



### Legend

#### Building Type

- c** Cottage
- H** House
- (SDR)** Specific Design Requirements (refer to Operative Provision No.12)
- [26.38]** Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- [26.38]** Datum and Pad Level (refer Operative Provision No. 5)
- ± 25.5** Spot Levels
- [Blue Shaded Area]** Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the nominated Setback (refer to Operative Provision No. 7)
- [Red Dashed Line]** Build-to-line (BTL) (refer to Operative Provision No. 6)
- [Red Solid Line]** Indicative Retaining Wall Locations
- [Red Hatched Area]** Entry Steps
- [Grey Line]** No Vehicular Access
- [Green Hatched Area]** Indicative Services Area
- 1** Principal Boundary
- 2** Secondary Boundary (North)
- 3a + 3b** Side Boundary (South)
- 4** Rear Boundary
- [Orange Circle]** Proposed light pole location
- r4.5** Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)

Lot 105 forms part of Local Development Plan (LDP) 5.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 105. 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
<b>1</b>	<b>Site Works</b>	
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
<b>2</b>	<b>Number of Dwellings on Lot</b>	
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
<b>3</b>	<b>Dwelling Controls</b>	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Type	Cottage, House
c.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
e.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
<b>4</b>	<b>Plinths</b>	
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
<b>5</b>	<b>Building Heights</b>	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum Height	7.5 metres
c.	Lot Datum (from which Building Height is measured)	26.38 AHD

ITEM	DESCRIPTION	REQUIREMENT
<b>6</b>	<b>Setbacks and Build-to-Lines</b>	
a.	Principal Setback Line	Is parallel to and located 2.35 metres from the Principal Boundary within the Lot for a length of 8.45 metres measured from the Secondary Boundary (North).
b.	Secondary Setback Line	Is located on the Secondary Boundary within the Lot.
c.	Side Setback Line (South)	3(a) Is parallel to and located 3.35 metres from the Side Boundary (South) within the Lot for a length of 4.7 metres measured from the Principal Setback Line; and  3(b) Is parallel to and located 1.0 metre from the Side Boundary (South) within the Lot for a length of 22.95 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 measured from the Rear Boundary.
d.	Side Setback Line	N/A
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. BTL 1) Is parallel to and located 2.35 metres from the Principal Boundary within the Lot, measured 1.0 metre from the Secondary Boundary (North), and extends for a length of 7.4 metres as shown on the Plan, and  BTL 2) Is parallel to and located 3.55 metres from the Side Boundary (South) within the Lot and extends 2.35 metres measured from the Principal Setback Line, as shown on the Plan.
g.	BTL Percentage	1) 90% minimum 2) 100%
h.	Requirement for a Parapet Wall	N/A
<b>7.</b>	<b>Permitted Encroachments</b>	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.	Encroachments in Principal Setback	
i.	Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Bay Windows, Plinths or Piers for the Verandah, Steps.
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	2.35 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback	N/A
c.	Encroachments into Side Setback	
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.  3b - Eaves, Shade Devices and Attached Fences.
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.
d.	Encroachments into Rear Setback	
i.	Permitted Encroachments into Rear Setback	N/A

ITEM	DESCRIPTION	REQUIREMENT
<b>8.</b>	<b>Frontage/ Principal Elevation Requirements</b>	
a.	Required Private Frontage Type	Verandah
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 Verandah, and a Double Verandah.
<b>9.</b>	<b>Garaging, Parking and Vehicle Access</b>	
a.	Garaging required for this minimum number of cars	Cottage/ House - 2 bays
b.	Additional garaging requirement for Ancillary Unit, if provided	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (South)
d.	Required Garage Disposition	Rear Direct, Rear Side Stack.
<b>10.</b>	<b>Attached Fence and Sideyard Walling</b>	
a.	Type required	Attached Fence
<b>11.</b>	<b>Privacy</b>	
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"> <li>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;</li> <li>Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.</li> </ul>
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"> <li>is a Celestial Window; or</li> <li>is Screened; or</li> <li>is fitted with Opaque Glass.</li> </ul>
vi.	Side Elevation	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>12.</b>	<b>Specific Design Requirement</b>	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as "SDR"). The Verandah is to attach to the retaining wall on the Principal Boundary and the retaining wall on the north of the stairs accessed from the Principal Boundary.
<b>13.</b>	<b>Refuse storage enclosures and collection</b>	
a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
b.	Required Bin Collection Point Location (required by the City of Wanneroo)	N/A
<b>14.</b>	<b>Landscaping + Street Trees</b>	Refer - Private Realm Operative Provisions
<b>15.</b>	<b>External Fixtures</b>	Refer - Private Realm Operative Provisions
<b>16.</b>	<b>Design Outcomes – Additional Requirements + Controls</b>	Refer - Private Realm Operative Provisions
<b>17.</b>	<b>Exemptions to Planning Approval</b>	Refer - Private Realm Operative Provisions
<b>18.</b>	<b>No modification of building elements provided by Jindee Developer without Consent</b>	Refer - Private Realm Operative Provisions