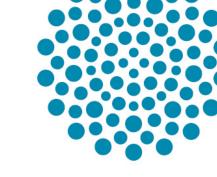


Service Field Company of the Company			
Processing	PURUC REALM - OPP	RATIVE PROVISIONS	
Section Processing	The Public Realm – Ope	rrative Provisions detail the development of the public realm, and provide the framework for the approval of the detailed design, including	:
Secure S	•	Tree Species and Spacings for Thoroughfares and Civic Spaces are detailed in Table 1, below. Minor adjustments to spacings may occur at detailed landscape stage and/or through detailed Engineering Plans to cater to final lighting, utility locations and	:
Similar of the company of the compan		 b) Groundcover Groundcover Groundcover and shrubs will be used in planters and Civic Spaces - shrubs may include Bougainvillea, Oleander and Hibiscus. c) Laneway Planting 	3 3
The controllation of the control of	2. Parking	 a) On Street Parking On street parking is provided and located as indicated on the adjacent plan. b) Laneway parking and access 	
Special Content	3. Street Lighting	Street lighting is detailed on the adjacent plan. The final location of lighting will be determined through the approval of Engineering	
General Actions of the Committee of the	4. Lot Truncations		
Control No. 2 and Execute many in a control control in the colors of the control in the colors of the control in the colors of t	of Civic Spaces	design stage.	
Excelsion/type: Only is pass statisformulated by undercomplet product. PRINCE RAMAN CONTAINS PROVISIONS 1. A recognitive make a window statisformulated product of the statistic product p		Operative Provision No.13. In regard to refuse vehicle access, given collection is primarily from rear laneways, the requirement for an easement or legal agreement for a temporary turnaround facility is not required.	10. Fencing and
Allowed and verification of Protection Processing of the Community of the			
Activities and in the control of the	PRIVATE REALM - O	PERATIVE PROVISIONS	•
The processor of Set CPU for a feeteness of secretary control of the CPU for a control of the CP	The Private Realm - Ope	erative Provisions of LDP 10.0, in conjunction with the Individual Lot Plan ("ILP") for each Lot, set out the standards and controls (both	nequirements
Ripot. In International Process content. This is applied to the program of the desire of the filter below. But is the filter below. But is the process of t	For the avoidance of do Definitions for terms us Report").	ubt, "ILP" is a reference of convenience only and each and every ILP forms part of this LDP 10.0. ed in this document are provided in the Jindee Design Code (Agreed Structure Plan No 84) and in the LDP Part 1 Report (referred to as "LDP").	Design
Little Committee Committ	Report. In summary th a. That an applic compliance w	s process requires: ation for any proposed Development be made to the Jindee Town Architects Office ('JTAO') to assess the proposed Development for ith the LDP and other controls administered by the Town Architect. This application must be made in the form required in LDP Report or as	13. Refuse storage
J. Per PCR of whome that the accusation is approached to accurate measuration and the 200 miles of the composition of the com	b. Any amendme c. If the JTAO en	ents required to the proposed Development by the JTAO are to be resubmitted to the JTAO; dorses an application as conforming to this LDP and the application is of a type that does not require planning approval then the Lot	•
Discontinuo de la companya persona de la colonia de la companya de majores consultados hidrogranas presidentes de la companya de la colonia del colo	d. If the JTAO end the objectives	dorses (with reasons) an application for a proposed Development as non-conforming with this LDP but the application is consistent with and design intent of the LDP, then the Planning Approval of the City of Wanneroo is required for the proposed variance to the LDP prior to	14. Design
Decidement of the bid of the temporal exposed in the by more than unknown does the bid Duran, or advantage of the control of the bid of the control of the con	In the event of any inco	nsistency between the above approval process summary and the process set out in LDP Report, then the LDP Report will prevail.	Outcomes - Additional
Statement with the process of the branch and the control experience during the control is control some control of the branch of the control experience of the contro		Development on the lot will not increase the level of that lot by more than 500mm above the Lot Datum, or as otherwise stated in Item 1a of the relevant ILP. b) Stormwater management	Controls
bedeelights with indicative in future or air assign patient you directly and provided good in the standard of		Wanneroo. c) Retaining Walls	
there is a. The displement of the following the continue of th		be developed within the zone of influence of an existing retaining wall, then engineering certification is required to confirm that the proposed wall will not undermine the structural integrity of the existing retaining wall. ii. Any retaining wall developed on the lot must either match the retaining walls provided by the Jindee Developer or be of masonry construction that matches or complements the Dwelling built on the lot. iii. All retaining walls are built to certain tolerances. It is the responsibility of the Lot Owner to ensure when developing on or	
Place of Dwellings He number of single Dwellings that may be developed on to be a limited to the number of single Dwelling United Sections of Control (1997) An Amount of Blood Dwelling United Sections of Sections (1997) An Amount of Blood Dwelling United Sections of Sections (1997) An Amount of Sections (1997) Annalysis (1997) Annalys		tolerances. The engineering details that establish these tolerances are maintained by the City of Wanneroo. d) Earthworks and Fill	
the material manifest of Swellings permitted for an Apartment relative is managed in team 20 of the relevant LLF. Another the experiment for an Apartment relative is managed in team 25 of the relevant LLF. The experiment of an Apartment of Coverings and Coverings and Coverings and Coverings. Another the experiment of the buttury not acceed the Maximum Lat Coverings permitted as socialized in team 35 of the relevant LLF. In Targe of Coverings. In Building Displayation. Land by the displayation of the international of the replacement or the Luff Type in decignated in team 35 of the relevant LLF. Building Displayation. Land by the displayation of the experiment of the covering the properties in term 35 of the relevant LLF buildings of the relevant LLF. Building Displayation or Shell the experiment of the covering the speciment of the experiment of the evel-ordinary of the evel-ordinar	(No of Dwellings)	The number of single Dwellings that may be developed on a lot is limited to the number referred to in Item 2a of the relevant ILP. An Ancillary Unit is not considered an additional Dwelling for the purposes of this sub section.	16
Submitted Submitted by the Control		The maximum number of Dwellings permitted for an Apartment House is mandated in Item 2b of the relevant ILP. c) Ancillary Units	External Fixtures
Cony displayed by billioning https: proceedable of hitter 30 of this development. Bit is not become an experiment of the processor of the development on the formus company with the requirement for the following processor. Bit is a Building piposition. d) Building piposition. c) Billioning piposition of the development of lense per processor and in the 10 type is design, sted in term 30 of the relevant. Bit is requirement for the development of lense halding piposition groups of from a more is presented in them 30 of the relevant. Bit is requirement from a Plinth if it is repulsed that a silicit is exposed from the length on them 4 of the relevant Bit is pilotic constructed by you be elevance of the pilotic constructed by the Development and details of the type of Plinth connormation of the relevant Bit is a substituted in them 4s. d) Plinth constructed by you to downer where a flinth has been constructed by the Development and details of the type of Plinth connormation of the relevant Bit is a substituted by the development of the relevant Bit is a substituted by the substituted by the substituted by the Bit is a substituted by the substituted by the Bit is a substituted by the Bit is a substitute of the relevant Bit is a substitu	Controls	Development on the lot must not exceed the Maximum Lot Coverage permitted as specified in Item 3a of the relevant ILP.	Exemptions to Planning
d) Building Deposition Only a Building with able to bilding years also building years and building years are building types in groups of two or more is prescribed in bern 3e of the relevant ILP. 4. Plinth 3. Requirement for a Plinth A Building must be building 18 years and that a Plinth is required for the lint as a Striph if it is significant that a Plinth is required for the lint as a Striph if it is significant that a Plinth is required for the lint as a Striph if it is significant that a Plinth is required for the lint as a Striph if it is significant that a Plinth is required for the lint as a Striph if it is significant that a Plinth is required for the lint as a Striph if it is significant to the Plinth constructed by of the Developer, and Item 4a of the IIP for the relevant II Plinth is required by the Peveloper, and Item 4a of the IIP for the relevant IIP of the developer IIP is a significant continues. Bright of the experiment of the Plinth is required by the Peveloper, and Item 4a of the IIP for the relevant IIP of the significant of the previous of the previous of the significant interests of the significant interests of the relevant IIP. 5. Building 4. Limit on Storeys 4. Limit on Storeys 4. Meaninum External Wall Height 5. Building 4. Limit on Storeys 5. Building 4. Limit on Storeys 5. Building 5. We will be a storey to the relevant IIP of the relevant IIP o		Only a Building of the Building Type prescribed in Item 3b of the relevant ILP is to be developed on the Lot. c) Lot Type	Арргоvаі
A Plinth A Building must be built on a Plinth A Building must be built on a Plinth it is stipulated that a Plinth is required for the Lot, as detailed in item 4s of the relevant ILP, Plinth constructed by Developer, the sequirement and details of the type of Plinth condition that applies to the Lot is subjuilded in term 4s. Plinth constructed by Lot Owner Where a Plinth has not been provided by the Developer, the sequirement and details of the type of Plinth condition that applies to the Lot Owner must construct a Plinth of the upper subjuillated in term 4c. Description of the Committed Plinth of the Upper subjuillated in term 4c. Description of the Plinth Sequired to Lot Owner must attach the building element to the Plinth Associated Plinth of the Upper Septiment to the Plinth Interest that the Septiment of the Plinth Sequired to the Committee of the Commi		 Building Disposition Only a Building with a Building Disposition of the type prescribed in Item 3d of the relevant ILP will be developed on the lot. Terrace Groupings 	
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Development		b) Plinth constructed by Developer Where a Plinth has been constructed by the Developer, the requirement and details of the type of Plinth condition that applies to the	elements provided by
where a Plint is required, the Lot Cover must attach the building element to the Plinth as specified in Item 4d of the relevant ILP for that Lot prior to occupation of the dwelling. The building element will usually be a Verandah or Terrace, pergola or Stoop, as specified in Item 4d of the ILP for the relevant ILP. 5. Building 1. Imit on Storeys The maximum number of storeys permitted to be Built on the lot is specified in Item 5a of the relevant ILP. 5. Building 1. Imit on Storeys The maximum number of storeys permitted to be Built on the lot is specified in Item 5a of the relevant ILP. 6. Maximum External Wall Height No Building will have an External Wall Height greater than the maximum height permitted for the external walls as prescribed in Item 55 of the relevant ILP. 6. Maximum External Wall Height from Lot Datum For the purposes of measuring compliance with 5b above, the base of the wall being measured will be deemed to be at the height of the Lot Datum, specified in Item 5c of the relevant ILP. 6. Setbacks and No Building element is to be built beyond the Maximum External Wall Height as designated in Item 5b of the relevant ILP for that lot except roofs, chimneys, wind towers, towers and other elements as permitted in the Jindee Architectural Standards. 6. Setbacks and Build to Lines 6. Setbacks and 3. No Development in Setbacks Development in Setbacks Development must not occur in any Setback on the lot unless it is a Permitted Encroachment for that lot and for that Setback displantion. b. Designation of Boundaries as Principal, Secondary, Side and Rear Boundaries for any lot is as shown on the Plan and its legend in the relevant ILP. c. Setback Lines The location of the Principal Revation, Secondary Flevation, of a Building must be constructed on a Build to Line (RT) If a BTI is maximum percentage of the RTI. that must be built on by the Principal Elevation is Perscribed in Item 6 of the relevant ILP. 1. A portion of the Principal Cevation in the first must be built on by the Pri		c) Plinth constructed by Lot Owner Where a Plinth has not been provided by the Developer, and Item 4a of the ILP for the relevant Lot requires a Plinth, then the Lot	Developer without Consent
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7. Permitted a) Permitted Encroachments into Setbacks		deemed to have been constructed on the BTL. e) Parapet Walls	
	:	a) Permitted Encroachments into Setbacks	PURI I

All Dwellings must incorporate the required Private Frontage Type as designated in Item 8a of the relevant ILP. All Dwellings must incorporate one of the permitted Principal Elevation types designated for the lot in Item 8b of the relevant ILP. c) Secondary Elevations Secondary Elevations must provide active Frontages to all public spaces (POS, Thoroughfares, Passages and Paths). Design responses may include elevations that contain glazed openings from living areas, verandahs, or other projections. Servicing infrastructure must not be located along secondary elevations. a) Minimum Garaging Requirement Garaging must be provided on the lot for not less than the number of cars detailed in Item 9a of the relevant ILP. A carport may be acceptible for the garaging of cars, however, must be screened from the public realm in accordance with Clause 9e). b) Ancillary Unit Garaging Should an Ancillary Unit be constructed on the lot then the required additional garaging or parking provisions on the lot are designated in Item 9b of the relevant ILP. c) Restriction of Vehicle Access Vehicle access to a lot is restricted as graphically depicted on the LDP and ILP and as described in Item 9c of the relevant ILP. The Permitted Garage Disposition for a lot is designated in Item 9d of the relevant ILP. e) Screening of garages from public realm Screening must be provided so that the inside of garages and parking structures such as carports cannot be viewed from the public Crossover construction requirements are detailed in the Jindee Architectural Standards and must demonstrate compliance with the City of Wanneroo specifications for vehicle crossovers. Alternative geometries may be considered where adequate vehicle movement can be achieved. The inside of the garage and /or carport must be fully screened by a garage door from the adjacent public space (including a road, lane or access way) at all times except when access to and from the adjacent public space is required. a) Attached Walls and Sideyard Walls Attached Walls and/or Sideyard Walls are required to be built on the lot if mandated in Item 10a of the relevant ILP. b) Modifications to visually permeable fencing Where any visually permeable fencing has been built on a lot, it is prohibited to limit the visual permeability in any way, except by use of landscaping such as hedges. a) Development on a Lot must meet the following Privacy requirements: i. Openings, Terraces, Balconies and Verandahs on the first floor or above and in any Loft are restricted in the manner referred to in Items 11a i-vi. of the relevant ILP. ii. Where Items 11a i-vi of the relevant ILP indicate that no privacy requirements apply to specific Elevations, the Lot Owner is responsible for the privacy they require to these areas, and is not to seek to impose privacy restrictions on the neighbour(s) of an Adjoining Property to achieve privacy to these areas. a) Specific Design Requirement A Specific Design Requirement must be built of the type required where prescribed in Item 12a of the relevant ILP, and in the location graphically depicted on the corresponding plan. The requirement for the storage of bins is mandated in Item 13a of the relevant ILP. Permanent storage space for three bins (general waste and recycling) of the standard type used by the City of Wanneroo, must be provided on the Lot and these bins are to be screened from view from Public Spaces. An exception to this is the bin requirements for an Apartment House in which case the storage space for the number of bins required will be stipulated in Item 13a of the relevant ILP. b) Bin Collection Point The Lot Owner must use any area provided for Bin Collection as identified in Item 13b of the relevant ILP. In addition to complying with the requirements of this LDP, other controls for Development apply to the Lot, including but not limited to: Covenants on the title and contractual obligations with the Jindee Developer; Jindee Architectural Standards, administered by the Jindee JTAO; and other legislative controls such as the Dividing Fences Act. b) Architectural Standards The Jindee Architectural Standards require that all Development at Jindee is of a high standard and consistent with the vision for Jindee. Specific controls have been included in the Architectural Standards that are required to be complied with and include, but are not confined to, the following matters: Building Proportion, elevation requirements, external materials, and colours required openings (doors and windows), fencing and walling, and Encroachments and consent processes Buildings subject to this LDP are required to be designed to the proportions of the Golden Ratio and evidence of this must be demonstrated to the JTAO at the time of submitting plans for development with JTAO. The space around a Building is to be designed to accommodate landscaping. Landscaping of a Lot is to be undertaken with appropriate planting, paving and other landscaping elements to meet the needs of the resident(s), whilst enhancing the security of the street and Building, and contributing to the streetscape. Street trees, including those located in Lanes, are essential to the creation of a walkable and sustainable community. Lot Owners are responsible for ensuring that the street trees in the verge and rear lane areas are protected from damage as a result of activity on the c) Offence to remove or damage street streets It is an offence under Schedule 9.1 Clause 2 of the Local Government Act (Uniform Local Provisions Regulations 1996), to damage or remove any street tree and an offender will be prosecuted accordingly. The Lot Owner will take responsibility for any tree branches extending into the relevant lot. External Fixtures are to be integrated into the design of the Building and are not to be visibly obtrusive from an Adjoining Property or be visable from any public space with the exception of solar panels which are permitted to be visable from a public space provided that no hot water collection tank is visible. The following Development is exempt from the requirement to obtain planning approval from the City of Wanneroo, if the Development is consistent with the requirements of this LDP: i. Residential (Single Residential Dwelling) building types being House, Villa or Cottage; and ii. Residential alterations and additions that are located behind the Principal Building Elevation, including patios, pergolas, decks, 🗄 garages, Outbuildings, Ancillary Unit, stairs and swimming pools; and iii. Retaining walls including those over 3m in height as shown on the LDP. (refer pad and spot levels). b) Exemption does not constitute consent from JTAO Exemption to the requirement to obtain planning approval from the City of Wanneroo does not negate the requirement for a Lot Owner to obtain consent for all Development from the JTAO, consistent with the requirements of Jindee Agreed Local Structure Plan No 84 and Design Code, and Jindee LDP Part 1, prior to lodgement for Building Permit. No stairs, retaining walls, batters or fences or other Building elements provided by the Jindee Developer on the lot are to be removed or modified without the endorsement of the JTAO. Exceptions may be approved by the JTAO including where Buildings are sought to be constructed up to a Secondary Boundary. The endorsement of all Development by the JTAO pursuant to this section under this a LDP, will continue until at least 80% of the Lots within this LDP have been developed, and the Jindee Developer gives notice to the City of Wanneroo that it will no longer review development proposals pursuant to this LDP.





CAL DEVELOPMENT PLAN No. 10.0 PUBLIC AND PRIVATE REALM REQUIREMENTS

Unless stated otherwise, the standards and controls contained in the LDP are non-discretional and have the same force and effect as if they are a provision of the Agreed LSP No. 84.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2. Endorcement of this LDP constitutes endorsement of the Individual Lot Plans for each lot.

Manager Approval Services City of Wanneroo