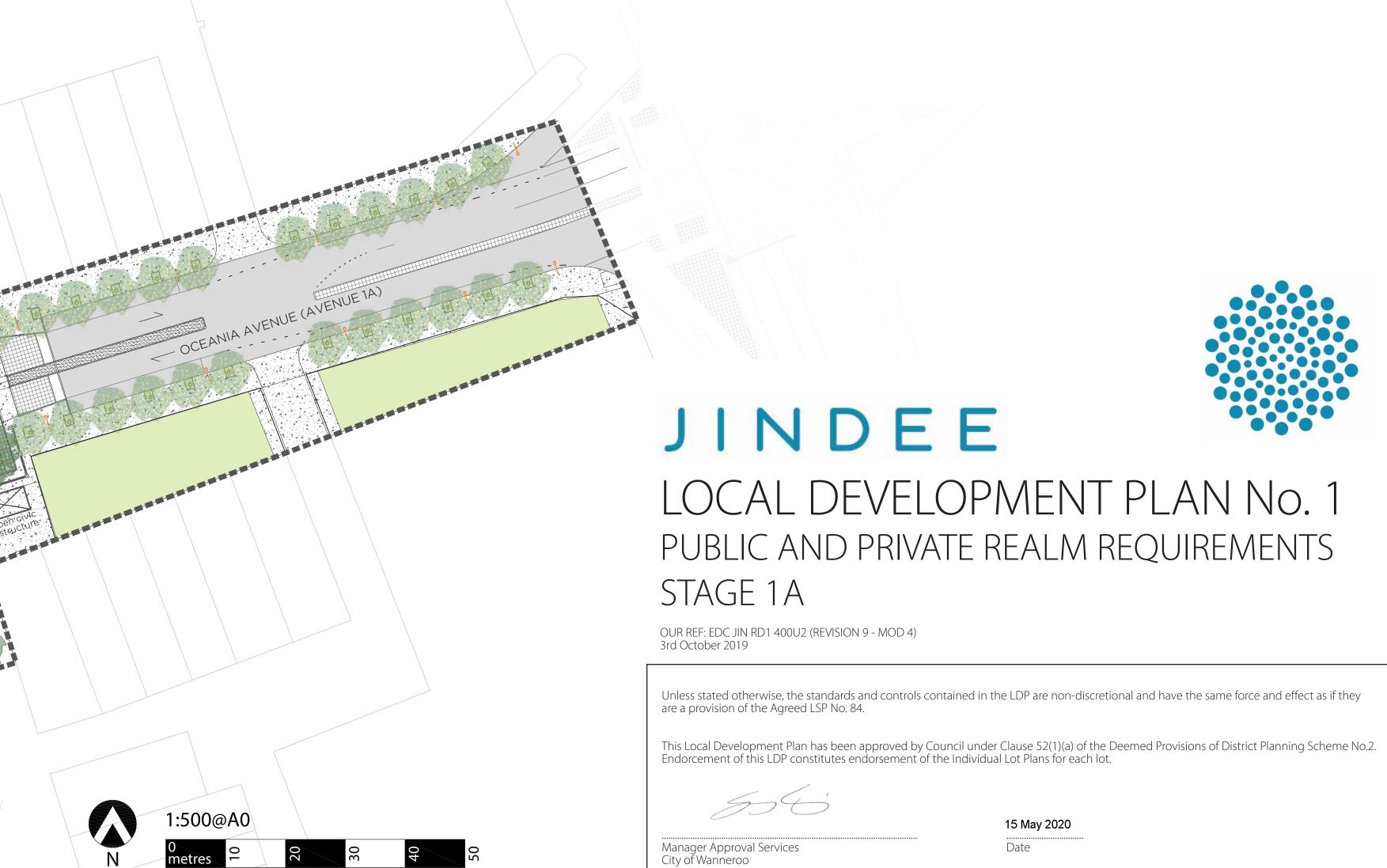


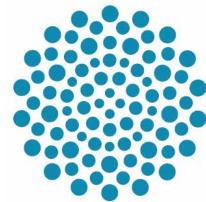
	<u>PUBLIC REALM - O</u>	PERATIVE PROVISIO	<u>ONS</u>			
			the development of the public realm, and provide the framework for the required as conditions of subdivision approval.	ne approval of	the detailed design,	
	1. Landscape and Trees		and Spacings for Thoroughfares and Civic Spaces are detailed in Table 1 iled landscape stage and/or through detailed Engineering Plans to cate			
		b) Groundcove Groundcove	r r and shrubs will be used in planters and Civic Spaces - shrubs may inclu	ude Bougainvi	llea, Oleander and Hi	
		c) Laneway Pla Final locatior	nting n of planting in laneway is dependent on location of crossovers.			
	2.	a) On Street Pa				
ge, Setback and BTL s No. 3 and No. 6)	Parking		king is provided and located as indicated on the adjacent plan. The tot king for laneway lots, as recommended in Liveable Neighbourhoods.	al number of b	bays is consistent with	
		Access to, or	rking and access within a Lane, shall not be obstructed by any vehicle in accordance wit hicles is prohibited within a Lane.	h any relevant:	City of Wanneroo Lo	
igs constructed equire	3. Street Lighting		ailed on the adjacent plan. The final location of lighting will be determ	ined through	the approval of Engir	
Provision No. 10)	4.	 4. Consistent with the provisions of Liveable Neighbourhoods, lots do not have truncations, as adequate sightlines have been ac 				
))	Lot Truncations					
oachments will be Operative	5. Detailed Design of Civic Spaces	Final design of Civic stairs within P.A.W.s	Spaces including Public Open Space, Passages and Paths to be provide are indicative only.	d at detailed L	andscape design sta	
sion No. 6)	6. Refuse Collection	An area must be pro Provision No.13.	ovided within the laneway, clear of garage doors, to enable collection b	y refuse vehicl	e. Refer Private Realm	
	7. Paving Materials	Final allocation of pa	aving types and materials will be determined at detailed landscape and	engineering s	stage.	
	Table 1 - Tree Spec	cies and Spacing				
	Street Type	Single or Mixed Species	Typical Tree Species	Spacing	Arrangment	
	Avenue1A	Single	Tipuana tipu	7.0m	Regular	
	Street 4B	Single	Melia azedarach	7.0m	Regular	
	Street 4E	Single	Erythrina indica	7.0m	Regular	
	Street 4G	Single	Caesalpinia ferrea	8.0m	Regular	
	Drive 5E	Mixed Species	Agonis flexuosa; Brachychiton acerifolium; Eucalyptus erythrocorys; Erythrina indica; Eucalyptus ficifolia; Eucalyptus caesia; Eucalyptus gomphocephala; Olea europa; Ficus sp.; Pinus pinea; varied	4.0m	Cluster	

The Private Realm - (graphically and in th For the avoidance of	Operativ ie corres f doubt, '	d referred to in this LDP is to comply with the requirements of Local Development Plan Number 1 ("LDP 1"). e Provisions of LDP 1, in conjunction with the Individual Lot Plan ("ILP") for each Lot, set out the standards and controls (both ponding text provisions) that must be met in developing any Lot contained within the LDP 1 area. 'ILP" is a reference of convenience only and each and every ILP forms part of this LDP 1. this document are provided in the lindee Design Code (Agreed Structure Plan No 84) and in the LDP Part 1 Report (referred to as "LDP	9. Garaging, Parking, and Vehicle Access
Part 1").		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	
At Jindee, a consent Part 1. In summary 1		applies that is subject to the requirements and procedures set out in the Jindee Design Code (Agreed Structure Plan No 84) and in LDP ess requires:	
		for any proposed Development be made to the Jindee Town Architects Office ('JTAO') to assess the proposed Development for the LDP and other controls administered by the Town Architect. This application must be made in the form required in LDP Part 1.	
		equired to the proposed Development by the JTAO are to be resubmitted to the JTAO;	
		s an application as conforming to this LDP and the application is of a type that does not require planning approval then the Lot nay make an application for a Building Permit to the City of Wanneroo.	
d. If the JTAO the objecti	endorse ves and	s (with reasons) an application for a proposed Development as non-conforming with this LDP but the application is consistent with 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	
applying fo In the event of any i		ing Permit. ency between the above approval process summary and the process set out in LDP Part 1, then the LDP Part 1 will prevail.	
	·····	Maximum Lot Level	
i. Site Works	a)	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	
	b)	Item 1a of the relevant ILP. Stormwater management	10.
	0)	Stormwater draining from roofs and driveways and other impermeable surfaces is to be managed on site as required by the City of	Fencing and Walling
	c)	Wanneroo. Retaining Walls	
	-,	i. Any retaining walls developed on the lot must be engineered and structurally certified. If a wall, including a retaining wall, is to	
		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.	11. Privacy
		ii. Any retaining wall developed on the lot must either match the retaining walls provided by the Jindee Developer or be of	Privacy Requirements
		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	
		near any retaining walls (whether provided by the Jindee Developer or otherwise) any development takes into account these tolerances. The engineering details that establish these tolerances are maintained by the City of Wanneroo.	
2.	a)	Limit on Number of Dwellings	12.
Density		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.	Specific Design Requirement
No of Dwellings)	b)	Apartment House Dwelling Units	13.
	c)	The maximum number of Dwellings permitted for an Apartment House is mandated in Item 2b of the relevant ILP. Ancillary Units	Refuse storage
		The requirement for an Ancillary Unit to be constructed is mandated in Item 2c of the relevant ILP.	enclosures and collection
Dwelling	a)	Maximum Lot Coverage Development on the lot must not exceed the Maximum Lot Coverage permitted as specified in Item 3a of the relevant ILP.	
Controls	b)	Building Type Only a Building of the Building Type prescribed in Item 3b of the relevant ILP is to be developed on the Lot.	14.
	c)	Lot Type	14. Design
	d)	All Development on the lot must comply with the requirement for the Lot Type as designated in Item 3c of the relevant ILP. 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.	Outcomes - Additional Requirements +
1.	a)	Requirement for a Plinth	Controls
Plinth		A Building must be built on a Plinth if Item 4a of the relevant ILP stipulates that a Plinth is required for the Lot. Where a Plinth has been constructed by the Developer, then the Lot Owner must attach the building element to the Plinth as required by the Frontage	
		Type, as specified in Item 4b. The building element will usually be a Verandah or Terrace, pergola or Stoop as specified in Item 4d of the ILP for the relevant Lot. Where a Plinth has not been provided by the Developer, and the ILP for the relevant Lot requires a	
		Plinth, then the Lot Owner must construct a Plinth of the type required in Item 4c and attach the building element required in Item	
		4d of the relevant Lot ILP, to the Plinth prior to occupation of the dwelling.	15.
5.	a)	Limit on Storeys	Landscaping +
Building Heights	b)	The maximum number of storeys permitted to be Built on the lot is specified in Item 5a of the relevant ILP. Maximum External Wall Height	Street Trees
	5)	No Building will have an External Wall Height greater than the maximum height permitted for the external walls as prescribed in Item	
	c)	5b of the relevant ILP. Measurement of 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.	
	d)	Exceptions	
		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.	
	a)	No Development in Setbacks	16.
etbacks and Build-to-Lines		Development must not occur in any Setback on the lot unless it is a Permitted Encroachment for that lot and for that Setback designation.	External Fixtures
סמוומ-נט-בוחפג	b)	Designation of Boundaries	17.
		The 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 for the lot.	Exemptions to
	c)	Setback Lines The location of the Principal, Secondary, Side and Rear Setback Lines are as prescribed in Items 6a - 6e inclusive if the relevant ILP.	Planning Approval
	d)	The location of the Principal, Secondary, Side and Rear Setback Lines are as prescribed in Items 6a - 6e inclusive if the relevant ILP. Build -To-Line (BTL)	
		i. A portion of the Principal Elevation, Secondary Elevation, of a Building must be constructed on a Build-to-Line (BTL) if a BTL is mandated in Item 6f of the relevant ILP.	
		ii. The BTL is located as prescribed in Item 6f, and as graphically shown on the plan of the relevant ILP.	
		iii. The minimum percentage of the BTL that must be built on by the Principal Elevation is prescribed in Item 6g of the relevant ILP. This percentage is referred to as the Build to Line Percentage. Refer to Definition in Part 1 for method of calculation.	
		iv. For the purposes of assessing a building's compliance with the requirement in 6d)iii, the width of any Projecting Front is to be	18.
		deemed to have been constructed on the BTL.	No modification of Building
······ 7.	a)	Permitted Encroachments into Setbacks	elements
Permitted		Only those Encroachments described in Items 7a-d of the relevant ILP are Permitted Encroachments.	provided by the Jindee
ncroachments B.	a)	Private Frontage	Developer without Consen
Private Frontage		All Dwellings must incorporate the required Private Frontage Type as designated in Item 8a of the relevant ILP.	
and Elevation	b)	Principal Elevations All Dwellings must incorporate one of the permitted Principal Elevation types designated for the lot in Item 8b of the relevant ILP.	19. Termination of
Requirements	c)	Secondary Elevations	the Role of the JTAO
		Secondary Elevations must provide active Frontages to all public spaces (POS, Thoroughfares, Passages and Paths). Design responses 🔅	UNIC .



	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
	d)	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. Garage Disposition
	-)	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 realm.
	f)	Crossovers 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.
	g)	Garage doors 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) o 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.
· · · · • ·	a)	Bin Storage
		The requirement for the storage of bins is mandated in Item 13a of the relevant ILP. Permanent storage space for two 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.
••••	a)	Additional Controls 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
	c)	Buildings Proportions 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.
	a)	Landscape Required 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.
	b)	Street trees 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)	lot directly adjacent to the verge. 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.
••••	visable	I Fixtures are to be integrated into the design of the Building and are not to be visibly obtrusive from an Adjoining Property or be from any public space with the exception of solar panels which are permitted to be visable from a public space provided that no hot ollection tank is visible.
••••	a)	Exemptions
		 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: Residential (Single Residential Dwelling) building types being House, Villa or Cottage; and Residential alterations and additions that are located behind the Principal Building Elevation, including patios, pergolas, deck
	b)	 Residential alterations and additions that are located benind the Principal Building Elevation, including patios, pergolas, deck garages, Outbuildings, Ancillary Unit, stairs and swimming pools. 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 Pla No 84 and Design Code, and Jindee LDP Part 1, prior to lodgement for Building Permit.
 า	modifie	s, retaining walls, batters or fences or other Building elements provided by the Jindee Developer on the lot are to be removed or d without the endorsement of the JTAO. Exceptions may be approved by the JTAO including where Buildings are sought to be cted 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.





JINDEE

LOCAL DEVELOPMENT PLAN NO 1.0 INDIVIDUAL LOT PLANS JINDEE, WESTERN AUSTRALIA MARCH 2020

LDP NO. 1 (STAGE 1) INDIVIDUAL LOT PLANS

DOCUMENT CONTROL -MODIFICATIONS TO LOCAL DEVELOPMENT PLAN

VERSION	VERSION DATE	DESCRIPTION	
	April, 2015	Aproved by Council 4.6.15	
1	Oct, 2016	Modification No 1- submitted to CoW 27.10.16. Format changes. Align with Engineering approvals. Approved by CoW 22.12.16	
2	Dec, 2017	Modification No 2 - Update to ILPs - T3 lots only (Item 10a) - submitted to CoW 21.12.17. Approved by CoW 20.04.18	
3	May, 2019	Modification No 3 - Update to ILP - Lot 670 (Item 9a); update to linemarking; updates to path material on Midsummer (as constructed) Modification to Overall LDP 1.0 - linemarking, signage and deletion of General Provision 9(g) relating to requirement for external LED lighting on garage doors	
4	October, 2019	Deletion of restricted vehicular access to the rear of Lot 328	
5	March, 2020	Changes to carparking standards for Apartment House Building Type (Lot 315, 322, 344, and 670)	





Legend

Building	g Type
C	Cottage
Н	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)
27.86	Datum and Pad Level (refer Provision No. 5)
+ 28.00	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Secondary Boundary (South)
3	Side Boundary (North)
4	Rear Boundary

Lot 310 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 310. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

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? and what type?	Yes – combination Battered Lot and Retaining Wall.
		(Battering located within front area of lot as part of civil construction; Retaining 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)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	
C.	Lot Datum (from which Building Height is measured)	27.86 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (South)	Is located on the Secondary Boundary within the Lot, with the exception of a 0.5m setback in the south-west corner of the lot to comply with sightline requirements, as shown on the Plan.
с.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
		A portion of the Side Setback Line (north) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
 е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	70%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element
b.	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback Encroachments into Secondary Set	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted. back
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
 С.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (North) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A
	into Rear Setback	
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Access	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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 (south) v. Side Elevation (north)	 Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and co	llection
a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from public view
b.	ls there a a separate external Bin Collection Point (as provided by Jindee Developer)	No
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	Refer - Private Realm



LOT 311 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 360 LOT FRONTAGE 12m

Interior

313 300m² 28.4[28.97] 2011 **312** 30 Om² С 28.60 CIH Om² 28.23 12 (LANE 8B) **310** T4 420m² CIH 27.86 30m ANE 8B

N 25m 5m I 10m 15m 20m Scale 1:500

Legend

Building	g Type
C	Cottage
н	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)
28.23	Datum and Pad Level (refer Provision No. 5)
+ 28.00	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 311 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 311. 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 LDP Part 1 document.

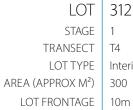
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	28.23 AHD

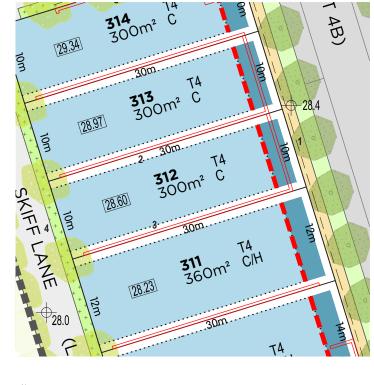
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. 	Principal Setback Line Secondary Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A
с.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (South)	Is parallel to and located 1.0m from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	<
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
 b.	Encroachments into Secondary Set	
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	N/A
	Setback Encroachments into Side Setback	
·····	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments	
	into Rear Setback ii. Extent to which Permitted	N/A
	Encroachments may encroach into a Rear Setback	
8.	Frontage/ Principal Elevation Requ	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north & south)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		Openings permitted.
		 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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





Interior



25m | 5m | 10m 15m 20m Scale 1:500 Ö

Legend

Building Type		
C	Cottage	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
28.60	Datum and Pad Level (refer Provision No. 5)	
+\$ 28.40	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 312 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 312. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
С.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	28.6 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (North)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
	Side Setback Line (South)	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0m from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal
		Boundary within the Lot as shown on Plan.
g. 7.	BTL Percentage Permitted Encroachments	75%
и. а.	Encroachments in Principal Setback	,
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments into Secondary Setback.	•••••••••••••••••
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback.	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Requ	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

9. Garaging, Parking and Vehicle Access a. Garaging required for this 2 minimum number of cars 2 b. Additional garaging requirement for Ancillary Unit Nil c. Lot boundaries where Vehicle Access is prohibited Principal Boundary, 9 d. Permitted Garage Disposition Rear Direct , Rear Sic 10. Attached and Sideyard Walling a. Type of Walling required Attached 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 Openings (other	d south)
minimum number of cars b. Additional garaging requirement for Ancillary Unit Nil c. Lot boundaries where Vehicle Access is prohibited Principal Boundary, 9 Boundary (north and d. d. Permitted Garage Disposition Rear Direct , Rear Side 10. Attached and Sideyard Walling a. Type of Walling required Attached Attached 11. Privacy a. Principal Elevation son 1st floor and above i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to Openings (other	d south)
for Ancillary Unit c. Lot boundaries where Vehicle Access is prohibited Principal Boundary, 9 Boundary (north and a. d. Permitted Garage Disposition Rear Direct , Rear Sice 10. Attached and Sideyard Walling a. Type of Walling required Attached 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 Openings (other	d south)
Access is prohibited Boundary (north and d. Permitted Garage Disposition Rear Direct , Rear Sic 10. Attached and Sideyard Walling a. Type of Walling required Attached 11. Privacy a. Privacy Restrictions on 1st floor and above i. Principal Elevation Nil ii. Rear Elevation on or adjacent to rear boundary Nil	d south)
10. Attached and Sideyard Walling a. Type of Walling required Attached 11. Privacy a. a. Privacy Restrictions on 1st floor and above i. i. Principal Elevation Nil ii. Rear Elevation on or adjacent to rear boundary Nil iii. Rear elevation internal to •	de Stack
a. Type of Walling required Attached 11. Privacy a. Privacy Restrictions on 1st floor and above i. Principal Elevation Nil ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to • Openings (other	
11. Privacy a. Privacy Restrictions on 1st floor and above i. Principal Elevation Nil Nil ii. Rear Elevation on or adjacent Nil to rear boundary iii. Rear elevation internal to • Openings (other	
a. Privacy Restrictions on 1st floor and above i. Principal Elevation Nil ii. Rear Elevation on or adjacent Nil to rear boundary iii. Rear elevation internal to • Openings (other	
i. Principal Elevation Nil ii. Rear Elevation on or adjacent Nil to rear boundary iii. Rear elevation internal to • Openings (other	
ii. Rear Elevation on or adjacent Nil to rear boundary iii. Rear elevation internal to • Openings (other	
to rear boundary iii. Rear elevation internal to • Openings (other	
a Lot Balconies, Veran terraces) to be s from Side Bound Screened, or the consists of Celes or opaque glass • Verandahs, terra Balconies to be s a minimum of 4 a Side Boundary Screened.	ndahs or setback 2m dary unless e Opening stial Windows s windows; acces and setback 4.5m from
v. Side Elevation (north) Open Outlook.	
Openings permi Verandahs, terra Balconies to be a minimum of 4 the Side Bounda Screened. vi. Side Elevation (south) Restricted Outlook Openings to be setb	aces and setback I.5m from ary, unless
minimum of 4.5m fr Boundary unless the is a Celestial Win is Screened; or is fitted with Op	e Opening: ndow; or
12. Specific Design Requirement	
a. Is there a Specific Design N/A Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	
13. Refuse storage enclosures and collection	
a. Required Bin Storage Storage for 2 bins pr within the Lot and so public view	
b. Required Bin Collection Point N/A Location (required by the City of Wanneroo)	
14. Landscaping + Street Trees Refer - Private Real Operative Provision Provision	
15. External Fixtures Refer - Private Real Operative Provision	
16.Design Outcomes – Additional Requirements + ControlsRefer - Private Real Operative Provision	
17.Exemptions to Planning ApprovalRefer - Private Real Operative Provision	
18. No modification of building elements provided by JIndee Developer without Consent	



313 LOT STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 300 LOT FRONTAGE 10m

Interior

1.40 П 10m 10m SDR E 8B) 30m ۲4 C **314** 300m² 45 29.34 300 9.2 **313** 30(Om² Ċ 28.4 28.97 54 **312** 300m² С SKIFF L 28.60 30m **311** T4 760m² C/H

10m 25m N Scale 1:500 5m I 15m 20m

Legend

Building	g Type
C	Cottage
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)
28.97	Datum and Pad Level (refer Provision No. 5)
+ 28.4 0	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 313 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 313. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	28.97 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.
b. c.	Secondary Setback Line Side Setback Line (North)	N/A Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (South)	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) Side Setback Line (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element
b.	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback Encroachments into Secondary Set	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted. back N/A
	 Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
d.	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback.	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	Cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north or south)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11. a.	Privacy Privacy Restrictions on 1st floor and	l abava
	 i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot 	Nil Nil • Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened or the Opening
		 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 Elevationv. Side Elevation (north)	N/A Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
12.	Specific Design Requirement	• is fitted with Opaque Glass.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT	314
STAGE	1
TRANSECT	T4
LOT TYPE	Edge
AREA (APPROX M ²)	300
LOT FRONTAGE	10m

3, OF 5 29.12 07 29.28 12.50 29.28 10m 10m (LANE 8B) 30m 74 **314** 300m² С 29.34 30m \oplus -29.2 т4 С **313** 300m² 28.97 30m. 74 **312** 300m² С

N Scale 1:500 0 5m 10m 15m 20m 25m 10m 15m 20m 25m

Legend

Building Type	
C	Cottage
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)
29.34	Datum and Pad Level (refer Provision No. 5)
- \$ 29.20	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Secondary Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 314 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 314. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

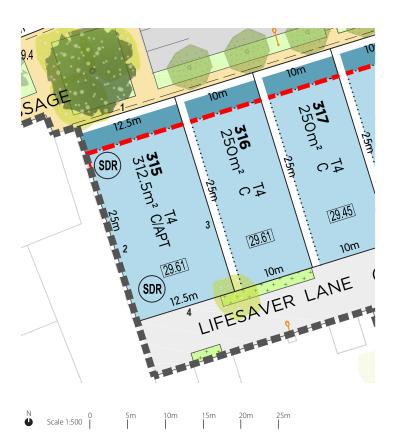
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
	Has a Plinth been provided by the Jindee Developer and, if so,	Yes – combination Battered Lot and Retaining Wall.
	what type? and what type?	(Battering located within front area of lot as part of civil construction; Retaining 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)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre

c. Lot Datum (from which Building 29.34 AHD Height is measured)

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.
b.	Secondary Setback Line (North)	Is located on the Secondary Boundary within the Lot.
С.	Side Setback Line (South)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of the Side Setback Line (south) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	70%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	<
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (South) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, portion of Secondary Boundary and Side Boundary (south) as shown on plan
d.	Permitted Garage Disposition	Rear Direct , Side Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	d above Nil Nil
	iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Window 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 (north)	a Side Boundary, unless
	iv. Secondary Elevation (north) v. Side Elevation (south)	a Side Boundary, unless Screened.
		a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a
		a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or
		a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
	v. Side Elevation (south)	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass.
12. a.	v. Side Elevation (south) vi. Side Elevation	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location
	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, 	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
a.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) 	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ilection Storage for 2 bins provided
a. 13.	v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ilection Storage for 2 bins provided within the Lot and screened fro
a. 13. a.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of 	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ilection Storage for 2 bins provided within the Lot and screened fro public view
a. 13. a. b.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) 	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ilection Storage for 2 bins provided within the Lot and screened fro public view N/A Refer - Private Realm
a. 13. a. b. 14.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees 	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ilection Storage for 2 bins provided within the Lot and screened fro public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm
a. 13. a. b. 14.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes – Additional 	a Side Boundary, unless Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ilection Storage for 2 bins provided within the Lot and screened fro public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm





Legend

Building Type	
C	Cottage
APT	Apartment 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)
29.61	Datum and Pad Level (refer Provision No. 5)
⊕ 29 . 20	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Secondary Boundary (West)
3	Side Boundary (East)
4	Rear Boundary

Lot 315 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 315. 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 LDP Part 1 document.

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	As determined by the extent of development provisions contained in this LDP
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage, Apartment House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard or Rearyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.61 AHD

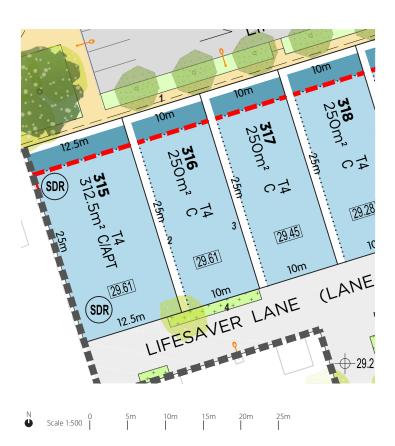
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (West)	Is located on the Secondary Boundary within the Lot. (west)
С.	Side Setback Line (East)	Is located on the Side Boundary (east)
d.	Side Setback Line	N/A
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Se Permitted Encroachments into Secondary Setback. 	tback N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	••••••
•••••	i. Permitted Encroachments into Side Setback ii. Extent to which Permitted	Side Setback (East) - Eaves, shade devices and Attached Walls Side Setback (East) - Restricted
	encroach into a Side Setback	by the BCA and the tolerances of any retaining walls
d.	 Encroachments into Rear Setback. Permitted Encroachments into Rear Setback 	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	Cottage - 2 bays Apartment House -
		1 bay/ 1 bedroom dwelling 2 bays/ 2+ bedroom dwelling
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (east)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack

ITEM	DESCRIPTION	REQUIREMENT
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	d above Nil Nil
	 iii. Rear elevation internal to a Lot iv. Secondary Elevation v. Side Elevation (east) vi. Side Elevation 	 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. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Corner Treatment in northwest corner shown as 'SDR' on Plan; and Laneway Surveillence in South West Corner shown as 'SDR' on Plan.
13.	Refuse storage enclosures and co	llection
a. b.	Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo)	Storage for 2 bins provided within the Lot and screened from public view Yes - Corner Treatment in northwest corner as shown on plan; and Laneway Surveillance in South West Corner as shown on plan
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



316 LOT STAGE 1 TRANSECT T4 LOT TYPE 250 AREA (APPROX M²) LOT FRONTAGE 10m

Interior



Legend

Building	Туре
С	Cottage
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)
29.61	Datum and Pad Level (refer Provision No. 5)
+ 29.20	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (West)
3	Side Boundary (East)
4	Rear Boundary

Lot 316 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 316. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
С.	Lot Datum (from which Building Height is measured)	29.61 AHD

	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
а. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (West)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A 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 distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (East)	Is located on the Side Boundary (east)
е. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	<
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set i. Permitted Encroachments into Secondary Setback. 	back N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	i. Permitted Encroachments into Side Setback	Side Setback (West) - Eaves, shade devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (East) - N/A Side Setback (West) - Restricted by the BCA and the tolerances of any retaining walls Side Setback (East) - N/A
d.	Encroachments into Rear Setback.	
•••••	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	Cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, and Side Boundary (east and west)
d. 1 0.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
	Attached and Sideyard Walling	Attached
а. 11.	Type of Walling required Privacy	Attached
a.	Privacy Restrictions on 1st floor and	d above
•••••	i. Principal Elevation	Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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 v. Side Elevation (west)	N/A Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (east)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
12.	Specific Design Requirement	is nited with opaque diass.
а.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



315 rm² CIAPT

DR)

12.5m

LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP STAGE 1)

1

Om

07

29.61

10m

OF

317 LOT STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 250 LOT FRONTAGE 10m

Interior

Legend Om 10m OF 07 29. 29.28 29.45 10m (LANE 8B) 10m 4 LIFESAVER LANE 29.3 101

10m 25m 5m 5m 20m Scale 1:500 Ö

-29

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.45 AHD

Lot 317 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 317. 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 LDP Part 1 document.

Building Type		
C	Cottage	
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)	
29.45	Datum and Pad Level (refer Provision No. 5)	
+ 29 . 20	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (West)	
3	Side Boundary (East)	
4	Rear Boundary	

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Poundary within the Lot
•••••	Cocondary Cathack Lina	Boundary within the Lot.
b.	Secondary Setback Line	N/A
С.	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, for a distance of up to 12 metres measured
		from the Rear Boundary.
d. •••••	Side Setback Line (East)	Is located on the Side Boundary (east)
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
·····	PTI Dercentage	••••••
g. 7	BTL Percentage Permitted Encroachments	75%
7.		-v
a.	Encroachments in Principal Setbac	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Flement
••••		
	Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Se	tback
•••••	i. Permitted Encroachments into Secondary Setback.	N/A
••••	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
 С.	Encroachments into Side Setback	••••••
	i. Permitted Encroachments into Side Setback	Side Setback (West) - Eaves, shade devices and Attached Walls
		Side Setback (East) - N/A
	ii. Extent to which Permitted Encroachments may encroach into a Side	Side Setback (West) - Restricted by the BCA and the tolerances of any retaining walls
	Setback	Side Setback (East) - N/A
d.	Encroachments into Rear Setback.	
••••	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Rec	quirements
a.	· · · · ·	Verandah.
b.	Required Private Frontage Type Permitted Principal Building	Straight Front, Projecting Front,
~.	Elevation Types	a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	Cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (east and west)
d.	Permitted Garage Disposition	Rear Direct
10.	Attached and Sideyard Walling	
a. 11.	Type of Walling required	Attached
	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or	Nil Nil
	adjacent to rear boundary	
	iii. Rear elevation internal to a Lot	 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 (west)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (east)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or
		 is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 318 1 STAGE TRANSECT T4 LOT TYPE AREA (APPROX M²) 250 LOT FRONTAGE

Interior 10m



5m 10m 5m 20m 25m Scale 1:500 Ö

Legend

Building	Building Type		
C	Cottage		
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)		
29.28	Datum and Pad Level (refer Provision No. 5)		
-\$ 29.20	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
****	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Side Boundary (West)		
3	Side Boundary (East)		
4	Rear Boundary		

Lot 318 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 318. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	No
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	N/A
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	N/A
d.	Required building element to attach to the Plinth	N/A
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.28 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.
•••••• D.	Secondary Setback Line	N/A
•••••	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, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (East)	Is located on the Side Boundary (east)
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	75%
7 .	Permitted Encroachments	
a.	Encroachments in Principal Setbac	ζ
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	back
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (West) - Eaves, shade devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (East) - N/A Side Setback (West) - Restricted by the BCA and the tolerances of any retaining walls
 -I	En ann al an antainte Daon Cathairte	Side Setback (East) - N/A
u.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear	N/A
8.	Setback	uirements
	Frontage/ Principal Elevation Req	
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a

-	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requireme for Ancillary Unit	ent Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (east and west)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Wallin	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floo i. Principal Elevation	Nil
	ii. Rear Elevation on or adjacent to rear boundar	Nil y
	iii. Rear elevation internal to a Lot	 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 (west)	Open Outlook.
		 Openings permitted. Verandahs, terraces and
		Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (east)	a minimum of 4.5m from the Side Boundary, unless
	vi. Side Elevation (east)	a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (east)	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side
	vi. Side Elevation (east)	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
12.	vi. Side Elevation (east) Specific Design Requirement	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or
12. a.		a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass.
-	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass.
a.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A
a. 13.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures an	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A N/A
a. 13. a.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures an Required Bin Storage Required Bin Collection Point Location (required by the City	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A N/A
a. 13. a. b.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures an Required Bin Storage Required Bin Collection Point Location (required by the City Wanneroo)	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A N/A of Refer - Private Realm
a. 13. a. b.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures an Required Bin Storage Required Bin Collection Point Location (required by the City Wanneroo) Landscaping + Street Trees	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A s N/A s N/A s Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions
a. 13. a. b. 14. 15.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures an Required Bin Storage Required Bin Collection Point Location (required by the City Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes – Addition	a minimum of 4.5m from the Side Boundary, unless Screened. Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A s N/A s N/A s N/A s Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions al Refer - Private Realm



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29.45

10m

LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP STAGE 1)

319 LOT STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 250 LOT FRONTAGE 10m

Interior

MESTONE STREET (STREET 46) Legend : اما : r4.0 SDR 10m 250m² 2517 F 07 2500 29.12 29.28 12.5m 10m 10m (LANE 8B)

74

25m

30m

20m

Building	ј Туре
С	Cottage
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)
29.28	Datum and Pad Level (refer Provision No. 5)
- † 29.20	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (West)
3	Side Boundary (East)
4	Rear Boundary

Lot 319 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 319. 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 LDP Part 1 document.

Specific Requirements

Scale 1:500

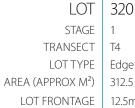
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
С.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.28 AHD

ITEM	DESCRIPTION	REQUIREMENT
5	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal
•••••	Cooperatory Cottopoly Line	Boundary within the Lot.
). •••••	Secondary Setback Line	N/A
С.	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, for a distance of up to 12 metres measured
		from the Rear Boundary.
d. •••••	Side Setback Line (East)	Is located on the Side Boundary (east)
e. •••••	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
	DTL Dercentage	••••••
g. 7	BTL Percentage	75%
7.	Permitted Encroachments	-1.
a.	Encroachments in Principal Setba	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from
	Encroachments may encroach into the Principal Setback	the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Se	etback
••••	i. Permitted Encroachments into Secondary Setback.	N/A
••••	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
 с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (West) - Eaves, shade devices and Attached Walls
		Side Setback (East) - N/A
	ii. Extent to which Permitted Encroachments may encroach into a Side	Side Setback (West) - Restricted by the BCA and the tolerances of any retaining walls
	Setback	Side Setback (East) - N/A
d.	Encroachments into Rear Setback	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Red	quirements
о. а.		Verandah.
a. ••••• b.	Required Private Frontage Type Permitted Principal Building	Straight Front, Projecting Front,
υ.	Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (east and west)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and	d above
•••••	i. Principal Elevation	Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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 (west)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (east)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or
		is Screened; or
10		• is fitted with Opaque Glass.
12.	Specific Design Requirement	N1/A
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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





Edge Lot 312.5

12.5m



N 10m 0 Scale 1:500 5m I 15m 20m 25m

Legend

Туре
Cottage
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)
Datum and Pad Level (refer Provision No. 5)
Spot Levels
Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
Build-to-line (BTL) (refer to Operative Provision No. 6)
Indicative Retaining Wall Locations
No Vehicular Access
Principal Boundary
Secondary Boundary (East)
Side Boundary (West)
Rear Boundary

Lot 320 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 320. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.12 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.
b.	Secondary Setback Line (East)	Is parallel to and located 1.0m from the Secondary Boundary within the Lot
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, for a distance of up to 12 metres measured from the Rear Boundary.
d. e.	Side Setback Line Rear Setback Line	N/A Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan, and continuing for a length of 2 metres parallel to and located 1.0m from the Secondary Boundary; and 2) Is parallel to and located 1.0m from the Secondary Boundary for a length of 6m measured from the Rear Boundary.
g.	BTL Percentage	BTL 1) 80% and BTL 2) 100%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	tback
	i. Permitted Encroachments into Secondary Setback.	Eaves, shade devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	Restricted by the BCA and the tolerances of any retaining walls
·····	Encroachments into Side Setback	••••••
	i. Permitted Encroachments into Side Setback	Side Setback (West) - Eaves, shade devices and Attached Walls
•••••	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

_	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	ccess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
с.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (west), portion of Rear Boundary as shown on Plan
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor an	nd above
	i. Principal Elevation	Nil
	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Window 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 (east) v. Side Elevation (west)	
	•••••••••••••••••	Screened. Nil
	•••••••••••••••••	Screened. Nil Open Outlook. • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless
	v. Side Elevation (west)	Screened. Nil Open Outlook. • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
12. a.	v. Side Elevation (west) vi. Side Elevation	Screened. Nil Open Outlook. • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, 	Screened. Nil Open Outlook. • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
a.	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) 	Screened. Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bllection Storage for 2 bins provided within the Lot and screened from
a. 13.	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and comparison 	Screened. Nil Open Outlook. • Openings permitted. • Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bllection
a. 13. a.	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of 	Screened. Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Dellection Storage for 2 bins provided within the Lot and screened from public view
a. 13. a. b.	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and construction Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) 	Screened. Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Dellection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm
a. 13. a. b.	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees 	Screened. Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Dellection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm
a. 13. a. b. 14.	 v. Side Elevation (west) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes – Additional 	Screened. Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Ollection Storage for 2 bins provided within the Lot and screened fron public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm





5m 10m 15m 20m 25m Scale 1:500 Ö

LOT 321 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 385 LOT FRONTAGE

Edge 14m

Legend

Building Type		
C	Cottage	
Н	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)	
30.13	Datum and Pad Level (refer Provision No. 5)	
- \$30.0	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Secondary Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 321 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 321. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.13 AHD

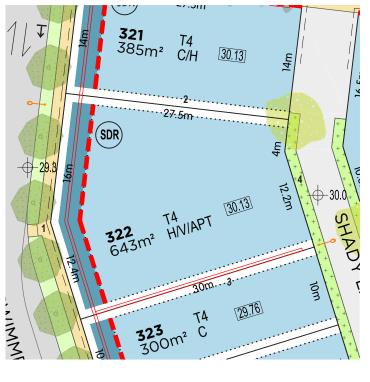
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (north)	ls located on the Secondary Boundary within the Lot.
с.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of the Side Setback Line (south) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located 3.5 metres from the Principal Boundary within the Lot and continuing for a length of 2 metres parallel to and located 1.0m from the Secondary Boundary; and 2) Is parallel to and located 1.0m from the Secondary Boundary for a length of 6m measured from the Rear Boundary.
g.	BTL Percentage	BTL 1) 70% and BTL 2) 100%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Sei	tback
• • • • • • • •	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (South) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A
	into Rear Setback ii. Extent to which Permitted Encroachments may	N/A
	encroach into a Rear Setback	
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ad	ccess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, and Side Boundary (south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor ar	nd above
	 Principal Elevation Rear Elevation on or adjacent to rear boundary 	Nil Nil
	iii. Rear elevation internal to a Lot	 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
	iv. Secondary Elevation (north)	a Side Boundary, unless Screened. Nil
	iv. Secondary Elevation (north) v. Side Elevation (south)	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
	v. Side Elevation (south)	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass.
	v. Side Elevation (south) vi. Side Elevation	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or
12.	v. Side Elevation (south) vi. Side Elevation Specific Design Requirement	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass. N/A
<u>12.</u> а.	v. Side Elevation (south) vi. Side Elevation	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or is fitted with Opaque Glass.
	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, 	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
a.	v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Dellection Storage for 2 bins provided within the Lot and screened from public view
a. 13.	v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Dellection Storage for 2 bins provided within the Lot and screened from public view
a. 13. a.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and construction Required Bin Storage Required Bin Collection Point Location (required by the City of 	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bllection Storage for 2 bins provided within the Lot and screened from public view
a. 13. a. b.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) 	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Dilection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm
a. 13. a. b. 14.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and construction Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees 	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bllection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm
a. 13. a. b. 14.	 v. Side Elevation (south) vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes – Additional 	Screened. Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is fitted with Opaque Glass. N/A Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') ollection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm



LOT 322 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 643 LOT FRONTAGE

Interior 28.4m



25m | N 5m 10m 15m 20m Scale 1:500

Legend

Building	Building Type		
н	House		
۷	Villa		
APT	Apartment 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)		
30.13	Datum and Pad Level (refer Provision No. 5)		
- \$ 30.0	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Side Boundary (North)		
3	Side Boundary (South)		
4	Rear Boundary		

Lot 322 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 322. 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 LDP Part 1 document.

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	As determined by the extent of development provisions contained in this ILP
с.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Villa, House, Apartment House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.13 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
 	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A
).	Secondary Setback Line Side Setback Line (north)	IVA Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
	Sido Satback Lino (couth)	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments into Secondary Setback.	back N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	N/A
	Setback	
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a
		Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	
a.	Garaging required for this minimum number of cars	House or Villa - 2 bays Apartment House -
		1 bay/ 1 bedroom dwelling
		2 bays/ 2+ bedroom dwelling
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	above Nil
	 Rear Elevation on or adjacent to rear boundary 	Nil
	iii. Rear elevation internal to	Openings (other than
	a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Terminating Vista (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and col	lection
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	Refer - Private Realm



Interior 300

SDR) ŧ 12.2m -30 Č 30.13 **322** T4 643m² HNIAPT 07 29.76 07 29.61 FRRACE 54 ž 300 1210 29.39 тĄ

25m | N 10m Scale 1:500 | 5m I 15m 20m

Legend

Building Type		
С	Cottage	
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)	
29.76	Datum and Pad Level (refer Provision No. 5)	
-\$ 30.0	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 323 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 323. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.76 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary
d.	Side Setback Line (south)	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



Interior

Legend Building Type Cottage Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6) 29.61 Datum and Pad Level (refer Provision No. 5) + 30.0 Spot Levels

Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
 Build-to-line (BTL)

Build-to-line (BTL)	
(refer to Operative Provision No.	. 6)

- Indicative Retaining Wall Locations
- No Vehicular Access
- Principal Boundary

С

- Side Boundary (North) 2
- Side Boundary (South) 3
- Rear Boundary

3 LANE 07 29.76 ٢4 С 30m... ANE 8B) 07 29.61 300m 30m 1210 29.39 i T 30m 12m Þ 5m I 10m 15m 20m 25m Scale 1:500 Ü

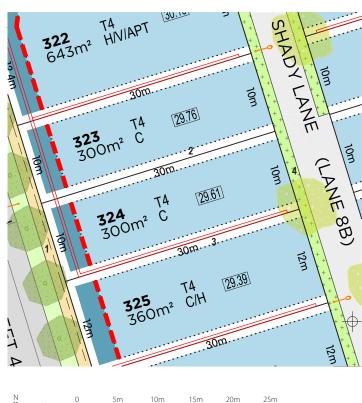
Lot 324 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 324. Provisions that are stated as 'Required' are mandatory. Provisions 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.61 AHD

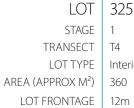
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ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary
d.	Side Setback Line (south)	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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





Interior

29.76 ZI т4 С Om² ANE 8B) 30m... 07 29.61 324 300m² C 30FA. 1210 29.39 **⊕-29**. 30m 1210 29.02 5 326 36 3.0m

10m N 25m Scale 1:500 5m 15m 20m

Legend

Building	у Туре
C	Cottage
н	House
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
29.39	Datum and Pad Level (refer Provision No. 5)
ф 29.0	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 325 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 325. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
С.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.39 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
).	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b. c.	Secondary Setback Line Side Setback Line (north)	N/A Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
 d.	Side Setback Line (south)	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
<u></u>	Rear Setback Line	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback i. Permitted Encroachments	Side Setback (North and South)
	into Side Setback	- Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
••••• b.	Permitted Principal Building	Straight Front, Projecting Front,

d.	Required Frivale Frontage Type	verariuari.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
с. d.	Lot boundaries where Vehicle Access is prohibited Permitted Garage Disposition	Principal Boundary and Side Boundary (north and south) Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	near bireet, near side stack
a.	Type of Walling required	Attached
11.	Privacy	
a.	 Privacy Restrictions on 1st floor an i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to 	Nil Nil • Openings (other than
	a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or
		 is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	ollection
a.	Required Bin Storage	Storage for 2 bins provided within the Lot and screened from
b.	Required Bin Collection Point Location (required by the City of Wanneroo)	public view 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



300r

LOCAL DEVELOPMENT PLAN INDIVIDUAL LOT PLAN (LDP STAGE 1)

LOT 326 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 360 LOT FRONTAGE 12m

Interior

129.00	Legen	<u>d</u>
	Building	Туре
BB BB	С	Cottage
30m	Н	House
T4, [29,39]		Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
CIH	29.02	Datum and Pad Level (refer Provision No. 5)
+ + + + − 29.0+ + + = =	-\$ 29.0	Spot Levels
		Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
om ² CIH 2902		Build-to-line (BTL) (refer to Operative Provision No. 6)
.0m		Indicative Retaining Wall Locations
		No Vehicular Access
A A A A A A A A A A A A A A A A A A A	1	Principal Boundary
PE +	2	Side Boundary (North)
T4 (28.65)	3	Side Boundary (South)
327 420m ² C/H 28.69	4	Rear Boundary
2000		

- ne in which Verandahs and other Enchroachments be permitted in the Principal Setback (refer to erative Provision No. 7) d-to-line (BTL) er to Operative Provision No. 6)
- cative Retaining Wall Locations
- Vehicular Access
- cipal Boundary
- Boundary (North)
- Boundary (South)
- Boundary

N 25m Scale 1:500 5m 10m 15m 20m

Lot 326 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 326. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.02 AHD

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ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b.	Principal Setback Line Secondary Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A
С.	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 (either north or south) may be located on the
		relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	•••••••••••••••••••••••••••••••••••••••
	 Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 327 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 420 LOT FRONTAGE 14m

Interior

502 29.0 An 300. 1217 29.02 326 360n 30m 147 28.65 **327** T4 420m² CIH 1417 28.28 TA CIH 328 30m L SDF

10m N 0 Scale 1:500 5m I 15m 20m 25m

Legend

Building	Building Type		
C	Cottage		
н	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)		
28.65	Datum and Pad Level (refer Provision No. 5)		
- + 29.0	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
****	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Side Boundary (North)		
3	Side Boundary (South)		
4	Rear Boundary		

Lot 327 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 327. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	28.65 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (south)	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е.	Rear Setback Line	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac i. Permitted Encroachments into Principal Setback	k Verandahs, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments into Secondary Setback.	back N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	Cess
а.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Required Walling	Attached Wall
11.	Privacy	
a.	Privacy Restrictions on 1st floor and	above
	 Principal Elevation Rear Elevation on or adjacent to rear boundary 	Nil Nil
	iii. Rear elevation internal to a Lot	 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.
	vi. Side Elevation (south)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	VI. Side Elevation (South)	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or
12.	Specific Design Requirement	is fitted with Opaque Glass.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 328 STAGE 1 TRANSECT T4 LOT TYPE Edge AREA (APPROX M²) 420 LOT FRONTAGE 14m

3600 30m. 5 A 28.65 **327** T4 420m² CIH + 27.9 Ora 4 14m 28.28 **328** T4 420m² CIH LIFES 30m SDR -27.4 5m I 10m 15m 20m 25m

Legend

Building	Building Type		
C	Cottage		
н	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)		
28.28	Datum and Pad Level (refer Provision No. 5)		
⊕ 27.90	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
****	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Secondary Boundary (South)		
3	Side Boundary (North)		
4	Rear Boundary		

Lot 328 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 328. 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 LDP Part 1 document.

Specific Requirements

Scale 1:500

Ö

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

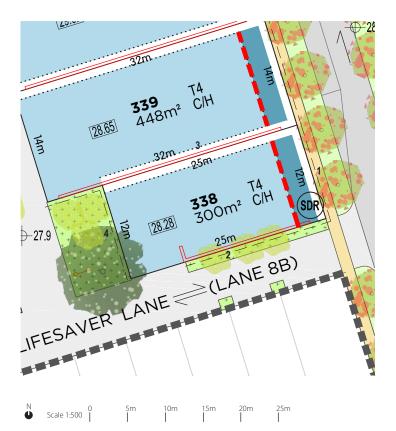
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so,	Yes – combination Battered Lot and Retaining Wall.
	what type? and what type?	(Battering located within front area of lot as part of civil construction; Retaining as shown on Plan).
С.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre

Lot Datum (from which Building 28.28 AHD C. Height is measured)

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.
b.	Secondary Setback Line (South)	Is located on the Secondary Boundary (south) within the Lot.
С.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
		A portion of the Side Setback Line (north) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	70%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	tback
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (North) - Eaves, Shade Devices and Attached Walls
••••	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Rear Setback	N/A
•••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	 Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot iv. Secondary Elevation (south) v. Side Elevation (north) 	 Nil 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. Nil Open Outlook. Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless
•••••		Screened.
12.	vi. Side Elevation	N/A
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and co	llection
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





Legend

Building Type		
C	Cottage	
н	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)	
28.28	Datum and Pad Level (refer Provision No. 5)	
⊕ 27 . 90	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
****	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Secondary Boundary (South)	
3	Side Boundary (North)	
4	Rear Boundary	

Lot 338 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 338. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	28.28 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (South)	ls located on 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 the Side Setback Line (north) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
	Rear Setback Line	Is located on the Rear Boundary
	••••••	•••••••••••••••••••••••••••••••••••••••
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	70%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	tback
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North) - Eaves, Shade Devices and Attached Walls
•••••	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
•••••	i. Permitted Encroachments into Rear Setback	N/A
•••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north)
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack, Side Direct
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	l above Nil
	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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 (south)	Nil
•••••	v. Side Elevation (north)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Projecting Front (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and co	llection
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



Interior

AE 32m **340** T4 448m² CIH 29.02 1417 T4 Clt **339** 448m 28.65 1417 .32m .2.5m TA CIH **338** 300m² 5 SDR 28.28 **⊕**−27.9 25m ANE 8B) 14m 25m | 5m 10m 15m 20m Scale 1:500 Ö

Legend

Building Type		
C	Cottage	
Н	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)	
28.65	Datum and Pad Level (refer Provision No. 5)	
.⊕ 27.90	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	
5	Secondary Boundary (South)	

Lot 339 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 339. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	28.65 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.
b.	Secondary Setback Line (south)	Is located on the Secondary Boundary within the Lot.
С.	Side Setback Line (north)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of the Side Setback Line (south) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbacl	<
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	back
•••••	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
• • • • • • •	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
•••••	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	Cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	 Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to 	Nil Nil • Openings (other than
	a Lot	 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	Nil
•••••	v. Side Elevation (north)	Open Outlook.
	vi. Side Elevation (south)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 340 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) LOT FRONTAGE 14m

Interior 448

320n 29.61 CI 12 TA CIH **340** 448n 29.02 **→29.0** A 339 449 28.65 47 32m 2.519

25m | 5m 10m 15m 20m 0 Scale 1:500 Ö

Legend

Building Type		
С	Cottage	
Н	House	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
29.02	Datum and Pad Level (refer Provision No. 5)	
+ 29.00	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 340 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 340. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.02 AHD

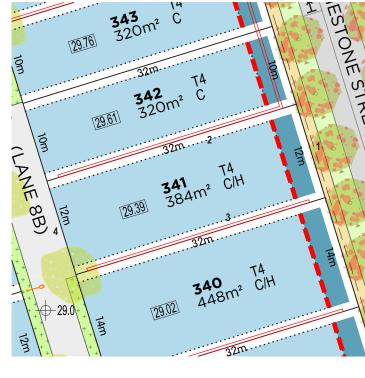
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
C.	Side Setback Line (north)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments	back N/A
	into Secondary Setback. ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
 С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	 Encroachments into Rear Setback. Permitted Encroachments into Rear Setback 	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	d above Nil Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
12.	Specific Design Requirement	is fitted fitti opaque classi
a.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	ollection
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



LOT 341 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) LOT FRONTAGE 12m

Interior 384



5m 10m 15m 20m 25m Scale 1:500 Ö

Legend

Building	Туре
C	Cottage
н	House
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
29.39	Datum and Pad Level (refer Provision No. 5)
- + 29.00	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 341 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 341. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
С.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.39 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b.	Principal Setback Line Secondary Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A
С.	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 (either north or south) may be located on the
		relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	•••••••••••••••••••••••••••••••••••••••
	 Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



Interior



10m N 5m 15m 20m 25m Scale 1:500

Legend

Building Type		
c	Cottage	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
29.61	Datum and Pad Level (refer Provision No. 5)	
+0 + 29.00	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 342 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 342. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.61 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b. c.	Secondary Setback Line Side Setback Line (north)	N/A Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (south)	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as
	PTI Dercentage	shown on Plan. 75%
g. 7.	BTL Percentage Permitted Encroachments	/ 570
-		
a.	Encroachments in Principal Setbac 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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments into Secondary Setback.	back N/A
••••	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	N/A
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	 Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to 	d above Nil Nil • Openings (other than
	a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



Interior 320

27.7m SDF 16.5m 30.13 **344** T4 635m² VIHIAPT 29.6 10.8m).0 3 CHADY LANE **T**4 С 29.76 С റ 29.61 0 うつ 74 Γ

25m | Scale 1:500 5m 10m 5m 20m Ö

Legend

Building Type		
С	Cottage	
(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)	
29.76	Datum and Pad Level (refer Provision No. 5)	
ф 29.60	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 343 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 343. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.76 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary
d.	Side Setback Line (south)	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	DACK N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



STREET 4E) 27.7m SDR 15.0 27.7m SDR 10.13 34.4 35.5m² VIHIAPT 30.0

N Scale 1:500 0 5m 10m 15m 20m 25m 10m 15m 20m 25m

Legend

Building Type		
н	House	
۷	Villa	
APT	Apartment 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)	
30.13	Datum and Pad Level (refer Provision No. 5)	
-\$ 30.00	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Secondary Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 344 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 344. 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 LDP Part 1 document.

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	As determined by the extent of development provisions contained in this LDP
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	Villa, House, Apartment House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by	Yes - Battered Lot
	the Jindee Developer and, if so, what type?	(Battering located within front portion of lot as part of civil construction)
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	Yes - Building will need to integrate a Plinth with the Battered section of lot - Wall, Retaining Wall or Pier and Infill.
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.13 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.
b.	Secondary Setback Line (north)	ls located on the Secondary Boundary within the Lot.
С.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of the Side Setback Line (south) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. 1) Is parallel to and located 3.5 metres from the Principal Boundary within the Lot and continuing for a length of 2 metres parallel to and located 1.0m from the Secondary Boundary; and 2) Is parallel to and located 1.0m from the Secondary Boundary for a length of 6m measured from the Rear Boundary.
g.	BTL Percentage	BTL 1) 75% and BTL 2) 100%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	back
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	N/A
•••••	Setback	
С.	i. Permitted Encroachments into Side Setback	Side Setback (South) - Eaves, Shade Devices and Attached
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback.	Walls Side Setback (South) Restricted by the BCA and the tolerances of any retaining walls
•••••	i. Permitted Encroachments into Rear Setback	N/A
•••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this	House or Villa - 2 bays
	minimum number of cars	Apartment House -
		1 bay/ 1 bedroom dwelling
		2 bays/ 2+ bedroom dwelling
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (south) and portion of Rear Boundary
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil Nil
	ii. Rear Elevation on or adjacent to rear boundary	INII
	iii. Rear elevation internal to a Lot	 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 (north)	Nil
••••	v. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
•••••	vi. Side Elevation (north)	N/A
12.	Specific Design Requirement	
a.	ls 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')
13.	Refuse storage enclosures and co	llection
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



LOT 345 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 362 LOT FRONTAGE

Legend

Edge 25m



5m I 10m 15m 20m 25m Scale 1:500 Ö

Building Type С Cottage Н House Specific Design Requirements (refer to Operative Provision No.12) (SDR) Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6) 30.98 Datum and Pad Level (refer Provision No. 5) Spot Levels \$ 30.2 Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7) Build-to-line (BTL) (refer to Operative Provision No. 6) Entry Steps Indicative Retaining Wall Locations No Vehicular Access 1 Principal Boundary

- 2 Secondary Boundary (North)
- Side Boundary (South) 3
- Rear Boundary

Lot 345 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 345. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.98 AHD

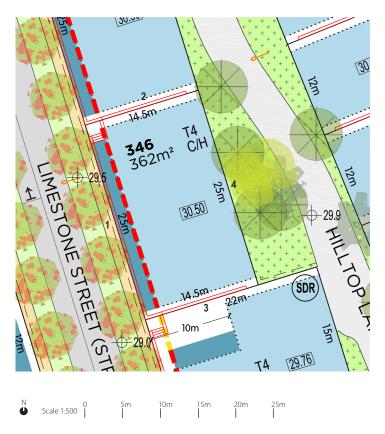
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 1.85 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (north)	Is located on the Secondary Boundary within the Lot.
С.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of the Side Setback Line (south) may be located on the Side Boundary, for a distance of up to 6 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
 P	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and 1.85 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	40%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	Terminating Vista Element 1.85 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
 b.	Encroachments into Secondary Se	tback
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	••••••
	i. Permitted Encroachments into Side Setback	Side Setback (South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	juirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary and Side Boundary (south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor ani. Principal Elevationii. Rear Elevation on or adjacent to rear boundary	d above Nil Nil
	iii. Rear elevation internal to a Lot	 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 (north)	Nil
•••••	v. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 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, Projecting Front, Laneway Surveillance)	Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and co	ollection
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



346 LOT STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 362 LOT FRONTAGE 25m

Interior



Legen	<u>id</u>
Building	g Type
С	Cottage
н	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)
	Required Sideyard Wall (refer to Operative Provision No. 10)
30.50	Datum and Pad Level (refer Provision No. 5)
+ 29.9	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Entry Steps
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 346 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 346. 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 LDP Part 1 document.

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	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.5 AHD

Jindee Local Development Plan No 1.0 | Stage 1 - Individual Lot Plans | V5 March 2020, ©2020 Studio LFA + robertsday

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and 1.85 metres from the Principal Boundary within the Lot.
b. c.	Secondary Setback Line Side Setback Line (north)	N/A 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 (either north or south) 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 (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 6 metres measured from the Rear Boundary.
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and 1.85 metres from the Principal Boundary within the Lot as shown on Plan.
g.	BTL Percentage	40%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	1.85 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set i. Permitted Encroachments	back N/A
	into Secondary Setback. ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor an i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 347 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) LOT FRONTAGE

Interior

330 15m



10m 25m Scale 1:500 5m 15m 20m Ö

Legen	<u>id</u>
Building	g Type
н	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)
	Required Sideyard Wall (refer to Operative Provision No. 10)
29.76	Datum and Pad Level (refer Provision No. 5)
\\$ 29.0	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Entry Steps
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (South)
3a + 3b	Side Boundary (North)
4	Rear Boundary

Lot 347 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 347. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Type	House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Sideyard

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	N/A
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.76 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and 1.85 metres from the Principal Boundary within the Lot.
b. c.	Secondary Setback Line Side Setback Line (north)- consists of two portions:	 N/A The Side Setback Line (north) 3a is located parallel to and 8 metres from the Side Boundary (north) within the Lot for a distance of 10 metres measured from the Principal Boundary; and
		 The Side Setback Line (north) 3b Is located parallel to and 1.0 metre from the Side Boundary (north) within the Lot for a distance of 17 metres measured from the Rear Boundary
d.	Side Setback Line (south)	ls located on the Side Boundary (south)
e. f. g.	Rear Setback Line Build-to-Line (BTL) Location BTL Percentage	Is located on the Rear Boundary Yes. Is parallel to and 1.85 metres from the Principal Boundary within the Lot for a lenth of 10.5 metres measured from the Side Boundary (south).
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	
	i. Permitted Encroachments into Principal Setback	Shade Devices, Steps
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	1.85m measured from the Principal Setback Line
b.	Encroachments into Secondary Setb i. Permitted Encroachments into Secondary Setback.	ack N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3a	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, in ground Swimming Pool, childrens play equipment.
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Line 3a	2.5m measured from the Side Setback Line 3a for Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, and Plinths or Piers for the Verandahs. Exceptions to this are Steps, Shade Devices, in ground Swimming Pools, and chidrens play equipment.
	iii. Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3b	Eaves, Shade Devices, Steps and Sideyard Walls
	iv. Extent to which Permitted Encroachments may encroach into a Side Setback Line 3b Encroachments into Rear Setback.	Restricted by the BCA and the tolerances of any retaining walls
u.	i. Permitted Encroachments into Rear Setback	N/A
• • • • • • • •	ii. Extent to which Permitted Encroachments may encroach	N/A

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Requi	rements
a.	Required Private Frontage Type	Stoop
b.	Permitted Principal Building Elevation Types	Straight Front
9.	Garaging, Parking and Vehicle Acces	SS
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north and south)
d.	Required Garage Disposition	Rear Direct
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Sideyard
11.	Privacy	
a.	 Privacy Restrictions on 1st floor and a i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot 	Nil Nil • 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
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or
		 is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Laneway Surveillance (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and colle	
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



Interior



Legend

Building Type	
н	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)
	Required Sideyard Wall (refer to Operative Provision No. 10)
29.39	Datum and Pad Level (refer Provision No. 5)
⊕ 28.4	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Build-to-line (BTL) (refer to Operative Provision No. 6)
	Entry Steps
	Indicative Retaining Wall Locations
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (South)
3a + 3b	Side Boundary (North)
4	Rear Boundary

Lot 348 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 348. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Type	House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Sideyard

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	N/A
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.39 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
а. 	Principal Setback Line Secondary Setback Line	Is parallel to and 1.85 metres from the Principal Boundary within the Lot. N/A
с.	Side Setback Line (north)- consists of two portions:	 The Side Setback Line (north) 3a is located parallel to and 8 metres from the Side Boundary (north) within the Lot for a distance of 10 metres measured from the Principal Boundary; and
		 The Side Setback Line (north) 3b Is located parallel to and 1.0 metre from the Side Boundary (north) within the Lot for a distance of 17 metres measured from the Rear Boundary
d.	Side Setback Line (south)	Is located on the Side Boundary (south)
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and 1.85 metres from the Principal Boundary within the Lot for a lenth of 10.5 metres measured from the Side Boundary (south).
g. 7.	BTL Percentage Permitted Encroachments	100%
л. а.	Encroachments in Principal Setback	
a. •••••	i. Permitted Encroachments into Principal Setback	Shade Devices, Steps
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	1.85m measured from the Principal Setback Line
b.	 Encroachments into Secondary Setb Permitted Encroachments into Secondary Setback. 	n/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3a	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, in ground Swimming Pool, childrens play equipment.
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Line 3a	2.5m measured from the Side Setback Line 3a for Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, and Plinths or Piers for the Verandahs. Exceptions to this are Steps, Shade Devices, in ground Swimming Pools, and chidrens play equipment.
	iii. Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3b	Eaves, Shade Devices, Steps and Sideyard Walls
 d.	iv. Extent to which Permitted Encroachments may encroach into a Side Setback Line 3b Encroachments into Rear Setback.	Restricted by the BCA and the tolerances of any retaining walls
	i. Permitted Encroachments into	N/A
	Rear Setback ii. Extent to which Permitted Encroachments may encroach	N/A

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Requirements	
a.	Required Private Frontage Type	Stoop
b.	Permitted Principal Building Elevation Types	Straight Front
9.	Garaging, Parking and Vehicle Acce	255
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north and south)
d.	Required Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Sideyard
11.	Privacy	
a.	Privacy Restrictions on 1st floor and a i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	above Nil Nil
	iii. Rear elevation internal to a Lot	 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 3a + 3b)	Open Outlook
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
12.	Specific Design Requirement	Is fitted with Opaque Glass.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and colle	ection
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





Legend

Building	Building Type	
Н	House	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
	Required Sideyard Wall (refer to Operative Provision No. 10)	
29.02	Datum and Pad Level (refer Provision No. 5)	
- + 28.0	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Entry Steps	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Secondary Boundary (South)	
3a + 3b	Side Boundary (North)	
4	Rear Boundary	

Lot 349 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 349. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Type	House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Sideyard

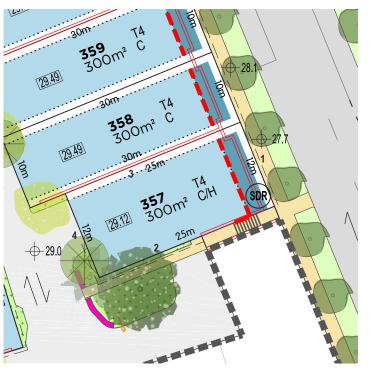
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	N/A
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.02 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 1.85 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (south)	Is located on the Secondary Boundary within the Lot.
с.	Side Setback Line (north)- consists of two portions:	 The Side Setback Line (north) 3a is located parallel to and 8 metres from the Side Boundary (north) within the Lot for a distance of 10 metres measured from the Principal Boundary; and The Side Setback Line (north)
		3b Is located parallel to and 1.0 metre from the Side Boundary (north) within the Lot for a distance of 17 metres measured from the Rear Boundary
d.	Side Setback Line	N/A
е. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary Yes. Is parallel to and 1.85 metres from the Principal Boundary within the Lot for a lenth of 9.5 metres measured from the Side Boundary (south).
 g.	BTL Percentage	100%
7.	Permitted Encroachments	
а.	Encroachments in Principal Setbac	
	i. Permitted Encroachments into Principal Setback	Shade Devices, Steps
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	1.85m measured from the Principal Setback Line
 b.	Encroachments into Secondary Se	tback
•••••	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3a	Verandahs, Balconies, Eaves, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, in ground Swimming Pool, childrens play equipment.
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Line 3a	2.5m measured from the Side Setback Line 3a for Verandahs, Balconies, Eaves, Bay Windows, Portico to define the principal entrance, and Plinths or Piers for the Verandahs. Exceptions to this are Steps, Shade Devices, in ground Swimming Pools, and chidrens play equipment.
	iii. Permitted Encroachments into Side Setback North adjacent to Side Setback Line 3b	Eaves, Shade Devices, Steps and Sideyard Walls
	iv. Extent to which Permitted Encroachments may encroach into a Side Setback Line 3b	Restricted by the BCA and the tolerances of any retaining walls
 d.	Encroachments into Rear Setback.	••••••
•••••	i. Permitted Encroachments into Rear Setback	N/A
•••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A

ITEM	DESCRIPTION	REQUIREMENT
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Stoop Straight Front
9.	Garaging, Parking and Vehicle Ac	cess
a. b.	Garaging required for this minimum number of cars Additional garaging requirement	2 Nil
С.	for Ancillary Unit Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north)
d.	Required Garage Disposition	Rear Direct
10.	Attached and Sideyard Walling	
a.	Required Walling	Sideyard
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	Nil Nil
	iii. Rear elevation internal to a Lot	 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 (south)	Nil
	v. Side Elevation (north)	Open Outlook
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation	N/A
12.	Specific Design Requirement	
a.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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

Jindee Local Development Plan No 1.0 | Stage 1 - Individual Lot Plans | V5 March 2020, ©2020 Studio LFA + robertsday





N Scale 1:500 | 0 5m 10m 15m 20m 25m ● Scale 1:500 | | | | | | |

Legend

Building Type		
С	Cottage	
н	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)	
29.12	Datum and Pad Level (refer Provision No. 5)	
+ 29.00	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Secondary Boundary (South)	
3	Side Boundary (North)	
4	Poar Poundany	

4 Rear Boundary

Lot 357 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 357. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard and Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.12 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.
b.	Secondary Setback Line (south)	Is located on 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 the Side Setback Lines (north) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the lot as shown on Plan and continues for a length of 2 metres along the Secondary Boundary.
g.	BTL Percentage	70%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	K
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
h	Encroachments into Secondary Set	
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North) - Eaves, Shade Devices and Attached Walls.
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A
	 into Rear Setback ii. Extent to which Permitted Encroachments may encroach into a Rear Setback 	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north
d.	Permitted Garage Disposition	Rear Direct , Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor an i. Principal Elevation	d above Nil
	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Boundary unless Screened, or the Opening consists of Celestial Windov 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 (south)	Nil
•••••	••••••••••••••••••••	•••••••••••••••••••••••••••••••••••••••
	v. Side Elevation (north)	Open Outlook.Openings permitted.
		 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Return Verandah; Double Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
a. 13.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Sllection Storage for 2 bins provided
13.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') Sollection Storage for 2 bins provided within the Lot and screened fro
13. a.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as'SDR') bllection Storage for 2 bins provided within the Lot and screened fro public view
13. a. b.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo)	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bilection Storage for 2 bins provided within the Lot and screened fro public view N/A Refer - Private Realm
13. a. b.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bllection Storage for 2 bins provided within the Lot and screened fro public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm
13. a. b. 14. 15.	Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes – Additional	Return Verandah; or Projecting Front and Return Verandah (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR') bllection Storage for 2 bins provided within the Lot and screened fro public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm



LOT 358 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 300 LOT FRONTAGE 10m

Interior

С **360** C). 29.86 ín N 3000 С 28. 29.49 300 358 C 300m² ANE 8B. 29.49 .30m · 3 · · 25m **357** T4 300m² CIH SDE 29.12 25m ___29.0 25m 0 Scale 1:500 5m I 10m 15m 20m Ö

Legend

Building	Building Type		
С	Cottage		
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)		
29.49	Datum and Pad Level (refer Provision No. 5)		
- + 29.0	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Side Boundary (North)		
3	Side Boundary (South)		
4	Rear Boundary		

Lot 358 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 358. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.49 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary
d.	Side Setback Line (south)	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 359 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 300 LOT FRONTAGE 10m

Interior

CIH 361 360m² 30.23 28.9 (Om **360** 30 С Orn² 29.86 300 NPL 359 on -28. ANELL 29.49 03 3011 C om 29.49 .30m 2.51 TA CIH

5m 10m 15m 20m 25m Scale 1:500 Ö

Legend

Building	Building Type		
C	Cottage		
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)		
29.49	Datum and Pad Level (refer Provision No. 5)		
- + 28.5	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Side Boundary (North)		
3	Side Boundary (South)		
4	Rear Boundary		

Lot 359 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 359. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.49 AHD

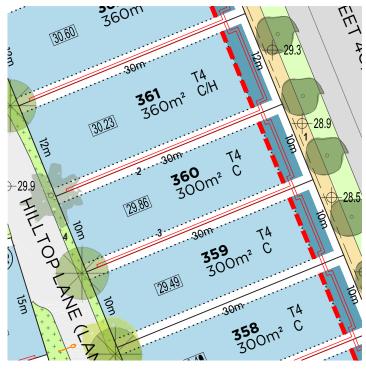
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary
d.	Side Setback Line (south)	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Act	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side
		 Boundary unless the Opening: is a Celestial Window; or
		 is Screened; or is fitted with Opague Glass.
12.	Specific Design Requirement	is fitted fifth opaque classi
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 360 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 300 LOT FRONTAGE 10m

Interior



Ň 5m I 10m 15m 20m 25m Scale 1:500

Legend

Building Type			
С	Cottage		
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)		
29.86	Datum and Pad Level (refer Provision No. 5)		
-	Spot Levels		
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)		
	Build-to-line (BTL) (refer to Operative Provision No. 6)		
	Indicative Retaining Wall Locations		
	No Vehicular Access		
1	Principal Boundary		
2	Side Boundary (North)		
3	Side Boundary (South)		
4	Rear Boundary		

Lot 360 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 360. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	29.86 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b. c.	Principal Setback Line Secondary Setback Line Side Setback Line (north)	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A Is parallel to and located 1.0 metre from the Side Boundary
d.	Side Setback Line (south)	(north) within the Lot. A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
е. f.	Rear Setback Line Build-to-Line (BTL) Location	A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary. Is located on the Rear Boundary Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

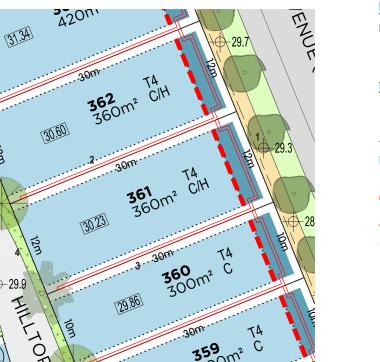
ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



3

LOCAL DEVELOPMENT PLAN **INDIVIDUAL LOT PLAN** (LDP STAGE 1)

Interior



N 10m 5m I 5m 20m 25m Scale 1:500

Legend

Building Type		
С	Cottage	
н	House	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
30.23	Datum and Pad Level (refer Provision No. 5)	
\$ 29.3	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 361 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 361. 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 LDP Part 1 document.

Specific Requirements

SDR

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.23 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b.	Principal Setback Line Secondary Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A
С.	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 (either north or south) may be located on the
		relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	•••••••••••••••••••••••••••••••••••••••
	 Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
 d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a
		minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



32.08

35

31.34

LOCAL DEVELOPMENT PLAN **INDIVIDUAL LOT PLAN** (LDP STAGE 1)

LOT 362 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 360 LOT FRONTAGE 12m

Interior

SUMMER . Legend CIK 29.7 TA CIH m^2 **362** 30.60 30111 Om² CIH 30.23 27 74 30m

25m 5m 10m 15m 20m Scale 1:500 Ö

Building Type		
C	Cottage	
н	House	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
30.60	Datum and Pad Level (refer Provision No. 5)	
+ 29.7	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 362 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 362. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	30.6 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a. b.	Principal Setback Line Secondary Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot. N/A
С.	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 (either north or south) may be located on the
		relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of one (1) of the Side Setback Lines (either north or south) may be located on the relevant Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 g.	BTL Percentage	80%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	•••••••••••••••••••••••••••••••••••••••
	 Permitted Encroachments into Secondary Setback. 	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

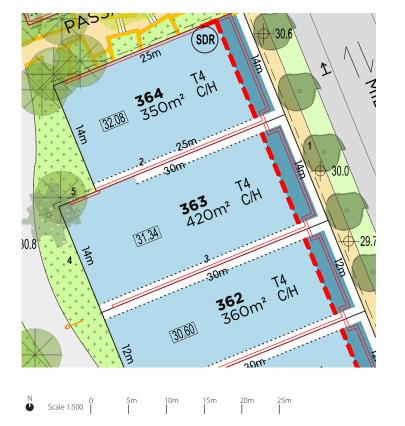
ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Act	
а.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary and Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Side Direct
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side
		 Boundary unless the Opening: is a Celestial Window; or
		 is Screened; or is fitted with Opague Glass.
12.	Specific Design Requirement	is fitted fifth opaque classi
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 363 STAGE 1 TRANSECT T4 LOT TYPE AREA (APPROX M²) 420 LOT FRONTAGE

Interior

14m



Legend

Building Type		
C	Cottage	
н	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)	
31.34	Datum and Pad Level (refer Provision No. 5)	
-\$ 30.0	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Build-to-line (BTL) (refer to Operative Provision No. 6)	
	Indicative Retaining Wall Locations	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	
5	Cocondan (Poundan (

Secondary Boundary

Lot 363 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 363. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	75%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

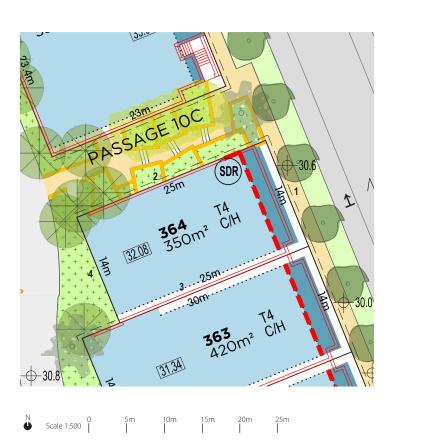
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Retaining Wall as shown on Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, Wall, Retaining wall)	No
d.	Required building element to attach to the Plinth	Verandah
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	31.34 AHD

	DESCRIPTION	REQUIREMENT
	Setbacks and Build-to-Lines	
	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (north)	Is located on the Secondary Boundary within the Lot.
	Side Setback Line (north)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot for a distance of 18 metres measured from the Principal Boundary; and is located on the Secondary Boundary and a portion of the Side Boundary (north) for a distance of 12 metres as measured from the Rear Boundary.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (South)
<u></u>	Rear Setback Line	Is located on the Rear Boundary
	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan.
 J.	BTL Percentage	80%
	Permitted Encroachments	
	Encroachments in Principal Setbac 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, a Terminating Vista Element
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which are not restricted.
). •••••	 Encroachments into Secondary Set Permitted Encroachments into Secondary Setback. 	back N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
••••• <u>-</u> .	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (North and South) - Eaves, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North and South) - Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
3.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah. Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
а.	Privacy Restrictions on 1st floor and	••••••
	 Principal Elevation Rear Elevation on or adjacent to rear boundary 	Nil Nil
	iii. Rear elevation internal to a Lot	 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	Nil
	v. Side Elevation (north)	Open Outlook.
	vi - Sido Floution (couth)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
	vi. Side Elevation (south)	Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or
		• is Screened; or
		is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



LOT 364 STAGE 1 TRANSECT T4 LOT TYPE Edge AREA (APPROX M²) 350 LOT FRONTAGE 14m



Legend Building Type с Cottage Н House Specific Design Requirements (refer to Operative Provision No.12) (SDR) Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6) Datum and Pad Level (refer Provision No. 5) 32.08 Spot Levels + 30.6 Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (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 Principal Boundary 1 2 Secondary Boundary (North) 3 Side Boundary (South) 4 Rear Boundary

Lot 364 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 364. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	80%
b.	Permitted Building Types	House, Cottage
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	32.08 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.
b.	Secondary Setback Line (north)	ls located on the Secondary Boundary within the Lot.
С.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
		A portion of the Side Setback Line (south) may be located on the Side Boundary, for a distance of up to 12 metres measured from the Rear Boundary.
d.	Side Setback Line	N/A
	Rear Setback Line	Is located on the Rear Boundary
е. •••••	Real Selback Line	is located on the Real Boundary
f.	Build-to-Line (BTL) Location	Yes. Is parallel to and located 3.5 metres from the Principal Boundary within the Lot as shown on Plan, and continues for a length of 2.0m along the Secondary Boundary.
g.	BTL Percentage	70%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments	Verandahs, Balconies, Eaves,
	into Principal Setback	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	2.5 metres measured from the Principal Setback Line. An exception to this is Steps, which
	Setback	are not restricted.
b.	Encroachments into Secondary Set	back
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary	N/A
•••••	Setback Encroachments into Side Setback	
•••••	•••••••••••••••••	
	i. Permitted Encroachments into Side Setback	Side Setback (South) - Eaves, Shade Devices and Attached Walls
• • • • • •	ii. Extent to which Permitted	Side Setback (South) - Restricted
	Encroachments may	by the BCA and the tolerances of
	encroach into a Side Setback	any retaining walls
d.	Encroachments into Rear Setback.	
•••••	i. Permitted Encroachments into Rear Setback	N/A
•••••	•••••••••••••••••••••••••••••••••••••••	NI/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
а. b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	Attached
11.	Privacy	
а.	Privacy Restrictions on 1st floor and	d above
	 i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot 	Nil • Openings (other than Balconies, Verandahs or terraces) to be setback 2m from Side Development
	iv. Secondary Elevation (north) v. Side Elevation (south)	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. Nil Restricted Outlook
		 Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: 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, Projecting Front, Laneway Surveillance)	Yes - Corner Treatment (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and co	llection
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





Building Type	
н	House
۷	Villa
(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)
Notor	Embankment / level change within Lot
	Zone of Influence for the embankment (Buildings constructed forward of the Zone of Influence line will require non-standard construction responses)
33.70	Datum and Pad Level (refer Provision No. 5)
↔ 30.4	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (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
1	Principal Boundary
2	Secondary Boundary (South)
3	Side Boundary (West)
4	Rear Boundary

Lot 365 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 365. 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 LDP Part 1 document.

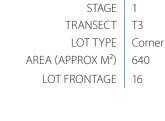
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	70%
b.	Permitted Building Types	Villa, House
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	33.7 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	Is parallel to and located 1.0m from the Secondary Boundary
C.	Side Setback Line (west)	Is parallel to and located 1.0 metre from the Side Boundary (west) within the Lot.
d.	Side Setback Line (east)	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	N/A
g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	No Permitted Encroachment is to encroach more than 3.5m measured from the Principal Setback Line as shown on Plan. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	tback
•••••	i. Permitted Encroachments into Secondary Setback.	Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	Restricted by the BCA and the tolerances of any retaining walls
с.	Encroachments into Side Setback	••••••
•••••	i. Permitted Encroachments into Side Setback	Side Setback (West) - Eaves, Steps, Shade Devices and Attached Walls
d.	ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback.	Side Setback (West) Restricted by the BCA and the tolerances of any retaining walls
	i. Permitted Encroachments into Rear Setback	N/A
•••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah or Terrace Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ad	ccess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (west) and Secondary Boundary (south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor an i. Principal Elevation	d above Nil
•••••	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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	Nil
••••	v. Side Elevation (West)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation (East)	N/A
12.	Specific Design Requirement	
a.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	ollection
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





Legend

HILL TOP LANE (LANE 8B) 3.1 16m 12.6m 33.33 33.70 33.70 띥핏 ₽Ĭ .41.4m ε **366** 640m² **367** 655m ₽Ĭ **365** 700m² 31.85 31.85 16m 30.4 (SDR) 16m 0 30.2 ET (STRE N Scale 1:500 5m | 10m 15m 20m 25m

Building Type		
н	House	
v	Villa	
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)	
	Embankment / level change within Lot	
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)	
33.70	Datum and Pad Level (refer Provision No. 5)	
+ 30.2	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Indicative Retaining Wall Locations	
	Entry Steps	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (West)	
3	Side Boundary (East)	
4	Rear Boundary	

Lot 366 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 366. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Corner Lot
d.	Permitted Building Disposition	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	33.7 AHD

Jindee Local Development Plan No 1.0 | Stage 1 - Individual Lot Plans | V5 March 2020, ©2020 Studio LFA + robertsday

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 14.0 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
С.	Side Setback Line (west)	Is parallel to and located 1.0m from the Side Boundary (west) within the Lot.
d.	Side Setback Line (east)	Is parallel to and located 1.0m from the Side Boundary (east) within the Lot.
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	N/A
 g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Se	tback
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (West + East) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A
	into Rear Setback	•••••••••••••••••••••••••••••••••••••••
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a. b.	Additional garaging requirement for Ancillary Unit	2 Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Secondary Boundary, Side Boundary (east and west).
d.	Permitted Garage Disposition	Rear Direct, Side Direct, Rear Back Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Required Walling:	N/A
11.	Privacy	
a.	 Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to a Lot 	Nil Nil • 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	Nil
•••••	v. Side Elevation (West)	Open Outlook.
	vi. Side Elevation (East)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or
12.	Specific Design Requirement	is fitted with Opaque Glass.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Terminating Vista (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and co	llection
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



LOT 367 STAGE 1 TRANSECT T3 LOT TYPE AREA (APPROX M²) 655 LOT FRONTAGE 16m

Interior

HILL TOP LANE (LANE -33.1 4 20.3m 16m 33.33 33.33 33.70 ₽Ĭ ₽₹ ₽Ĭ **368** 776m² 5m 41.4m **367** 655m² **366** 640m² S 31.48 31.85 31.85 15m 20m ⊕ 30.0 (SDR) 16m ESTONE STREET 30.2 10m Scale 1:500 5m 15m 20m 25m Ö

Legend

Building Type		
н	House	
۷	Villa	
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)	
NY CO	Embankment / level change within Lot	
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)	
33.33	Datum and Pad Level (refer Provision No. 5)	
- \$ 30.1	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Indicative Retaining Wall Locations	
	Entry Steps	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (West)	
3	Side Boundary (East)	
4	Rear Boundary	

Lot 367 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 367. 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 LDP Part 1 document.

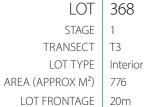
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	33.33 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 11.8 metres from the Principal Boundary within the Lot.
 b.	Secondary Setback Line	N/A
С.	Side Setback Line (west)	Is parallel to and located 1.0 metre from the Side Boundary (west) within the Lot.
d.	Side Setback Line (east)	Is parallel to and located 1.0 metre from the Side Boundary (east) within the Lot.
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	N/A
g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Se	tback
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
С.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (West + East) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments	N/A
	into Rear Setback	••••••
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a

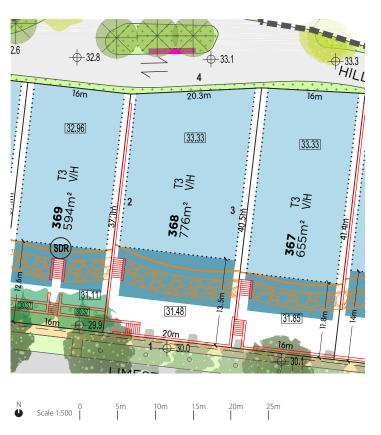
ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (east and west).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to	Nil Nil
	iii. Rear elevation internal to a Lot	 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 (West)	Open Outlook.
	vi. Side Elevation (East)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or
		 is a celestial window, of is Screened; or is fitted with Opaque Glass.
12.	Specific Design Requirement	is fitted with opaque class.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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





Interior

20m



Legend

Building Type	
н	House
٧	Villa
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)
	Embankment / level change within Lot
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)
33.33	Datum and Pad Level (refer Provision No. 5)
+ 30.0	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Indicative Retaining Wall Locations
	Entry Steps
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (West)
3	Side Boundary (East)
4	Rear Boundary

Lot 368 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 368. 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 LDP Part 1 document.

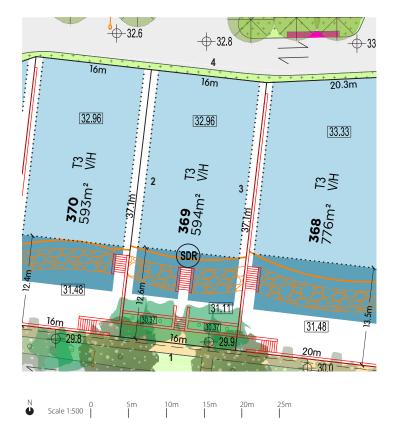
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	33.33 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 13.5 metres from the Principal Boundary within the Lot.
 b.	Secondary Setback Line	N/A
с.	Side Setback Line (west)	ls parallel to and located 1.0 metre from the Side Boundary (west) within the Lot.
d.	Side Setback Line (east)	Is parallel to and located 1.0 metre from the Side Boundary (east) within the Lot.
e. f. g.	Rear Setback Line Build-to-Line (BTL) Location BTL Percentage	Is located on the Rear Boundary N/A N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac i. Permitted Encroachments into Principal Setback	k Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Sel i. Permitted Encroachments into Secondary Setback.	iback N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (West + East) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback	N/A
• • • • • • • •	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah or Terrace Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
а.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (east and west).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor andi. Principal Elevationii. Rear Elevation on or adjacent to rear boundary	d above Nil Nil
	iii. Rear elevation internal to a Lot	 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	Nil
•••••	v. Side Elevation (West)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation (East)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		• is a Celestial Window; or
		is Screened; or is 6tted with Oppgue Class
12.	Specific Design Requirement	• is fitted with Opaque Glass.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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





LOT 369 STAGE 1 TRANSECT T3 LOT TYPE 594 AREA (APPROX M²) LOT FRONTAGE 16m

Interior

egend

Building Type	
н	House
V	Villa
(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)
	Embankment / level change within Lot
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)
32.96	Datum and Pad Level (refer Provision No. 5)
+ 29.9	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Indicative Retaining Wall Locations
	Entry Steps
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (West)
3	Side Boundary (East)
4	Rear Boundary

Lot 369 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 369. 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 LDP Part 1 document.

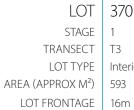
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
С.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	32.96 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and 12.6 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
С.	Side Setback Line (west)	Is parallel to and located 1.0 metre from the Side Boundary (west) within the Lot.
d.	Side Setback Line (east)	Is parallel to and located 1.0 metre from the Side Boundary (east) within the Lot.
e. f.	Rear Setback Line Build-to-Line (BTL) Location	Is located on the Rear Boundary N/A
g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac i. Permitted Encroachments into Principal Setback	k Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Sel i. Permitted Encroachments into Secondary Setback.	iback N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
•••••	i. Permitted Encroachments into Side Setback	Side Setback (West + East) - Eaves, Steps, Shade Devices and Attached Walls
•••••	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
d.	 Encroachments into Rear Setback. Permitted Encroachments into Rear Setback 	N/A
••••	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	ess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (east and west).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	l above Nil Nil
	iii. Rear elevation internal to a Lot	 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 (West)	Open Outlook.
	vi. Side Elevation (East)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from a Side Boundary, unless Screened.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		• is a Celestial Window; or
		is Screened; oris fitted with Opaque Glass.
12.	Specific Design Requirement	is inteed with opaque class.
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Yes - Terminating Vista (location of Specific Design Requirement is graphically depicted on the attached plan as 'SDR')
13.	Refuse storage enclosures and col	lection
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





Interior

-32.6 ⊕-32.8 ⊕-31.9 4 16m 16m 32.96 32.96 32.22 ₽Ĭ £∐ 2 3 **370** 593m² :37.1m. БЩ **369** 594m **371** 628m² SDR 2 31.48 IIIIIIII3m 31.11 16m hī 29.8 29.8 16m

5m I 10m 15m 20m 25m 0 Scale 1:500 Ö

Legend

Building Type	
н	House
۷	Villa
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)
	Embankment / level change within Lot
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)
32.96	Datum and Pad Level (refer Provision No. 5)
ф 29.8	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Indicative Retaining Wall Locations
	Entry Steps
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (West)
3	Side Boundary (East)
4	Rear Boundary

Lot 370 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 370. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
С.	Lot Type Designation	Corner Lot
d.	Permitted Building Dispositions	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	32.96 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and 12.4 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
С.	Side Setback Line (west)	Is parallel to and located 1.0 metre from the Side Boundary (west) within the Lot.
d.	Side Setback Line (east)	Is parallel to and located 1.0 metre from the Side Boundary (east) within the Lot.
e.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	N/A
 g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbacl	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted	No Permitted Encroachment
	Encroachments may encroach into the Principal Setback	is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
 b.	Encroachments into Secondary Set	:back
	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
C.	Encroachments into Side Setback	
	i. Permitted Encroachments into Side Setback	Side Setback (West + East) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
 d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (east and west).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor andi. Principal Elevationii. Rear Elevation on or adjacent to rear boundary	d above Nil Nil
	iii. Rear elevation internal to a Lot	 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 (West)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation (East)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or
12	Cassifa Desira Desuiversent	• is fitted with Opaque Glass.
12. a.	Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	ollection
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



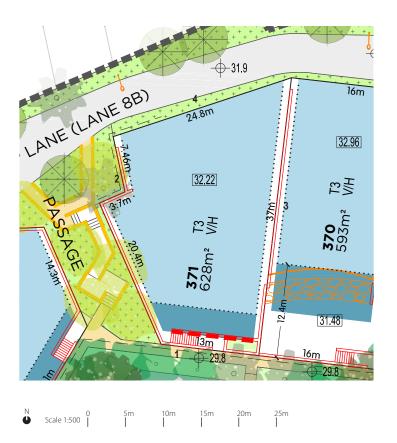
LOT TYPE

AREA (APPROX M²)

LOT FRONTAGE

Edge Lot 628

13m



Legend

Building	Building Type	
н	House	
۷	Villa	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
	Embankment / level change within Lot	
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)	
32.22	Datum and Pad Level (refer Provision No. 5)	
-\$ 29.8	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (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	
1	Principal Boundary	
2	Secondary Boundary (West)	
3	Side Boundary (East)	
4	Rear Boundary	

Lot 371 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of Lot 371. 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 LDP Part 1 document.

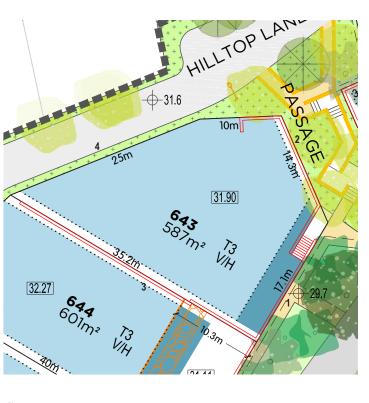
ITEM	DESCRIPTION	REQUIREMENT
1	Site Works	
a.	Maximum Lot Level	Refer - Private Realm Operative Provisions
b.	Stormwater Management	Refer - Private Realm Operative Provisions
C.	Retaining Walls	Refer - Private Realm Operative Provisions
2	Number of Dwellings on Lot	
a.	Maximum Number of Single Residential Dwellings	One (1)
b.	Maximum Number of Dwellings Permitted for an Apartment House	N/A
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	70%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	32.22 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 5.35 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (west)	Is parallel to and located 1.0m from the Secondary Boundary
C.	Side Setback Line (east)	Is parallel to and located 1.0 metre from the Side Boundary (east) within the Lot.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	Yes - is 1.85m from the Principal Boundary for a length of 10.8m as shown on the Plan.
g.	BTL Percentage	75%
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	No Permitted Encroachment is to encroach more than 3.5m measured from the Principal Setback Line as shown on Plan. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Se	tback
	i. Permitted Encroachments into Secondary Setback.	Side Setback (West + East) - Eaves, shade devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
с.	Encroachments into Side Setback	••••••
•••••	i. Permitted Encroachments into Side Setback	Side Setback (West + East) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (West + East) Restricted by the BCA and the tolerances of any retaining walls
d.	 Encroachments into Rear Setback. Permitted Encroachments into Rear Setback 	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	ess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
С.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (east), Secondary Boundary (west)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	l above Nil Nil
	iii. Rear elevation internal to a Lot	 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 (West) v. Side Elevation (East)	Nil Restricted Outlook Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		 is a Celestial Window; or is Screened; or is fitted with Opaque Glass.
	vi. Side Elevation	N/A
12.	Specific Design Requirement	
a.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and col	lection
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
	Design Outcomes Additional	Refer - Private Realm
16.	Design Outcomes – Additional Requirements + Controls	Operative Provisions
16. 17.		Operative Provisions Refer - Private Realm Operative Provisions





Legend **Building Type** н House Villa ۷ Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6) Embankment / level change within Lot Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses) 31.90 Datum and Pad Level (refer Provision No. 5) Spot Levels \$29.7 Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7) Indicative Retaining Wall Locations Entry Steps No Vehicular Access Principal Boundary 1 Secondary Boundary (East) 2 Side Boundary (South) 3

- 4 Rear Boundary

Lot 643 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of lot 643. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	70%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard

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
5	Building Heights	
a.	Maximum No of Storeys	2 storeys plus loft.
b.	Maximum External Wall Height	7.5 metre
C.	Lot Datum (from which Building Height is measured)	31.9 AHD

Jindee Local Development Plan No 1.0 | Stage 1 - Individual Lot Plans | V5 March 2020, ©2020 Studio LFA + robertsday

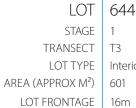
ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (east)	Is parallel to located 1.0m from the Secondary Boundary
С.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
f. g.	Build-to-Line (BTL) Location BTL Percentage	N/A N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setback	<
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	No Permitted Encroachment is to encroach more than 3.5m measured from the Principal Setback Line as shown on Plan. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	back
	i. Permitted Encroachments into Secondary Setback.	Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	Restricted by the BCA and the tolerances of any retaining walls
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
•••••	i. Permitted Encroachments into Side Setback	Side Setback (south) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (south) - restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Requ	uirements
a. b.	Required Private Frontage Type Permitted Principal Building Elevation Types	Verandah or Terrace Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

9.	Caraging Darking and Vahiela A	
	Garaging, Parking and Vehicle Ad	ccess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (south), Secondary Boundary (east)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Stack, Rear Side Court
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	 Privacy Restrictions on 1st floor ar i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary iii. Rear elevation internal to 	Nil Nil • Openings (other than
	a Lot	 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 (East)	Nil
	v. Side Elevation (South)	Restricted Outlook
	(,	hestneted outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		Openings to be setback a minimum of 4.5m from the Side
	vi. Side Elevation	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or
12.		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass.
<u>12.</u> а.	vi. Side Elevation	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass.
	vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front,	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: • is a Celestial Window; or • is Screened; or • is fitted with Opaque Glass. N/A
a.	vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A N/A Ollection Storage for 2 bins provided within the Lot and screened from
a. 13.	vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A N/A Ollection Storage for 2 bins provided
a. 13. a.	vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A N/A Ollection Storage for 2 bins provided within the Lot and screened from public view
a. 13. a. b.	vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo)	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A N/A Ollection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm
a. 13. a. b. 14.	vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A N/A Ollection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm
a. 13. a. b. 14.	 vi. Side Elevation Specific Design Requirement Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance) Refuse storage enclosures and co Required Bin Storage Required Bin Collection Point Location (required by the City of Wanneroo) Landscaping + Street Trees External Fixtures Design Outcomes – Additional 	Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or is fitted with Opaque Glass. N/A N/A Ollection Storage for 2 bins provided within the Lot and screened from public view N/A Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm Operative Provisions Refer - Private Realm

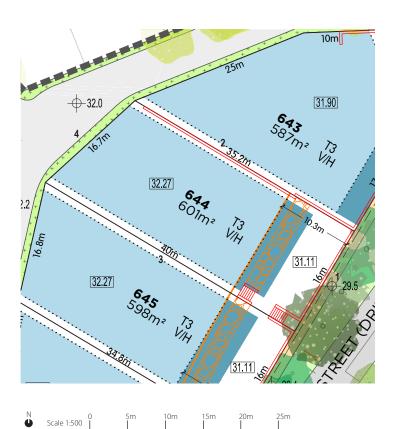
REQUIREMENT

ITEM DESCRIPTION





Interior 16m



Legend

Building	у Туре
н	House
۷	Villa
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)
	Embankment / level change within Lot
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)
32.27	Datum and Pad Level (refer Provision No. 5)
- ф -29 . 5	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)
	Indicative Retaining Wall Locations
	Entry Steps
	No Vehicular Access
1	Principal Boundary
2	Side Boundary (North)
3	Side Boundary (South)
4	Rear Boundary

Lot 644 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of lot 644. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	32.27 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 10.3 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
С.	Side Setback Line (north)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
e.	Rear Setback Line	Is located on the Rear Boundary
 f.	Build-to-Line (BTL) Location	N/A
 g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Set	tback
•••••	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (north + south) Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (north + south) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Poar Setback	N/A
	into Rear Setback ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	l above Nil Nil
	iii. Rear elevation internal to a Lot	 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.
	vi. Side Elevation (South)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



Interior 598

id>m= 25 32.27 601m2 32.2 T3 VH 16.8m 31.11 32.27 T3 VH 31.11 29.4 32.27 T3 Va 25m 5m 10m 5m 20m

Legend

Building Type		
н	House	
۷	Villa	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Embankment / level change within Lot	
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)	
32.27	Datum and Pad Level (refer Provision No. 5)	
-\$ 29.4	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Indicative Retaining Wall Locations	
	Entry Steps	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (South)	
4	Rear Boundary	

Lot 645 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of lot 645. 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 LDP Part 1 document.

Specific Requirements

0 Scale 1:500

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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
с.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
С.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard

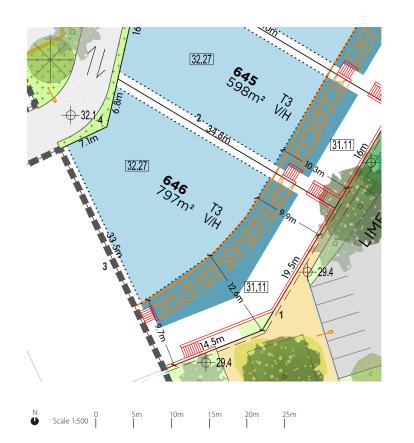
ITEM	DESCRIPTION	REQUIREMENT
4	Plinths	
a.	Is a Plinth required for this Lot?	Yes
b.	Has a Plinth been provided by the Jindee Developer and, if so, what type?	Yes - Embankment as shown on the Plan
C.	Will the Lot Owner have to provide a Plinth and, if so, the type of Plinth required (Piers and Infill, 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 metre
C.	Lot Datum (from which Building Height is measured)	32.27 AHD

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and 10.3 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line	N/A
С.	Side Setback Line (north)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (south)	Is parallel to and located 1.0 metre from the Side Boundary (south) within the Lot.
e.	Rear Setback Line	Is located on the Rear Boundary
 f.	Build-to-Line (BTL) Location	N/A
 g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Set	tback
•••••	i. Permitted Encroachments into Secondary Setback.	N/A
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (north + south) Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (north + south) Restricted by the BCA and the tolerances of any retaining walls
d.	Encroachments into Rear Setback. i. Permitted Encroachments into Poar Setback	N/A
	into Rear Setback ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah or Terrace
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Acc	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north and south)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation ii. Rear Elevation on or adjacent to rear boundary	l above Nil Nil
	iii. Rear elevation internal to a Lot	 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.
	vi. Side Elevation (South)	 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening:
		is a Celestial Window; oris Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	llection
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



Interior



Legend

Building Type		
н	House	
v	Villa	
	Development Area Subject to Site Coverage, Setback and BTL requirements (refer to Operative Provisions No. 3 and No. 6)	
NY TO	Embankment / level change within Lot	
	Zone of influence for the embankment (Buildings constructed forward of the Zone of influence line will require non-standard construction responses)	
32.27	Datum and Pad Level (refer Provision No. 5)	
- + 29.4	Spot Levels	
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (refer to Operative Provision No. 7)	
	Indicative Retaining Wall Locations	
	Entry Steps	
	No Vehicular Access	
1	Principal Boundary	
2	Side Boundary (North)	
3	Side Boundary (West)	
4	Rear Boundary	

Lot 646 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of lot 646. 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 LDP Part 1 document.

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
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	65%
b.	Permitted Building Types	Villa, House
C.	Lot Type Designation	Interior Lot
d.	Permitted Building Dispositions	Edgeyard

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 - Embankment as shown on the 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 metre
C.	Lot Datum (from which Building Height is measured)	32.27 AHD

	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	Is between 9.7 and 12.6 metres from the Principal Boundary within the Lot as shown on Plan
b.	Secondary Setback Line	N/A
С.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line (West)	Is parallel to and located 1.0 metre from the Side Boundary (south west) within the Lot.
е.	Rear Setback Line	Is located on the Rear Boundary
f.	Build-to-Line (BTL) Location	N/A
g.	BTL Percentage	N/A
7.	Permitted Encroachments	
a.	Encroachments in Principal Setbac i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, Projecting Fronts, Bay Windows, Portico to define the principal entrance, Plinths or Piers for the Verandah, Steps, Towers, a Terminating Vista Element, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
	ii. Extent to which Permitted Encroachments may encroach into the Principal Setback	No Permitted Encroachment is to encroach more than 1.5m beyond the extent of the Embankment as shown on Plan. An exception to this are Steps, in ground Swimming Pool, childrens play equipment, Alfresco Encroachments.
b.	Encroachments into Secondary Se	tback
•••••	i. Permitted Encroachments into Secondary Setback.	Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	N/A
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (north + west) - Eaves, Steps, Shade Devices and Attached Walls
	into Side Setback ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Eaves, Steps, Shade Devices and
d.	 into Side Setback ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback. i. Permitted Encroachments 	Eaves, Steps, Shade Devices and Attached Walls Side Setback (north + west) - restricted by the BCA and the
d.	into Side Setback ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback.	Eaves, Steps, Shade Devices and Attached Walls Side Setback (north + west) - restricted by the BCA and the tolerances of any retaining walls
d. 8.	 into Side Setback ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback ii. Extent to which Permitted Encroachments may 	Eaves, Steps, Shade Devices and Attached Walls Side Setback (north + west) - restricted by the BCA and the tolerances of any retaining walls N/A
	 into Side Setback ii. Extent to which Permitted Encroachments may encroach into a Side Setback Encroachments into Rear Setback. i. Permitted Encroachments into Rear Setback ii. Extent to which Permitted Encroachments may encroach into a Rear Setback 	Eaves, Steps, Shade Devices and Attached Walls Side Setback (north + west) - restricted by the BCA and the tolerances of any retaining walls N/A

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	2
b.	Additional garaging requirement for Ancillary Unit	Nil
C.	Lot boundaries where Vehicle Access is prohibited	Principal Boundary, Side Boundary (north and south west).
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor and i. Principal Elevation	d above Nil
	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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	Nil
•••••	v. Side Elevation (North)	Open Outlook.
		Openings permitted.
		 Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation (West)	Restricted Outlook
		Openings to be setback a minimum of 4.5m from the Side Boundary unless the Opening: is a Celestial Window; or is Screened; or
		• is fitted with Opaque Glass.
12.	Specific Design Requirement	
a.	ls there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	ollection
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



LOT 670 STAGE 1 TRANSECT T3 LOT TYPE Edge AREA (APPROX M²) 539 LOT FRONTAGE 23.4m



Legend

Building	д Туре
с	Cottage
н	House
۷	Villa
APT	Apartment 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)
33.33	Datum and Pad Level (refer Provision No. 5)
- \$1.2	Spot Levels
	Zone in which Verandahs and other Enchroachments will be permitted in the Principal Setback (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
1	Principal Boundary
2	Secondary Boundary (South)
3	Side Boundary (North)
4	Rear Boundary

Lot 670 forms part of the Stage 1 Local Development Plan (LDP) Area. The Private Realm Operative Provisions, together with the Individual Lot Plan ('ILP'), prescribe the specific design requirements applicable to the development of lot 670. 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 LDP Part 1 document.

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	As determined by the extent of development provisions contained in this LDP
С.	Ancillary Unit	Permitted
3	Dwelling Controls	
a.	Maximum Lot Coverage	70%
b.	Permitted Building Types	House, Cottage, Villa, Apartment House
С.	Lot Type Designation	Edge Lot
d.	Permitted Building Dispositions	Edgeyard, Courtyard

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 metre
C.	Lot Datum (from which Building Height is measured)	33.33 AHD

Jindee Local Development Plan No 1.0 | Stage 1 - Individual Lot Plans | V5 March 2020, ©2020 Studio LFA + robertsday

ITEM	DESCRIPTION	REQUIREMENT
6	Setbacks and Build-to-Lines	
a.	Principal Setback Line	ls parallel to and located 3.5 metres from the Principal Boundary within the Lot.
b.	Secondary Setback Line (South)	Is parallel to and located 1.0m from the Secondary Boundary
C.	Side Setback Line (North)	Is parallel to and located 1.0 metre from the Side Boundary (north) within the Lot.
d.	Side Setback Line	N/A
е.	Rear Setback Line	Is located on the Rear Boundary
 f.	Build-to-Line (BTL) Location	N/A
 g.	BTL Percentage	N/A
7 .	Permitted Encroachments	
а.	Encroachments in Principal Setbac	k
	i. Permitted Encroachments into Principal Setback	Verandahs, Balconies, Eaves, Shade Devices, 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	No Permitted Encroachment is to encroach more than 3.5m measured from the Principal Setback Line as shown on Plan. An exception to this is Steps, which are not restricted.
b.	Encroachments into Secondary Set	back
	i. Permitted Encroachments into Secondary Setback.	Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into the Secondary Setback	Restricted by the BCA and the tolerances of any retaining walls
с.	Encroachments into Side Setback	•••••••••••••••••••••••••••••••••••••••
	i. Permitted Encroachments into Side Setback	Side Setback (North) - Eaves, Steps, Shade Devices and Attached Walls
	ii. Extent to which Permitted Encroachments may encroach into a Side Setback	Side Setback (North) - Restricted by the BCA and the tolerances of any retaining walls
 d.	Encroachments into Rear Setback.	
	i. Permitted Encroachments into Rear Setback	N/A
	ii. Extent to which Permitted Encroachments may encroach into a Rear Setback	N/A
8.	Frontage/ Principal Elevation Req	uirements
a.	Required Private Frontage Type	Verandah.
b.	Permitted Principal Building Elevation Types	Straight Front, Projecting Front, a Return Verandah, a Projecting Front and a Return Verandah, a Double Return Verandah and a Double Projecting Front.

ITEM	DESCRIPTION	REQUIREMENT
9.	Garaging, Parking and Vehicle Ac	cess
a.	Garaging required for this minimum number of cars	Cottage, House or Villa - 2 bays Apartment House - 1 bay/ 1 bedroom dwelling
b.	Additional garaging requirement for Ancillary Unit	2 bays/ 2+ bedroom dwelling Nil
C.	Lot boundaries where Vehicle Access is prohibited	Primary Boundary, Secondary Boundary and Side Boundary (north)
d.	Permitted Garage Disposition	Rear Direct, Rear Side Court, Rear Side Stack
10.	Attached and Sideyard Walling	
a.	Type of Walling required	N/A
11.	Privacy	
a.	Privacy Restrictions on 1st floor an	
•••••	i. Principal Elevation	Nil
	ii. Rear Elevation on or adjacent to rear boundary	Nil
	iii. Rear elevation internal to a Lot	 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 (south)	Nil
•••••	v. Side Elevation (north)	Open Outlook.
		 Openings permitted. Verandahs, terraces and Balconies to be setback a minimum of 4.5m from the Side Boundary, unless Screened.
•••••	vi. Side Elevation	N/A
12.	Specific Design Requirement	
a.	Is there a Specific Design Requirement applicable to this Lot? (Terminated Vista, Corner Treatment, Projecting Front, Laneway Surveillance)	N/A
13.	Refuse storage enclosures and co	ollection
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

