



Legend

Building Type

- C** Cottage Type
- H** House Type
- Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)
- Build-to-line (BTL) (refer to Operative Provision No. 6)
- 24.00 Datum and Pad Level (refer Operative Provision No. 5)
- ⊕ 23.75 Spot Levels
- Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
- Entry Steps
- Indicative Retaining Wall Locations
- Retaining Wall Type 2
- No Vehicular Access
- Indicative Services Area
- 1** Principal Boundary
- 2** Secondary Boundary
- 3** Side Boundary (South)
- 4** Rear Boundary
- ✦ Proposed Light Pole Location



Lot 254 forms part of Local Development Plan (LDP) 10.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 254. Provisions that are stated as 'Required' are mandatory. Provisions that are stated as 'Permitted' are optional. Definitions for terms used in this ILP are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the supporting LDP report.

Specific Requirements

| ITEM | DESCRIPTION | REQUIREMENT |
|----------|--|--|
| 1 | Site Works | |
| a. | Maximum Lot Level | Refer - Private Realm Operative Provisions |
| b. | Stormwater Management | Refer - Private Realm Operative Provisions |
| c. | Retaining Walls | Refer - Private Realm Operative Provisions |
| 2 | Number of Dwellings on Lot | |
| a. | Maximum Number of Single Residential Dwellings | One (1) |
| b. | Maximum Number of Dwellings Permitted for an Apartment House | N/A |
| c. | Ancillary Unit | Permitted |
| 3 | Dwelling Controls | |
| a. | Maximum Lot Coverage | 75% |
| b. | Permitted Building Types | Cottage, House |
| c. | Lot Type Designation | Corner 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 | |
| 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) | 24.57/ 24.00 AHD |

| ITEM | DESCRIPTION | REQUIREMENT |
|-----------|---|---|
| 6 | Setbacks and Build-to-Lines | |
| a. | Principal Setback Line | Is parallel to and located 3.7 metres from the Principal Boundary, for a length of 13.0 metres measured from the Secondary Boundary within the Lot. |
| b. | Secondary Setback Line | Is parallel to and located on the Secondary Boundary within the Lot. |
| c. | Side Setback Line (South) | Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot. |
| d. | Side Setback Line | N/A |
| e. | Rear Setback Line | Is located on the Rear Boundary |
| f. | Build-to-Line (BTL) Location | Yes. Is located on the Principal Setback Line for a distance of 13 metres measured from the Secondary Boundary. |
| g. | BTL Percentage | 80% minimum |
| h. | Required Parapet Wall Location | N/A |
| 7. | Permitted Encroachments | The extent to which any Encroachment can encroach into any setback must take into account the BCA (as amended from time to time) and engineering tolerances and limitations of any retaining walls. |
| a. | Encroachments beyond Principal Setback | |
| i. | Permitted Encroachments beyond the 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. |
| ii. | Extent to which Permitted Encroachments may encroach beyond the Principal Setback | 2.7 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted. |
| b. | Encroachments into Secondary Setback | |
| i. | Permitted Encroachments into Secondary Setback. | N/A |
| ii. | Extent to which Permitted Encroachments may encroach into the Secondary Setback | N/A |
| c. | Encroachments into Side Setback | |
| i. | Permitted Encroachments into Side Setback (South) | Eaves, Shade Devices and Attached Fences. |
| d. | Encroachments into Rear Setback. | |
| i. | Permitted Encroachments into Rear Setback | N/A |
| ii. | Extent to which Permitted Encroachments may encroach into a Rear Setback | N/A |
| 8. | Frontage/ Principal Elevation Requirements | |
| a. | Required Private Frontage Type | Verandah |
| b. | Permitted Principal Building Elevation Types | Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front. |

| ITEM | DESCRIPTION | REQUIREMENT |
|------------|---|---|
| 9. | Garaging, Parking and Vehicle Access | |
| a. | Garaging required for this minimum number of cars | Cottage/ House - 2 bays |
| b. | Additional garaging requirement for Ancillary Unit | Nil |
| c. | Lot boundaries where Vehicle Access is prohibited | Principal Boundary, a portion of the Secondary Boundary as depicted on the Plan, Side Boundary (South), Rear Boundary |
| d. | Permitted Garage Disposition | Rear Direct , Rear Side Stack, Rear Back Court. |
| 10. | Attached and Sideyard Walling | |
| a. | Type of Walling 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 | <ul style="list-style-type: none"> 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. |
| iv. | Secondary Elevation | Nil |
| v. | Side Elevation (South) | Restricted Outlook |
| | | Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: <ul style="list-style-type: none"> is a Celestial Window; or is Screened; or is fitted with Opaque Glass. |
| 12. | Specific Design Requirement | |
| a. | Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) | No |
| 13. | Refuse storage enclosures and collection | |
| a. | Required Bin Storage | Storage for 3 bins provided within the Lot and screened from public view |
| b. | Required Bin Collection Point Location (required by the City of Wanneroo) | N/A |
| 14. | Landscaping + Street Trees | Refer - Private Realm Operative Provisions |
| 15. | External Fixtures | Refer - Private Realm Operative Provisions |
| 16. | Design Outcomes – Additional Requirements + Controls | Refer - Private Realm Operative Provisions |
| 17. | Exemptions to Planning Approval | Refer - Private Realm Operative Provisions |
| 18. | No modification of building elements provided by JIndee Developer without Consent | Refer - Private Realm Operative Provisions |