



Legend

- Building Type**
- H** House Type
 - V** Villa Type
 - (SDR)** Specific Design Requirements (refer to Operative Provision No.12)
 - [Blue Shaded Area]** Development Area (Subject to Site Coverage, Setback and BTL requirements refer to Operative Provisions No. 3 and No. 6)
 - [Red Dashed Line]** Build-to-line (BTL) (refer to Operative Provision No. 6)
 - [27.59]** Datum and Pad Level (refer Operative Provision No. 5)
 - [24.70]** Spot Levels
 - [Blue Shaded Area]** Permitted Encroachment Zone - Zone in which Verandahs and other Encroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
 - [Green Hatched Area]** Landscaping (Landscaping has the meaning attributed to it in the Architectural Standards for Jindee)
 - [Red Hatched Area]** Entry Steps
 - [Red Dotted Line]** Indicative Retaining Wall Locations
 - [Dashed Line]** No Vehicular Access
 - [Green Hatched Area]** Indicative Services Area
 - 1** Principal Boundary
 - 2a + 2b** Secondary Boundary
 - 3** Side Boundary (West)
 - 4** Rear Boundary
 - [Orange Arrow]** Proposed Light Pole Location
 - [Red Dot]** Sightlines to be maintained as per Traffic Report (Uloth, March 2025)

Lot 132 forms part of Local Development Plan (LDP) 6.0. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 132. 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 Type	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 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 attached to Secondary Boundary Plinth
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum Height	7.5 metres
c.	Lot Datum (from which Building Height is measured)	24.70/ 27.59 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 4.45 metres from the Principal Boundary, within the Lot.
b.	Secondary Setback Line	2a) Is parallel to and located 2.95 metres from the Secondary Boundary within the lot, for a length of 4.0 metres measured from the Principal Setback Line. 2b) Is located on the Secondary Boundary within the Lot, for a distance of 20.55 metres measured from the Rear Boundary.
c.	Side Setback Line (East)	N/A
d.	Side Setback (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, for a length of up to 8.0 metres measured from the Rear Boundary, and is only permitted to be single storey.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. BTL 1) Is parallel to and located 4.45 metres from the Principal Boundary within the Lot, for a length of 12.05 metres measured from the Secondary Setback Line as shown on the Plan. BTL 2) Is parallel to and located 2.95 metres from the Secondary Boundary within the Lot, for a length of 4.0 metres, measured from the Principal Setback Line.
g.	BTL Percentage	BTL 1) 90% minimum and BTL 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 the BCA (as amended from time to time) and engineering tolerances and limitations of any retaining walls.
a.	Encroachments in Principal Setback	
i.	Permitted Encroachments into 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 into the Principal Setback	2.95 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	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 into the Secondary Setback 2a	2.95 metres measured from the Secondary Setback Line.
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

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Verandah
b.	Permitted Principal Building Elevation Types	Double Verandah
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 (West) and a portion of the Rear Boundary as depicted on the Plan.
d.	Required Garage Disposition	Rear Direct
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 (East)	N/A
vi.	Side Elevation (West)	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 - One required (mandated) SDR SDR) A Double Verandah
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