



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)
- [23.70] Datum and Pad Level (refer Operative Provision No. 5)
- ⊕ 23.5 Spot Levels
- Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the 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
- 2a + 2b Secondary Boundary (East)
- 3 Side Boundary (West)
- 4 Rear Boundary
- Proposed light pole location
- r4.5 Kerb radii as shown (all kerb radii 2.5m or less, unless shown otherwise)
- ➔ Signage (No Stopping Areas)

Lot 82 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 82. 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	80%
b.	Permitted Building Types	Cottage, House
c.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard
e.	Required Terrace Grouping	N/A

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
c.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah, or a Terrace with a Pergola.
5	Building Heights	
a.	Minimum No of Storeys	2 storeys
	Maximum No of Storeys	2 storeys plus loft
b.	Minimum External Wall Height	7.5 metres
c.	Lot Datum (from which Building Height is measured)	23.70 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot for a length of 10.05 metres measured from the Side Boundary (West); and Is parallel to and located 7.5 metres from the Principal Boundary within the Lot for a length of 1.95 metres measured from the Secondary Boundary.
b.	Secondary Setback Line	2(a) Is parallel to and located 1.95 metres from the Secondary Boundary within the Lot for a length of 4.0 metres measured from the Principal Setback Line; and 2(b) Is located on the Secondary Boundary within the Lot as shown on the Plan.
c.	Side Setback Line (West)	Is parallel to and located 1.0 metre from the Side Boundary (West) within the Lot. A portion of the Side Setback Line (West) may be located on the Side Boundary (West), for a distance of up to 12 metres measured from the Rear Boundary.
d.	Rear Setback Line	Is located on the Rear Boundary
e.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot for a length of 9.0 metres, measured 1.0 metre from the Secondary Boundary and Side Boundary (West) as shown on the Plan.
f.	BTL Percentage	80% minimum
g.	Requirement for a Parapet Wall	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.	Encroachments in Principal and Secondary Setback	
i.	Permitted Encroachments into Principal Setback	Verandahs, Pergolas, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element
ii.	Extent to which Permitted Encroachments may encroach into the Principal Setback	3.5 metres measured from the Principal Setback Line. Encroachment permitted over the entry stairs and portal with the exception of the bottom landing.
b.	Encroachments into Secondary Setback	
i.	Permitted Encroachments into Secondary Setback 2(a)	Verandahs, Pergola, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element
ii.	Extent to which Permitted Encroachments may encroach into Secondary Setback 2(a)	1.95 metres measured from the Secondary Setback Line for a length of 4.0 metres measured from the Built to Line.
iii.	Permitted Encroachments into Secondary Setback 2(b)	N/A
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (West)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah
b.	Permitted Principal Building Elevation Types	A Return Verandah, a Projecting Front and a Return Verandah.
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, if provided	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (West)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
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 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.
iv.	Secondary Elevation	Nil
v.	Side Elevation (West)	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.
vi.	Side Elevation	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Gable End, Projecting Front, Laneway Surveillance)	Yes. Corner Treatment - a Verandah or Terrace with a Pergola attached to the retaining wall on the Secondary Boundary. The width of the Verandah fronting the Secondary Elevation is to match the width of the Verandah on the Principal Elevation.
13.	Refuse storage enclosures and collection	
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)	Yes
14.	Landscaping + Street Trees	Refer - Private Realm Operative Provisions
15.	External Fixtures	Refer - Private Realm Operative Provisions
16.	Design Outcomes – Additional Requirements + Controls	Refer - Private Realm Operative Provisions
17.	Exemptions to Planning Approval	Refer - Private Realm Operative Provisions
18.	No modification of building elements provided by Jindee Developer without Consent	Refer - Private Realm Operative Provisions