



Legend

Building Type

- c Cottage
- H House
- (SDR) Specific Design Requirements (refer to Operative Provision No.12)
- [Blue hatched] Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
- [Blue solid] Permitted Building Encroachment Zone - Zone in which the Building will be permitted in the nominated Setback area (refer to Operative Provision No. 7)
- [24.28] Datum and Pad Level (refer Operative Provision No. 5)
- ± 23.5 Spot Levels
- [Blue solid] Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the nominated Setback area (refer to Operative Provision No. 7)
- [Red dashed] Build-to-line (BTL) (refer to Operative Provision No. 6)
- [Yellow dashed] Required Sideyard Wall (refer to Operative Provision No. 10)
- [Red solid] Indicative Retaining Wall Locations
- [Red hatched] Entry Steps
- [RW] Retaining Wall over 3.0m in height
- [Grey line] No Vehicular Access
- [Green hatched] Indicative Services Area
- 1 Principal Boundary (South)
- 2 Secondary Boundary (West)
- 3 Side Boundary (North)
- 4 Side Boundary (East)
- 5 Rear Boundary
- [Orange dot] Proposed light pole location

Lot 89 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 89. 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.	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)	24.28 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line (South)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (West)	Is parallel to and located 4.0 metres from the Secondary Boundary within the Lot.
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 Lines (North or East) may be located on the relevant Side Boundary, for a distance of up to 6 metres measured from the Rear Boundary.
d.	Side Setback Line (East)	Is parallel to and located 1.0 metre from the Side Boundary (East) within the Lot. A portion of one (1) of the Side Setback Lines (North or East) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Side Boundary (North).
e.	Rear Setback Line	Is located on the Rear Boundary.
f.	Build-to-Line (BTL) Location	Yes. BTL 1) Is parallel to and located 3.5 metres from the Principal Boundary (South) for a length of 7.0 metres, within the Lot as shown on Plan, and BTL 2) Is parallel to and located 4.0 metres from the Secondary Boundary (West) for a length of 5.0 metres measured from the Principal Setback Line, within the Lot as shown on Plan.
g.	BTL Percentage	1) 90% minimum 2) 100%
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 of the BCA and engineering tolerances and limitations of any retaining walls.
a.	Encroachments in Principal Setback (South)	
i.	Permitted Encroachments into Principal Setback	Verandahs, Pergolas, Balconies, Eaves, 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	May encroach 3.5 metres measured from the Principal Setback Line. Encroachment is not permitted to extend over the entry stairs and bottom landing.
b.	Encroachments into Secondary Setback (West)	
i.	Permitted Encroachments into Secondary Setback	Verandahs, Pergolas, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers and Projecting Fronts provided they comply with the Specific Design Requirements in this ILP including the required Gable Ends and being the same width.
ii.	Extent to which Permitted Encroachments may encroach into the Secondary Setback	May encroach 4.0 metres measured from the Secondary Setback Line. The building which may encroach into the Secondary Setback by 2.0 metres measured from the Secondary Setback Line provided that a Verandah or Pergola is attached to the Building and extends to and attaches to the Retaining Wall.
c.	Encroachments into Side Setback	
i.	Permitted Encroachments into Side Setback (North and East)	Eaves, Shade Devices and Attached Fences.
d.	Encroachments into Rear Setback.	
i.	Permitted Encroachments into Rear Setback	N/A
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah
b.	Permitted Principal Building Elevation Types	Straight Front. Note: A Projecting Front is permitted only in the Secondary Setback.

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, if provided	Nil
c.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (North and East)
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 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	N/A
v.	Side Elevation (North)	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 (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.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot?	Yes - Two required (mandated) SDR's and one recommended SDR. SDR 1 is mandated being a Projecting Front setback not more than 1.0 metre from the Secondary Boundary and not less than 5.0 metres wide with a required Gable End to the side of the Principal Elevation and non trafficable Landscaping between the Gable End and the retaining wall with no fence. SDR 2 is mandated being a Gable End to the side of the Principal Elevation to the same width as SDR 1. SDR 3 is recommended, being a Projecting Front with a Gable End and is required to mirror all elements of SDR 1 noted within this ILP including that the Gable End is the same width as the Gable End in SDR 1. 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 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
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