Level	Refer - Private Realm Operative Provisions	
b.	Stormwater Management	Refer - Private Realm Operative Provisions	
C.	Retaining Walls	Refer - Private Realm Operative Provisions	
2	Number of Dwellings on Lot		
a.	Maximum Number of Single Residential Dwellings	One (1)	
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A	
C.	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 Dispositions	Edgeyard and Courtyard	
e.	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)	25.18 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT	
6	Setbacks and Build-to-Lines			Garaging, Parking and Vehicle Access		
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays	
b.	Secondary Setback Line	the Lot. 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. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary and Side Boundary (North and South) Rear Direct, Rear Side Stack	
		A portion of one (1) of the Side Setback Lines (either North or	10.	Attached Fencing and Sideyard Wa		
		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 Boundary.	11.	Privacy		
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre	a.	Privacy Restrictions on 1st floor and a	•••••	
G.	side setsuck Eine (sodii)	from the Side Boundary (South) within the Lot.	•••••	Principal Elevation Rear Elevation on or adjacent to rear boundary	Nil 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.	•••••	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	
е.	Rear Setback Line	Is located on the Rear Boundary			glass windows;	
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary for a length of 9.0m, measured 1.0 metre from the Side Setback Line			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. 	
		(both North and South) within the Lot as shown on the Plan.		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	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. 	
		tolerances and limitations of any retaining walls.	•••••	vi. Side Elevation (South)	Restricted Outlook	
a.	Encroachments in Principal Setback 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.			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.	
•••••	ii. Extent to which Permitted	2.7 metres measured from the	12.	Specific Design Requirement		
••••	Encroachments may encroach into the Principal Setback	Principal Setback Line. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner	N/A	
b.	Encroachments into Secondary Setba	•••••••••••		Treatment, Projecting Front, Laneway Surveillance)		
	 Permitted Encroachments into Secondary Setback 	N/A	13.	Refuse storage enclosures and coll	lection	
•••••	ii. Extent to which Permitted Encroachments may encroach	N/A	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view	
	into the Secondary Setback	(North and South)	b.	Required Bin Collection Point	Yes	
C	i. Permitted Encroachments	Eaves, shade devices and Attached	D.	Location (required by the City of Wanneroo)	ics	
٠	into Side Setbacks (North and South)	Fences.	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions	
d.	Encroachments into Rear Setback i. Permitted Encroachments into Rear Setback	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	
9	Encroachments may encroach into a Rear Setback	iraments	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	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 Projecting Front.	_	Developer without Consent		







Legend

Building Type

- Cottage С
- 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

Required Sideyard Wall (refer to Operative Provision No. 10)

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

+24.61 Spot Levels

Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (refer to Operative Provision No. 7)

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

Indicative Retaining Wall Locations No Vehicular Access

Indicative Services Area

1a, 1b + 1c Principal Boundary

Secondary Boundary

Side Boundary (North)

Rear Boundary

Proposed light pole location

Sideyard Entry

Lot 127 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 127. 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 fiedurements				
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 Types	Cottage, House		
С.	Lot Type Designation	Edge Lot		
d.	Permitted Building Dispositions			
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 and Sideyard Wall
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)	25.18 AHD / Garage 24.97 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6 a.	Setbacks and Build-to-Lines Principal Setback Line	1a. Is parallel to and located 1.3 metres from the Principal Boundary for a length of 6.5 metres measured from the Secondary Setback Line.		ii. Extent to which Permitted Encroachments may encroach into the Side Setback (North)	3a. 4.1 metres measured from the Side Setback Line (North) and 6.5 metres from the Principal Setback Line located 10m from the Principal Boundary within the Lot.
		1b. is parallel to and located 10 metres from the Principal Boundary for a length of 2.35 metres measured from	d.	Encroachments into Rear Setback,	3b. Restricted by the BCA and tolerances of any retaining walls.
		the Secondary Boundary. 1c. Is parallel to and located 10 metres	u. ••••••	i. Permitted Encroachments into Rear Setback	N/A
		from the Principal Boundary for a length of 5.1 metres measured from	8.	Frontage/ Principal Elevation Require	ements
		the Side Setback Line (North).	a.	Required Private Frontage Type	Stoop
b.	Secondary Setback Line (South)	2a. Is parallel to and located 2.35 metres from the Secondary Boundary within the Lot for a length of 8.7	b.	Permitted Principal Building Elevation Types	Straight Front
		metres measured from the Principal	9.	Garaging, Parking and Vehicle Access	5
		Setback Line. 2b. Is located on the Secondary	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
		Boundary for a length of 20 metres measured from the Rear Boundary.	b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Side Setback Line (North)	3a. Is parallel to and located 5.1 metres from the Side Boundary (North) within the Lot, for a distance of 8.7 metres measured from the	c. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary, Secondary Boundary, Side Boundary (North) Rear Direct, Rear Side Stack
		Principal Setback Line.			•
		3b. Is parallel to and located 1.0 metre	10.	Attached Fencing and Sideyard Walli	
		from the Side Boundary (North) within the Lot.	a. 11.	Type of Fencing required Privacy	Sideyard Wall
		A portion of the Side Setback Line	a.	Privacy Restrictions on 1st floor and abo	ve
		(North) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	Principal Elevation Rear Elevation on or adjacent to rear boundary	Nil Nil
d.	Rear Setback Line	Is located on the Rear Boundary	•••••	iii. Rear elevation internal to a Lot	Open Outlook.
e.	Build-to-Line (BTL) Location	Yes. BTL 1) Is parallel to and located 1.3 metres from the Principal Boundary for a length of 6.5 metres measured 2.35 metres from the Secondary Boundary within the Lot; and			Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		BTL 2) Is parallel to and located 2.35		iv. Secondary Elevation	Nil
		metres from the Secondary Boundary for a length of 8.7 metres measured		v. Side Elevation (North 3a + 3b)	Open Outlook Openings permitted.
f.	BTL Percentage	from the Principal Setback Line. BTL 1. 100%			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from
g.	Requirement for a Parapet Wall	BTL 2. 80% minimum. N/A	•••••	vi. Side Elevation	the Side Boundary, unless Screened. N/A
7.	Permitted Encroachments	The extent to which any	12.	Specific Design Requirement	
	Encroachments in Principal Setback	Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.	ā.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Required Gable End along BTL1 .
a.	······································	Charle Davises Chare	13.	Refuse storage enclosures and collec	tion
	Permitted Encroachments into Principal Setback Extent to which Permitted	Shade Devices, Steps 0.5 metres measured from the	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	Encroachments may encroach into the Principal Setback	Principal Setback Line. An exception to this is Steps, which are not	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Yes
b.	Encroachments into Secondary Setback	restricted.	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	i. Permitted Encroachments into Secondary Setback.	Required Verandah. Portico permitted to define the entry. Verandah required to at least 60% of the Secondary	15.	External Fixtures Pesign Outcomes - Additional	Refer - Private Realm Operative Provisions
		elevation with landscaping required to the remaining Principal Setback.	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Secondary Setback Line.	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
С.	into the Secondary Setback Encroachments into Side Setback (North i. Permitted Encroachments into	,	18.	No modification of building elements provided by JIndee Developer without Consent	Refer - Private Realm Operative Provisions
	Side Setback (North)	3a. Pergola, Eaves, Attached Fences.3b. Eaves and Shade Devices.			



LOT 271

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 299.5

LOT FRONTAGE 10m



Legend

Building Type

- **c** Cottage
- **н** House

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

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

♦ 26.33 Spot Levels

Permitted Encroachment Zone - Zone in which Encroachments are required or permitted in the nominated Setback area (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 (North)

3 Side Boundary (South)

4 Rear Boundary

Proposed light pole location

Lot 271 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 271. 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

	<u> </u>	
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 Dispositions	Edgeyard, Courtyard
е.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
а.	Is a Plinth required for this Lot?	Yes
b.	b. Has a Plinth been provided by the Jindee Developer and, if so, what type?	
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)	26.40 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 3.55 metres from the Principal Boundary	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Secondary Setback Line	within the Lot. N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North)	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South)
		within the Lot.	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may	10.	Attached Fence and Sideyard Wal	ling
		be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	a. 11.	Type required Privacy	Attached Fence
d. e.	Side Setback Line (South) Rear Setback Line Build-to-Line (BTL) Location	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot. A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary within the Lot. Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 8.0	a.	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 Nil Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
	BTL Percentage	metres, measured 1.0m from the Side Boundary (North or South) as shown on the Plan .	•••••	iv. Secondary Elevation v. Side Elevation (North)	N/A Open Outlook
g. h.	Required Parapet Wall Location	N/A			Openings permitted.Verandahs, terraces and
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.	•·····	vi. Side Elevation (South)	Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
a.	Encroachments in Principal Setback i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
		entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			is Screened; oris fitted with Opaque Glass.
	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Principal Setback Line. An	12.	Specific Design Requirement	
b.	into the Principal Setback	exception to this is Steps, which are not restricted and a 2.5m encroachment is permitted for eaves, facias and gutters.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
	i. Permitted Encroachments into	• • • • • • • • • • • • • • • • • • • •	13.	Refuse storage enclosures and co	llection
	Secondary Setback. Encroachments into Side Setback	IVA	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
d.	Permitted Encroachments into Side Setback (North and South) Encroachments into Rear Setback.	Eaves, Shade Devices and Attached Fences.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
u.	i. Permitted Encroachments into	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Rear Setback Frontage/ Principal Elevation Requ	uirements	15.	External Fixtures	Refer - Private Realm Operative Provisions
а.	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
	VP	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 272

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 360

LOT FRONTAGE 12m



Legend

Building Type

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

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

♦ 26.81 Spot Levels

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

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

Indicative Retaining Wall Locations

— — No Vehicular Access

Indicative Services Area

1 Principal Boundary

Side Boundary (North)Side Boundary (South)

4 Rear Boundary

Proposed light pole location

Lot 272 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 272. 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.

	<u> </u>	
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, 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)	26.75 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acc	cess
a.	Principal Setback Line	Is parallel to and located 3.55 metres from the Principal Boundary within the Lot.	a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Secondary Setback Line	N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.	С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South)
		A portion of one (1) of the Side	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		Setback Lines (North or South) may be located on the relevant Side	10.	Attached Fencing and Sideyard W	alling alling
		Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	a. 11.	Type required Privacy	Attached Fence
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South)	a.	Privacy Restrictions on 1st floor and i. Principal Elevation	above Nil
		within the Lot. A portion of one (1) of the Side	•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	Des Cabe al Lin	Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	iii. Rear elevation internal to a Lot	Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			consists of Celestial Windows or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 10.0 metres, measured 1.0 metre from			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		the Side Boundary (both North and South) as shown on the Plan.		iv. Secondary Elevation	N/A
g.	BTL Percentage	80% minimum.	•••••	v. Side Elevation (North)	Open Outlook
h.	Required Parapet Wall Location	N/A			 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account	•••••		the Side Boundary, unless Screened.
		of the BCA and engineering tolerances and limitations of any retaining walls.		vi. Side Elevation (South)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side
a.	Encroachments in Principal Setback				Boundary unless the Opening:
	i. Permitted Encroachments into	Verandahs, Balconies, Eaves,			• is a Celestial Window; or
	Principal Setback	Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, Plinths or			is Screened; oris fitted with Opaque Glass.
•••••		Piers for the Verandah, Steps.	12.	Specific Design Requirement	
	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 and a 2.5m encroachment is permitted for eaves, facias and gutters.	ā.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
b.	Encroachments into Secondary Setb	ack	13.	Refuse storage enclosures and co	llection
•••••	i. Permitted Encroachments into Secondary Setback.	N/A	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	N/A
******	i. Permitted Encroachments into Side Setback (North and South)	Eaves, Shade Devices and Attached Fences.	ν.	Location (required by the City of Wanneroo)	
d.	Encroachments into Rear Setback. i. Permitted Encroachments into	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
	Rear Setback		15.	External Fixtures	Refer - Private Realm Operative Provisions
8. a.	Frontage/ Principal Elevation 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 Front and a Return Verandah, a Double	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		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	273
RELEASE	3 (South)
TRANSECT	T4
LOT TYPE	Interior
AREA (APPROX M²)	300
LOT FRONTAGE	10m

271 299.5	T4 (26.41) 2.35 0.11 (26.41) 2.35	ms.	(819
SDOY A	272 360m² T4 (2)H	235m	25.65
\$\frac{1}{26.70}\$	273 T4	7 26 93 12 355m	3500 25
CANE 8B)	27	60m² C/H	30 3 9m
ф-27.29 С		275 T4 300m² C/h	2747 235m

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)

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

+26.81 Spot Levels

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

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

Indicative Retaining Wall Locations

— — No Vehicular Access

Indicative Services Area

1 Principal Boundary

2 Side Boundary (North)

4 Rear Boundary

Proposed light pole location

Side Boundary (South)

Lot 273 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 273. 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

Scale 1:500

	<u> </u>	
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 Dispositions	Edgeyard, Courtyard
e.	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 and stairs as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	26.93 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 3.55 metres from the Principal Boundary	а.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Secondary Setback Line	within the Lot. N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North)	С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South)
		within the Lot.	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may	10.	Attached Fence and Sideyard Wa	lling
		be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear	a. 11.	Type required Privacy	Attached Fence
		Boundary.	a.	Privacy Restrictions on 1st floor and	above
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	•••••	i. Principal Elevation ii. Rear Elevation on or adjacent	Nil Nil
••••		A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	to rear boundary iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured 1.0 metre from			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		the Side Boundary (both North and South) as shown on the Plan.	•••••	iv. Secondary Elevationv. Side Elevation (North)	N/A Open Outlook
g.	BTL Percentage	80% minimum.			Openings permitted.
h. 7.	Required Parapet Wall Location Permitted Encroachments	N/A The extent to which any Encroachment can encroach into			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless
		any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.	•••••	vi. Side Elevation (South)	Screened. Restricted Outlook
a.	Encroachments in Principal Setback i. Permitted Encroachments into	Verandahs, Balconies, Eaves,			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
	Principal Setback	Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			 is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
•••••	ii. Extent to which Permitted	2.35 metres measured from	12.	Specific Design Requirement	
	Encroachments may encroach into the Principal Setback	the Principal Setback Line. An exception to this is Steps, which are not restricted and a 2.5m encroachment is permitted for eaves, facias and gutters.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
b.	Encroachments into Secondary Setb	ack	13.	Refuse storage enclosures and co	ollection
		N/A	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
C	Encroachments into Side Setback Permitted Encroachments into Side Setback (North and South)	*	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	view N/A
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Requ	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	lding Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		and a Return Verandan, 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 274

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 360

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)

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

+27.29 Spot Levels

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

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

Indicative Retaining Wall Locations

— — No Vehicular Access

Indicative Services Area

1 Principal Boundary

Secondary Boundary

3 Side Boundary (North)

4 Side Boundary (South)

5 Rear Boundary

••• Proposed light pole location

Scale 1:500 | Sc

Lot 274 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 274. 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 Type	Cottage, House
C.	Lot Type Designation	Interior 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 and stairs as shown on Plan	
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No	
d.	Required building element to attach to the Plinth	Verandah attached to the internal retaining wall for the extent of the Principal elevation or Terrace with Pergola attached to the Principal boundary retaining wall.	
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)	27.30 AHD	

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acco	ess
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	Cottage/ House - 2 bays
b.	Secondary Setback Line	Is parallel to and located 1.0 metre	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
 C.	Side Setback Line (North)	from the Secondary Boundary within the Lot. Is parallel to and located 1.0 metre	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North and South).
C.	Side Setbuck Eine (North)	from the Side Boundary (North)	d.	Required Garage Disposition	Rear Direct, Rear Side Stack.
		within the Lot.	10.	Attached Fence and Sideyard Walli	,
		A portion of one (1) of the Side Setback Lines (North or South) may	a.	Type required	Attached Fence
		be located on the relevant Side Boundary, for a distance of up to	11.	Privacy	
		12 metres measured from the Rear Boundary.	а.	Privacy Restrictions on 1st floor and a	bove
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre	• • • • • • • • • • • • • • • • • • • •	i. Principal Elevation	Nil
	,	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 (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 2.0m 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 within the Lot.			Verandahs, terraces and Balconies to be setback a
f.	Build-to-Line (BTL) Location	ine (BTL) Location Yes. Is parallel to and located 3.9 metres from the Principal Boundary within the Lot for a length of 10.0 metres, measured 1.0 metre from			minimum of 4.5m from a Side Boundary, unless Screened.
			•••••	iv. Secondary Elevation	Nil
		the Side Boundary (both North and	•••••	v. Side Elevation (North)	Open Outlook
	BTL Percentage	South) as shown on the Plan. 80% minimum.			Openings permitted.
g. h.	Required Parapet Wall Locaiton	N/A			 Verandahs, terraces and Balconies to be setback
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account			a minimum of 4.5m from the Side Boundary, unless Screened.
		of the BCA and engineering tolerances and limitations of any		vi. Side Elevation (South)	Restricted Outlook Openings to be setback a
	Encroachments in Principal Setback	retaining walls.			minimum of 4.5m from the Side Boundary unless the Opening:
•••••	i. Permitted Encroachments into	Verandahs, Balconies, Eaves,			is a Celestial Window; or
	Principal Setback	Projecting Fronts, Bay Windows, Portico to define the principal			is Screened; or
		entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			• is fitted with Opaque Glass.
•••••	ii. Extent to which Permitted	3.9 metres measured from the	12.	Specific Design Requirement	
 b.	Encroachments may encroach into the Principal Setback Encroachments into Secondary Setb.	Principal Setback Line within the area shown as Encroachment Zone on the Plan.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
••••	i. Permitted Encroachments into	N/A	13.	Refuse storage enclosures and coll	ection
	Secondary Setback.		a.	Required Bin Storage	Storage for 2 bins provided within
C.	Encroachments into Side Setback				the Lot and screened from public view
	 Permitted Encroachments into Side Setback (North and South) 	Eaves, Shade Devices and Attached Fences.	b.	Required Bin Collection Point	N/A
d.	Encroachments into Rear Setback.	•••••••••••••••••••••••••••••••••••••••		Location (required by the City of Wanneroo)	
•••••	i. Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8.	Frontage/ Principal Elevation Requ	uirements	15.	External Fixtures	Refer - Private Realm Operative
a.	Required Private Frontage Type	Verandah or Pergola	16.	Design Outcomes – Additional	Provisions Refer - Private Realm Operative
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front*, a Return Verandah, a Projecting Front	17.	Requirements + Controls Exemptions to Planning	Provisions Refer - Private Realm Operative
		and a Return Verandah, a Double Return Verandah and a Double Projecting Front. *A Projecting Front is only		Approval	Provisions
			18.	No modification of building elements provided by Jindee Developer without Consent	Refer - Private Realm Operative Provisions
		permitted in the Encroachment Zone adjacent to the existing steps. On this lot a projecting front is required to have a gable end.			



LOT 275

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 300

LOT FRONTAGE 10m



Legend

Building Type

- Cottage
- **H** 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)

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

♦27.50 Spot Levels

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

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

Indicative Retaining Wall Locations

— — No Vehicular Access

//// Indicative Services Area

1 Principal Boundary

2 Side Boundary (North)

3 Side Boundary (South)

4 Rear Boundary

• Proposed light pole location

N 0 5m 10m 15m 20m 25m

Lot 275 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 275. 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.

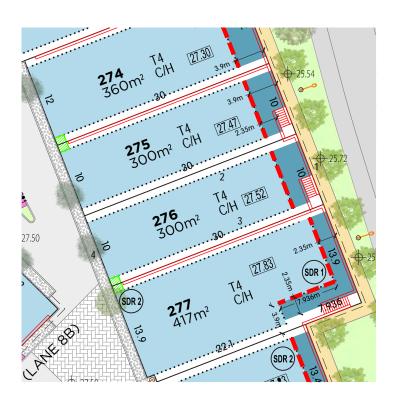
ITEM	DESCRIPTION	REQUIREMENT	
1	Site Works		
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions	
b.	Stormwater Management	Refer - Private Realm Operative Provisions	
C.	Retaining Walls	Refer - Private Realm Operative Provisions	
2	Number of Dwellings on Lot		
a.	Maximum Number of Single 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		
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 and stairs as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah attached to the internal retaining wall for the extent of the Principal elevation or Terrace with Pergola attached to the Principal boundary retaining wall.
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)	27.47 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acc	cess
a.	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	Cottage/ House- 2 bays
		the Lot.	b.	Additional garaging requirement	Nil
b.	Secondary Setback Line	N/A		for Ancillary Unit, if provided	•••••
c. Sid	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North)	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South)
		within the Lot.	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may	10.	Attached Fence and Sideyard Wal	ling
		be located on the relevant Side	a.	Type required	Attached Fence
		Boundary, for a distance of up to 12 metres measured from the Rear	11.	Privacy	
		Boundary.	a.	Privacy Restrictions on 1st floor and	above
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	•••••	i. Principal Elevation ii. Rear Elevation on or adjacent	Nil Nil
		A portion of one (1) of the Side		to rear boundary	
		Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.		iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.9 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured 1.0 metre from the Side Boundary (both North and	•••••	iv. Secondary Elevation	Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. N/A
		South) as shown on the Plan.	• • • • • • • • • • • • • • • • • • • •	v. Side Elevation (North)	Open Outlook
g.	BTL Percentage	80% minimum.			 Openings permitted.
h.	Required Parapet Wall Location	N/A			Verandahs, terraces and
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any		vi. Side Elevation (South)	Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
		retaining walls.			Openings to be setback a
a.	Encroachments in Principal Setback				minimum of 4.5m from the Side Boundary unless the Opening:
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			 is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
	ii. Extent to which Permitted	3.9 metres measured from the	12.	Specific Design Requirement	
b.	Encroachments may encroach into the Principal Setback Encroachments into Secondary Setb.	Principal Setback Line within the area shown as Encroachment Zone on the Plan. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
	· · ··································	• • • • • • • • • • • • • • • • • • • •	12	,	H
	 Permitted Encroachments into Secondary Setback. 		13.	Refuse storage enclosures and co	
C.	Encroachments into Side Setback		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	 Permitted Encroachments into Side Setback (North and South) 	Eaves, Shade Devices and Attached Fences.	ь b.	Required Bin Collection Point	N/A
d.	Encroachments into Rear Setback.		ъ.	Location (required by the City of	1477
u.	i. Permitted Encroachments into	N/A	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative
0	Rear Setback	uiraments			Provisions
8. a.	Required Private Frontage Type	Verandah or Pergola	15.	External Fixtures	Refer - Private Realm Operative Provisions
b.	Permitted Principal Building	nitted Principal Building Straight Front, Projecting Front*, a	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	Elevation Types		17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		Projecting Front.	18.	No modification of building	Refer - Private Realm Operative
		*A Projecting Front is only permitted in the Encroachment		elements provided by Jindee Developer without Consent	Provisions
			Zone adjacent to the existing steps. On this lot a projecting front is required to have a gable end.		



LOT 276 3 (South) RELEASE Т4 **TRANSECT** LOT TYPE Interior AREA (APPROX M2) 300 LOT FRONTAGE 10m



Legend

Building Type

- Cottage
- 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) [27.52] Datum and Pad Level (refer Operative Provision No. 5)

+27.50 Spot Levels

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

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

Indicative Retaining Wall Locations

No Vehicular Access



Side Boundary (North)

Side Boundary (South)

Rear Boundary

Scale 1:500 |

Lot 276 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 276. 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	
а.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage / House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
e.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall and stairs as shown on Plan
С.	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 attached to the internal retaining wall for the extent of the Principal elevation or Terrace with Pergola attached to the Principal boundary retaining wall.
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)	27.52 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acc	cess
a.	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	Cottage/ House - 2 bays
		the Lot.	b.	Additional garaging requirement	Nil
b.	Secondary Setback Line	N/A		for Ancillary Unit, if provided	•••••
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, Side Boundary (North and South)
			d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may	10.	Attached Fence and Sideyard Wal	ling
		be located on the relevant Side	а.	Type required	Attached Fence
		Boundary, for a distance of up to 12 metres measured from the Rear	11.	Privacy	
		Boundary.	a.	Privacy Restrictions on 1st floor and	above
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	•••••	i. Principal Elevation ii. Rear Elevation on or adjacent	Nil Nil
		A portion of one (1) of the Side		to rear boundary	
		Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.		iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.9 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured from the Side Setback North as shown on the		iv. Secondary Elevation	Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. N/A
		Plan.	•••••	v. Side Elevation (North)	Open Outlook
g.	BTL Percentage	80% minimum.			 Openings permitted.
h.	Required Parapet Wall Location	N/A			Verandahs, terraces and
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.		vi. Side Elevation (South)	Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook
a.	Encroachments in Principal Setback	Tetalining Walls.			Openings to be setback a
a.	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.			minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
	ii. Extent to which Permitted	3.9 metres measured from the	12.	Specific Design Requirement	
b.	Encroachments may encroach into the Principal Setback Encroachments into Secondary Setb.	Principal Setback Line within the area shown as Encroachment Zone on the Plan. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	No
	· · ··································	•••••	12	,	Heaties
	 i. Permitted Encroachments into Secondary Setback. 		13.	Refuse storage enclosures and co	
C.	Encroachments into Side Setback		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
d	Permitted Encroachments into Side Setback (North and South) Encroachments into Bear Setback	Eaves, Shade Devices and Attached Fences.	b.	Required Bin Collection Point Location (required by the City of	N/A
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative
8.	Frontage/ Principal Elevation Requ	uirements		e content	Provisions
a.	Required Private Frontage Type	Verandah or Pergola	15.	External Fixtures	Refer - Private Realm Operative Provisions
b.	Permitted Principal Building	Straight Front, Projecting Front*, a	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	Elevation Types	Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		Projecting Front. *A Projecting Front is only	18.	No modification of building elements provided by Jindee Developer without Consent	Refer - Private Realm Operative Provisions
		permitted in the Encroachment Zone adjacent to the existing steps. On this lot a Projecting Front is required to have a gable end.			



LOT 277

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Corner

AREA (APPROX M²) 417

LOT FRONTAGE 13.9m



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)

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

+27.50 Spot Levels

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

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

Indicative Retaining Wall Locations

— — No Vehicular Access

Indicative Services Area

1 Principal Boundary

2 Secondary Boundary

3 Side Boundary (North)

4 Side Boudary (South)

5 Rear Boundary

••• Proposed light pole location

Lot 277 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 277. 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

Scale 1:500 |

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	
а.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage/ House
C.	Lot Type Designation	Corner 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 and stairs as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	27.83 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Requirer	ments
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within	а.	Required Private Frontage Type	Verandah
b.	Secondary Setback Line	the Lot. Is parallel to and located 3.9 metres from the Secondary Boundary for a length of 7.936 metres measured from the Principal Setback Line within	b. 9.	Permitted Principal Building Elevation Types Gazaging Parking and Vehicle Access	A Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.
С.	Side Setback Line (North)	the Lot. Is parallel to and located 1.0 metre from the Side Boundary (North)	a.	Garaging, Parking and Vehicle Access Garaging required for this minimum number of cars	Cottage/ House - 2 bays
		within the Lot. A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear	b. c.	Additional garaging requirement for Ancillary Unit, if provided Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Nil Principal Boundary, Secondary Boundary, Side Boundary (North and South) Rear Direct, Rear Side Stack.
		Boundary.	10.	Attached Fence and Sideyard Walling	
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	a. 11.	Type required Privacy	Attached Fence
		A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear	a	Privacy Restrictions on 1st floor and abov i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	e Nil Nil
e.	Rear Setback Line	Boundary. Is located on the Rear Boundary	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be
f.	Build-to-Line (BTL) Location	within the Lot. Yes. BTL 1. Is parallel to and located 2.35 metres from the Principal Boundary within the Lot for a length of 9.0 metres measured from the Side Setback Line North as shown on the Plan.			setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless
		BTL 2. Is parallel to and located 3.9 metres from the Secondary Boundary within the Lot for a length of 7.936 metres measured from the Principal Setback Line as shown on the Plan.		iv. Secondary Elevation v. Side Elevation (North)	Screened. N/A Open Outlook Openings permitted.
g.	BTL Percentage	1. 90% minimum. 2. 100% minimum.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
h	Required Parapet Wall Location Permitted Encroachments	N/A The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.	•••••	vi. Side Elevation (South)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
a.	Encroachments in Principal Setback				is a Celestial Window; or
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Plinths or Piers for the Verandah, Steps.	12.	Specific Design Requirement	 is Screened; or is fitted with Opaque Glass.
b.	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback Encroachments into Secondary Setbaci	2.35 metres measured from the Principal Setback Line.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes. SDR 1. Corner Treatment. SDR 2. Terminating Vista - Feature Tree. Garage and Crossover placement is to ensure retention of existing feature tree in league to the state of the state
	 Permitted Encroachments into Secondary Setback. 	Verandahs, Balconies, Eaves or Bay Windows.	13.	Refuse storage enclosures and collecti	feature tree in laneway.
•••••	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Secondary Setback Line. An exception	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	into the Secondary Setback	to this is Šteps, which are not restricted.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
C.	Encroachments into Side Setback i. Permitted Encroachments into	Eaves, Shade Devices and Attached	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
d.	Side Setback (North and South) Encroachments into Rear Setback.	Fences.	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
			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 278

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Edge

AREA (APPROX M²) 504

LOT FRONTAGE 24 metres / 13.4 metre



Legend

Building Type

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



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

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

♦ 27.50 Spot Levels

Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the nominated 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 (South)

4 Rear Boundary

Lot 278 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 278. 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, Apartment House
	Lot Type Designation	Edge Lot
• • • • • • •	••••••	
e.	••••••••	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 and stairs as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	27.83 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acces	S
a.	Principal Setback Line	1a + b - Is parallel to and located 2.35	a.	Garaging required for this minimum	Cottage/ House - 2 bays
		metres from the Principal Boundary within the Lot.		number of cars	Apartment House -
b.	Secondary Setback Line	N/A			1 bay/ 1 bedroom dwelling
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre			2 bays/ 2+ bedroom dwelling
C.	Side Setsdek Eine (North)	from the Side Boundary (North) within the Lot.	b.	Additional garaging requirement for Ancillary Unit	Nil
		A portion of the Side Setback Line (North or South) may be located on	С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (North + South).
		the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	d.	Required Garage Disposition	Rear Direct, Rear Side Stack, Rear Back Court, Rear Side Court.
d.	Side Setback Line (South)	Is parallel to and located 1.0 metre	10.	Attached Fencing and Sideyard Walli	
		from the Side Boundary (South) within the Lot.	a.	Type of fencing required	Attached
		A portion of the Side Setback Line	11.	Privacy	
		(North or South) may be located on the Side Boundary, for a distance of	a.	Privacy Restrictions on 1st floor and abo	• • • • • • • • • • • • • • • • • • • •
		up to 12 metres measured from the		i. Principal Elevation	Nil
	•••••	Rear Boundary.		ii. Rear Elevation on or adjacent to	Nil
e.	Rear Setback Line	Is located on the Rear Boundary	•••••	rear boundary	
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres from the Principal Boundary for a length of: 1a - 17.0 metres, measured 1.0m metre from the Side Boundary South		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;
		metre from the Side Boundary South, and 1b - 10.9 metres, measured 1.0 metre from the Side Boundary North.			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
g.	BTL Percentage	1a - 90% minimum.	•••••	iv. Secondary Elevation	Nil
		1b - 80% minimum.	•••••	v. Side Elevation (North)	Open Outlook
h.	Requirement for a Parapet Wall	N/A		v. Side Elevation (North)	•
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls.			 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	Encroachments in Principal Sathack	innitations of any retaining wais.		vi. Side Elevation (South)	Restricted Outlook
a.	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows,			Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element			is a Celestial Window; oris Screened; or
• • • • • • • •	ii. Extent to which Permitted	2.35 metres measured from the			• is fitted with Opaque Glass.
	Encroachments may encroach	Principal Setback Line. An exception	12.	Specific Design Requirement	Yes. SDR1 - A Projecting Front with a Gable End is required with a
	into the Principal Setback	to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot?	
b.	Encroachments into Secondary Setback	······································		(Terminated Vista, Corner Treatment,	Projecting Front width of 6.5m. The Golden Ratio does not apply to this
	i. Permitted Encroachments into Secondary Setback.	N/A		Projecting Front, Laneway Surveillance)	Projecting Front and it is required to attach to the internal stair retaining.
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A			SDR2 - A Projecting Front with a Gable End is recommended. The Golden Ratio to the Projecting Front does
С.	Encroachments into Side Setback (No				not apply where the Projecting Front
•••••	i. Permitted Encroachments into	Eaves, Shade Devices and Attached			width is 6.5m.
	Side Setback (North and South)	Fences.	13.	Refuse storage enclosures and collect	tion
d.	Encroachments into Rear Setback.	•••••	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	i. Permitted Encroachments into Rear Setback	N/A	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	Lot and screened from public view 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 Require	ements	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	Principal Building Elevation Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.	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 279 3 (South) RELEASE TRANSECT Т4 LOT TYPE Interior AREA (APPROX M2) 300 LOT FRONTAGE 10 metres



Legend

Building Type

- Cottage
- 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)

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

+ 27.50 Spot Levels

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

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

Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)

Lot 279 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 279. 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

Scale 1:500 |

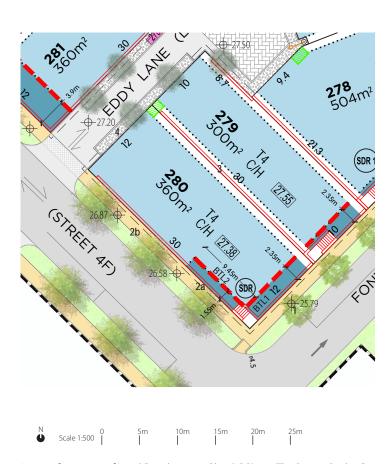
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
C.	Ancillary Unit	Permitted
3	Dwelling Controls	
а.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage / House
C.	Lot Type Designation	Interior 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 attached to the internal stair retaining wall for the extent of the Principal elevation or Terrace with Pergola attached to the Principal Boundary retaining wall.
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)	27.55 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 2.35 metres from the Principal Boundary	а.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
		within the Lot.	b.	Additional garaging requirement	Nil
 С.	Secondary Setback Line Side Setback Line (North)	N/A Is parallel to and located 1.0 metre	 С.	for Ancillary Unit, if provided Lot boundaries where Vehicle	Principal Boundary, Side Boundary
		from the Side Boundary (North) within the Lot.	d.	Access is prohibited Permitted Garage Disposition	(North and South) Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may	10.	Attached Fence and Sideyard Wall	
		be located on the relevant Side Boundary, for a distance of up to	a.	Type required	Attached Fence
		12 metres measured from the Rear	11.	Privacy	
d.	Side Setback Line (South)	Boundary. Is parallel to and located 1.0 metre	a.	Privacy Restrictions on 1st floor and a	• • • • • • • • • • • • • • • • • • • •
u.	Side Setback Line (South)	from the Side Boundary (South) within the Lot.	•••••	Principal Elevation Rear Elevation on or adjacent	Nil Nil
		A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	to rear boundary iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening
е.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			consists of Celestial Windows or opaque glass windows; • Verandahs, terraces and
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 2.35 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured 1.0 metre from the Side Boundary (both North and		iv. Secondary Elevation	Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. N/A
		South) as shown on the Plan.		v. Side Elevation (North)	Open Outlook
.g.	BTL Percentage	80% minimum.			Openings permitted.
7.	Required Parapet Wall Location Permitted Encroachments	N/A The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		tolerances and limitations of any retaining walls.	•••••	vi. Side Elevation (South)	Restricted Outlook
a.	Encroachments in Principal Setback	retaining walls.			Openings to be setback a minimum of 4.5m from the Side
•••••	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, Plinths or			Boundary unless the Opening: is a Celestial Window; or is Screened; or
		Piers for the Verandah, Steps.	12	Consider Dealers Resolutions and	• is fitted with Opaque Glass.
	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Principal Setback Line. An	12. a.	Specific Design Requirement Is there a Specific Design	N/A
	into the Principal Setback	exception to this is Steps, which are not restricted.	a.	Requirement applicable to this Lot? (Terminated Vista, Corner	
b.	i. Permitted Encroachments into	N/A		Treatment, Projecting Front, Laneway Surveillance)	
	Secondary Setback.	•••••	13.	Refuse storage enclosures and col	
C.	Encroachments into Side Setback i. Permitted Encroachments into	Eaves, Shade Devices and Attached	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
d.	Side Setback (North and South) Encroachments into Rear Setback. i. Permitted Encroachments into	Fences. N/A	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
8.	Rear Setback Frontage/ Principal Elevation Requ	uirements	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
a.	Required Private Frontage Type	Verandah or Pergola	15.	External Fixtures	Refer - Private Realm Operative Provisions
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front*, a Return Verandah, a Projecting Front	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
		and a Return Verandah, a Double Return Verandah and a Double Projecting Front.	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
		*A Projecting Front is only permitted in the encroachment zone adjacent to the existing steps.	18.	No modification of building elements provided by Jindee Developer without Consent	Refer - Private Realm Operative Provisions
		On this Lot a Projecting Front is required to be a Gable End and must attach to the internal stair retaining wall.			







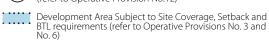
Legend

Building Type

- Cottage
- **H** House



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



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

+27.20 Spot Levels

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

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

2a+2b Secondary Boundary

Side Boundary

4 Rear Boundary

→ Signage (No Stopping Areas)

Lot 280 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 280. 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	80%
b.	Permitted Building Types	Cottage, House
C.	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 External Wall Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	27.38 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		d.	Encroachments into Rear Setback.	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary	•••••	i. Permitted Encroachments into Rear Setback	N/A
		within the Lot for a distance of 9.45 metres measured from the Side Setback Line (North).	8.	Frontage/ Principal Elevation Req	uirements
b.	Secondary Setback Line	2a is parallel to and located 1.55	a.	Required Private Frontage Type	Verandah
·	secondary seconds con-	metres from the Secondary Boundary within the Lot for a distance of 9.45 metres measured from the Principal Setback Line.	b.	Permitted Principal Building Elevation Types	Double Verandah
			9.	Garaging, Parking and Vehicle Acc	cess
		2b is located on the Secondary	a.	Garaging required for this	Cottage/ House - 2 bays
		Boundary for a distance of 18.2 metres measured from the Rear Boundary.	•••••	minimum number of cars	······································
	Side Setback Line (North)	Is parallel to and located 1.0 metre	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	SIGE SELBACK LITTE (NOTH)	from the Side Boundary (North) within the Lot.	С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary South, Side Boundary
		A portion of the Side Setback Line (North) may be located on the Side	d.	Permitted Garage Disposition	(North). Rear Direct , Rear Side Stack.
		Boundary, for a distance of up to 12 metres measured from the Rear	10.	Attached Fencing and Sideyard W	
		Boundary.	a.	Type required	Attached Fence
d.	Side Setback Line	N/A		71	Attached Fence
⊇.	Rear Setback Line	Is located on the Rear Boundary	11.	Privacy	
: :	Build-to-Line (BTL) Location	Yes. BTL 1) Is parallel to and located	a.	Privacy Restrictions on 1st floor and	•••••
		2.35 metres from the Principal Boundary within the Lot, for a		i. Principal Elevation	Nil
		distance of 9.45 metres measured from the Side Setback Line (North).		ii. Rear Elevation on or adjacent to rear boundary	Nil
		BTL 2) Is parallel to and located 1.55 metres from the Secondary Boundary 2a for a distance of 9.45 metres measured from the Principal Setback Line.		iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
g.	BTL Percentage	BTL 1. 80% minimum			or opaque glass windows; Verandahs, terraces and
h.	Required Parapet Wall Location	BTL 2. 100% minimum N/A			Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
7.	Permitted Encroachments	The extent to which any	•••••	iv. Secondary Elevation	Nil
		Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any	• • • • • • • • • • • • • • • • • • • •	• · · · · · · · · · · · · · · · · · · ·	•••••
				v. Side Elevation (North)	Open Outlook. Openings permitted.
		retaining walls.			 Verandahs, terraces and
a.	Encroachments beyond Principal Set Permitted Encroachments beyond the Principal Setback	back Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows,			Balconies to be setback a minimum of 4.5m from the Side Boundary, unless
	beyond the i interpal setback	Portico to define the principal	• • • • • • • • • • • • • • • • • • • •		Screened.
		entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.	12.	vi. Side Elevation (South) Specific Design Requirement	• N/A
	ii. Extent to which Permitted	2.35 metres measured from			Yes. Corner Treatment - Double
b.	Encroachments may encroach beyond the Principal Setback Encroachments beyond Secondary S	the Principal Setback Line. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Verandah.
		•••••	13.	Refuse storage enclosures and co	llection
	i. Permitted Encroachments beyond the Secondary Setback	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
		the Verandah, Steps, Towers, a Terminating Vista Element	b.	Required Bin Collection Point Location (required by the City of	view N/A
	ii. Extent to which Permitted Encroachments may encroach beyond the Secondary Setback	2a. 1.55 metres measured from the Secondary Setback Line. An exception to this is Steps, which are	14.	Wanneroo) Landscaping + Street Trees	Refer - Private Realm Operative
		not restricted. 2b. N/A	15.	External Fixtures	Provisions Refer - Private Realm Operative
 I.	Encroachments into Side Setback (North)	•••••••••••••••••••••••••••••••••••••••	16.	Design Outcomes – Additional	Provisions Refer - Private Realm Operative
	i. Permitted Encroachments into	Eaves, Shade Devices and Attached		Requirements + Controls	Provisions
	Side Setback (North)	Fences.	17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
	ii. Extent to which Permitted Encroachments may encroach	Restricted by the BCA and tolerances of any retaining walls.	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)

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

♦27.50 Spot Levels

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

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 (South)

3 Side Boundary (North)

4 Rear Boundary

Lot 281 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 281. 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		
а.	Maximum Lot Coverage	80%	
b.	Permitted Building Type	Cottage, House	
C.	Lot Type Designation	Edge	
d.	Permitted Building Dispositions	Edgeyard, Courtyard	
е.	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 attached to the internal stair retaining wall for the extent of the Principal elevation or Terrace with Pergola attached to the Principal Boundary retaining wall.
Building Heights	
Maximum No of Storeys	2 storeys plus loft
Maximum Height	7.5 metres
Lot Datum (from which Building Height is measured)	27.57 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 Height Lot Datum (from which Building

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
		Is parallal to and located 2.0 matros
а.	Principal Setback Line	Is parallel to and located 3.9 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	Is located on the Secondary Boundary within the Lot
С.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (North) within the Lot.
		A portion of the Side Setback Line (North) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.9 metres from the Principal Boundary within the Lot for a length of 11 metres, measured 1.0 metre from the Side Boundary (North) as shown on the Plan.
g.	BTL Percentage	80% minimum.
 h.	Required Parapet Wall Locaiton	N/A
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any
		retaining walls.
a.	Permitted Encroachments into Principal Setback Permitted Encroachments into Principal Setback	Verandahs, Pergolas, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, Plinths or Piers for the Verandah, Steps.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	3.9 metres measured from the Principal Setback Line within the area shown as Encroachment Zone on the Plan. An exception to this is
		Steps, which are not restricted.
b.	i. Permitted Encroachments into	N/A
	Secondary Setback.	•••••
C.	i. Permitted Encroachments into	Eaves, Shade Devices and Attached
d.	Side Setback (North) Encroachments into Rear Setback.	Fences.
	i. Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requ	irements
a.	Required Private Frontage Type	Verandah or Pergola
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.
		*A Projecting Front is only permitted in the Encroachment Zone adjacent to the existing steps. On this Lot a Projecting Front is required to have a Gable End.

ITEM	DESCRIPTION	REQUIREMENT	
9.	Garaging, Parking and Vehicle Access		
а.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays	
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil	
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North).	
d.	Required Garage Disposition	Rear Direct, Rear Side Stack.	
10.	Attached Fence and Sideyard Wal	'alling	
a.	Type required	Attached Fence	
11.	Privacy		
a.	Privacy Restrictions on 1st floor and	above	
	i. Principal Elevation	Nil	
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil	
	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows or opaque glass windows; Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary was forced.	
		Boundary, unless Screened.	
• • • • • • •	iv. Secondary Elevation	Nil	
	v. Side Elevation (North)	Open Outlook	
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. 	
• • • • • • •	vi. Side Elevation	N/A	
12.	Specific Design Requirement		
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	No	
	B ()		
13.	Refuse storage enclosures and co	llection	
13. a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public	
-		Storage for 2 bins provided within	
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	
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 N/A Refer - Private Realm Operative	
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 N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative	
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 N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions	







Legend

Building Type

Cottage

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)

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

+27.50 Spot Levels

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

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 282 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan (ILP'), prescribe the specific design requirements applicable to the development of Lot 282. 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 attached to the internal stair retaining wall for the extent of the Principal elevation or Terrace with Pergola attached to the Principal Boundary retaining wall.
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)	27.57 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		9.	Garaging, Parking and Vehicle Acc	cess
а.	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	Cottage/ House - 2 bays
b.	Secondary Setback Line	N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
C.	Side Setback Line (North)	ls parallel to and located 1.0 metre from the Side Boundary (North)	C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (North and South)
		within the Lot.	d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may	10.	Attached Fence and Sideyard Wal	ling
		be located on the relevant Side Boundary, for a distance of up to	a.	Type required	Attached Fence
		12 metres measured from the Rear	11.	Privacy	
d.	Side Setback Line (South)	Boundary. Is parallel to and located 1.0 metre from the Side Boundary (South)	a.	Privacy Restrictions on 1st floor and i. Principal Elevation	above Nil
		within the Lot.		ii. Rear Elevation on or adjacent to rear boundary	Nil
		A portion of the Side Setback Line (North) may be located on the 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 2.0m from Side Boundary unless
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			Screened, or the Opening consists of Celestial Windows or opaque glass windows;
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.9 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured 1.0 metre from			Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		the Side Boundary (both North and South) as shown on the Plan.		iv. Secondary Elevation	N/A
g.	BTL Percentage	80% minimum.		v. Side Elevation (North)	Open Outlook
h.	Required Parapet Wall Location	N/A			Openings permitted.
7.	Permitted Encroachments	The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		retaining walls.		vi. Side Elevation (South)	Restricted Outlook
a.	i. Permitted Encroachments into	Verandahs, Pergolas, Balconies,			Openings to be setback a minimum of 4.5m from the Side
	Principal Setback	Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse,			Boundary unless the Opening: • is a Celestial Window; or
		Plinths or Piers for the Verandah, Steps.			 is Screened; or is fitted with Opaque Glass.
	ii. Extent to which Permitted Encroachments may encroach	3.9 metres measured from the Principal Setback Line within the	12.	Specific Design Requirement	
	into the Principal Setback	area shown as Encroachment Zone on the Plan. An exception to this is Steps, which are not restricted.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	N/A
b.	i. Permitted Encroachments into	••••••••••••	13.	Laneway Surveillance) Refuse storage enclosures and co	llection
 C.	Secondary Sethack		a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public
	•••••	Eaves, Shade Devices and Attached		•••••	view
d.	Side Setback (North and South) Encroachments into Rear Setback.	Fences.	b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
	i. Permitted Encroachments into Rear Setback	N/A	14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
8. a.	Frontage/ Principal Elevation Required Private Frontage Type	Verandah or Pergola	15.	External Fixtures	Refer - Private Realm Operative Provisions
а. b.	Permitted Principal Building	Straight Front, Projecting Front*, a	16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
	Elevation Types	Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front. *A Projecting Front is only	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
		permitted in the Encroachment Zone adjacent to the existing steps. On this Lot a Projecting Front is required to have a Gable End.		- Andrew Soliton	



LOT 925

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Edge

AREA (APPROX M²) 360

LOT FRONTAGE 12 metres



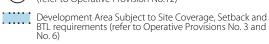
Legend

Building Type

- Cottage
- H House



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



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

+25.78 Spot Levels

Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the 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

3a + 3b Side Boundary (South)

4 Rear Boundary

Lot 925 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 925. 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	80%
b.	Permitted Building Type	Cottage, House
С.	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 Height	7.5 metres
C.	Lot Datum (from which Building Height is measured)	26.02 AHD

ITEM	DESCRIPTION	REQUIREMENT	ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines		8.	Frontage/ Principal Elevation Req	uirements
a.	Principal Setback Line	Is parallel to and located 2.35		0 1 101 15 1 7	
		metres from the Principal Boundary within the Lot.	a.	Required Private Frontage Type	Verandah
b. 	Secondary Setback Line Side Setback Line (South)	Is located on the Secondary Boundary within the Lot. 3a Is parallel to and located 1.2	b.	Permitted Principal Building Elevation Types	A Return Verandah (with the return on the South of the Lot), a Projecting Front and a Return Verandah, a Double Return
С.	Side Setdack Line (South)	metres from the Side Boundary (South) within the Lot for a length of 6.0 metres measured from the Principal Setback Line; and	9.	Garaging, Parking and Vehicle Acc	Verandah, and a Double Verandah.
			а.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
		3b Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot for a distance of 21.65 metres measured from the Rear Boundary. A portion of the Side Setback Line (South 3b) may be located on the Side Boundary (South 3b), for a distance of up to 12 metres	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
			C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South)
			d.	Required Garage Disposition	Rear Direct, Rear Side Stack.
			10.	Attached Fence and Sideyard Wall	ling
			a.	Type required	Attached Fence
	•••••	measured from the Rear Boundary.	11.	Privacy	
d.	Side Setback Line	N/A	a.	Privacy Restrictions on 1st floor and a	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 2.35 metres from the Principal Boundary	•••••	ii. Rear Elevation on or adjacent	Nil
		within the Lot, measured from the Secondary Boundary (North), for a distance of 10.8 metres as shown on the Plan.	•••••	to rear boundary iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or
a	BTL Percentage	80% minimum			terraces) to be setback 2.0m from Side Boundary unless
g. h.	Requirement for a Parapet Wall	N/A			Screened, or the Opening
7.	Permitted Encroachments	The extent to which any			consists of Celestial Windows or opaque glass windows;
	7. Fermitted Encroachments	Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any			 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		retaining walls.		iv. Secondary Elevation	Nil
a.	Encroachments in Principal Setback i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Bay Windows, Plinths or Piers for the		v. Side Elevation (South)	Restricted Outlook Openings to be setback a
•••••	······································	Verandah, Steps. 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:
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback				is a Celestial Window; oris Screened; or
					 is fitted with Opaque Glass.
b.	Encroachments into Secondary Setb	••••••		vi. Side Elevation	N/A
	 Permitted Encroachments into Secondary Setback. 	N/A	12.	Specific Design Requirement	
С.	Encroachments into Side Setback	••••••	a.	Is there a Specific Design	No
•••••	i. Permitted Encroachments into Side Setback (South)	3a - Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, and Steps.		Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
			13.	Refuse storage enclosures and col	llection
		3b - Eaves, Shade Devices and Attached Fences.	a.	Required Bin Storage	Storage for 2 bins provided within
•••••	ii. Extent to which Permitted Encroachments may encroach into a Side Setback (South)	3a - 2.35 metres measured from the Side Setback Line. An exception to this is Steps which are not restricted.			the Lot and screened from public view
			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
			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 929

RELEASE 3 (South)

TRANSECT T4

LOT TYPE Interior

AREA (APPROX M²) 299.5

LOT FRONTAGE 10 metres



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)

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

+26.33 Spot Levels

Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the 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 (North)

3 Side Boundary (South)

4 Rear Boundary

••• Proposed light pole location

Lot 929 forms part of Local Development Plan (LDP) 9.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 929. 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.

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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, 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)	26.30 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 3.55 metres from the Principal Boundary	а.	Garaging required for this minimum number of cars	Cottage - 2 bays
b.	Secondary Setback Line	within the Lot. N/A	b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
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, Side Boundary (North and South)
			d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack.
		A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear	10.	Attached Fence and Sideyard Wal	lling
			a. 11.	Type required Privacy	Attached Fence
d.	Side Setback Line (South)	Boundary. Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot.	a. ••••••	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	above Nil Nil
		A portion of one (1) of the Side Setback Lines (North or South) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.	•••••	iii. Rear elevation internal to a Lot	Openings (other than Balconies, Verandahs or terraces) to be setback 2.0m from Side Boundary unless Screened, or the Opening consists of Celestial Windows
e.	Rear Setback Line	Is located on the Rear Boundary within the Lot.			or opaque glass windows; • Verandahs, terraces and
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.55 metres from the Principal Boundary within the Lot for a length of 8.0 metres, measured 1.0 metre from the Side Boundary (both North and		iv. Secondary Elevation	Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened. N/A
	DTI D	South) as shown on the Plan.		v. Side Elevation (North)	Open Outlook
g.	BTL Percentage	80% minimum.			Openings permitted.
7.	Required Parapet Wall Location Permitted Encroachments Encroachments in Principal Setback i. Permitted Encroachments into Principal Setback	N/A The extent to which any Encroachment can encroach into any setback must take into account of the BCA and engineering tolerances and limitations of any retaining walls. Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Gatehouse, 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.
				vi. Side Elevation (South)	Restricted Outlook Openings to be setback a
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.
	ii. Extent to which Permitted Encroachments may encroach	2.35 metres measured from the Principal Setback Line. An	12.	Specific Design Requirement	
	into the Principal Sétback	exception to this is Steps, which are not restricted and a 2.5m encroachment is permitted for Eaves, Facias and Gutters.	a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
b.	Encroachments into Secondary Setb	•••••	13.	Refuse storage enclosures and co	llection
	 i. Permitted Encroachments into Secondary Setback. Encroachments into Side Setback 	N/A	a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
	i. Permitted Encroachments into Side Setback (North and South)	Eaves, Shade Devices and Attached Fences.	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
8.	Frontage/ Principal Elevation Req	uirements	15.	External Fixtures	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 Double Return Verandah and a Double Projecting Front.	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



