



Legend

Building Type

V Villa Type

H House Type



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

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

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

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

30.50 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)

Special Design Response - Private Landscaping

Entry Steps

Indicative Retaining Wall Locations

Retaining Wall Type 2

No Vehicular Access

Indicative Services Area

1a + 1b Principal Boundary

2 Secondary Boundary

3 Side Boundary (East)

4 Rear Boundary

Proposed Light Pole Location

Lot 295 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 295. 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	65%
b.	Permitted Building Types	Villa, House
c.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard
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)	28.40 AHD, 30.56 AHD, 30.75 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	1a) Is parallel to and located 1.71 metres from the Principal Boundary (1a) within the Lot, for a distance of 7.65 metres measured from the Secondary Setback Line. 1b) Is parallel to and located 2.55 metres from Principal Boundary within the Lot for a distance of 17.53 metres measured 2.5 metres from the Rear Boundary.
b.	Secondary Setback Line	Is perpendicular to the Principal Boundary, measured 1.71 metres from the Principal Boundary and 3.11 metres from the Secondary Boundary for a length of 13.04 metres as depicted on the Plan.
c.	Side Setback Line (East)	Is parallel to and located 1.0 metre from the Side Boundary (East) within the Lot.
d.	Side Setback Line	N/A
e.	Rear Setback Line	Is parallel to and located 1.2 metre from the rear boundary within the Lot as depicted on the Plan.
f.	Build-to-Line (BTL) Location	Yes. BTL 1) is parallel to and located 2.55 metres from the Principal Boundary within the Lot for a length of 17.53 metres, measured from the 2.5 metres from the Rear Boundary. BTL 2) is parallel to and located 1.71 metres from the Principal Boundary within the Lot for a length of 7.65 metres measured from the Secondary Setback Line as depicted on the Plan. BTL 3) is located on the Secondary Setback line for a length of 13.04 metres, as depicted on the Plan.
g.	BTL Percentage	BTL 1) 95% minimum, BTL 2) 100% and BTL 3) 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	1a) Nil 1b) Verandah, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or piers to the Verandah, Steps.
ii.	Extent to which Permitted Encroachments may encroach beyond the Principal Setback	1a) N/A 1b) 2.55 metres measured from the Principal Setback Line.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback.	N/A
ii.	Extent to which Permitted Encroachments may encroach beyond the Secondary Setback	N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (East)	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 beyond the Rear Setback	N/A

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah
b.	Permitted Principal Building Elevation Types	Straight Front
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	Villa/ House - 2 bays
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (East) and a portion of the Rear Boundary as depicted on the Plan.
d.	Permitted Garage Disposition	Rear Direct , Rear Back Court, Rear Side Stack, Rear Side Court.
10.	Attached Fencing and Sideyard Walling	
a.	Type required	Attached Fence
11.	Privacy	
a.	Privacy Restrictions on 1st floor and above	
i.	Principal Elevation	Nil
ii.	Rear Elevation on or adjacent to rear boundary	Nil
iii.	Rear elevation internal to a Lot	<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 (East)	Open Outlook. <ul style="list-style-type: none"> 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)	Yes - Three required (mandated) SDR's SDR 1) A Gable End is mandated (no fence) SDR 2) A Gable End to mirror SDR 1 is mandated. SDR 3) Landscaping within the Lot as depicted on the Plan. For the purposes of this provision, Landscaping has the meaning attributed to it in the Architectural Standards for Jindee.
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