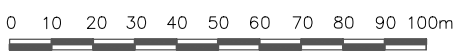
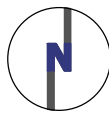


LEGEND	
	LOCAL DEVELOPMENT PLAN BOUNDARY
	RESIDENTIAL R30
	RESIDENTIAL R60
	DESIGNATED GARAGE LOCATION
	PERMITTED GARAGE LOCATION
	PRIMARY STREET FRONTAGE
	PUBLIC OPEN SPACE FRONTAGE
	ESTATE BOUNDARY FENCING
	NO VEHICULAR ACCESS
	EXISTING TREES TO BE RETAINED
	REQUIRES "PACKAGE A" QUIET HOUSE DESIGN AND NOTIFICATION ON TITLE
	RETAINING WALLS

LOCAL DEVELOPMENT PLAN PROVISIONS	
<b>RESIDENTIAL DESIGN CODE VARIATIONS</b> The following standards are deemed to meet the relevant Design Principles of the Residential Design Codes (R- Codes) and do not require consultation with the adjoining landowners. Unless provided for below, or as part of Tamala Park Agreed Local Structure Plan No. 79 (LSP79), the provisions of District Planning Scheme No.2 and the R-Codes apply.	
<b>1. BUILDING FORM</b>	
Provisions	
a) R60 Front Loaded Lots Note: Applicable only to Lots: - Belford Way: 3103 – 3107 - Mapleton Ave: 3108	i. Double garages are only permitted where an upper floor is proposed, and subject to: a) The upper floor protruding minimum 500mm forward of the garage within the front setback area. b) The upper floor extending minimum 75% across the lot frontage. c) Maximum 4.5m wide crossovers with driveways progressively tapering to match the width of the garage door.
<b>2. PUBLIC OPEN SPACE SURVEILLANCE</b>	
Provisions	
a) Public Open Space Frontage Note: Applicable only to Lots: - Karijini Loop: 3030 – 3032	i. Dwellings directly fronting public open space shall include: a) at least one major opening to a habitable room on the ground floor, and upper floor (where applicable); and b) a designated outdoor living area.
<b>3. VEHICULAR ACCESS &amp; GARAGES</b>	
a) Designated garage and crossover locations apply to lots identified on the plan. Designated garage locations do not prescribe boundary walls or garage widths but reference the side of the lot to which the garage must be located. b) Permitted garage and crossover locations apply to lots identified on this plan. Vehicle access to on-site car parking spaces is permitted to the primary street, and garage locations may be provided where identified on this plan. Note: Access points will not be altered where they impact on established street trees retained through subdivision.	
<b>4. ESTATE BOUNDARY FENCING</b>	
a) Any uniform Estate fencing/retaining on private lots shall not be modified without written approval from the City of Wanneroo, and shall be maintained as visually permeable by landowners where applicable. b) For Lots 3030 – 3032 Karijini Loop, visually permeable fencing shall be provided to the 'Public Open Space Frontage', including a minimum 3m return for a boundary siding a public open space.	
<b>5. NOISE MANAGEMENT – ROAD NOISE</b>	
a) Quiet house design requirements are applicable to those lots identified on this plan. Details of the quiet house design package is included in Attachment 1.	
This Local Development Plan has been certified by the Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2.	
 Manager Approval Services City of Wanneroo	
Date 18 August 2022	

LOCAL DEVELOPMENT PLAN 9 - WAPC 160750  
CATALINA ESTATE (STAGE 36 & 37)



Scale: 1:1250 @A3 Date Issued: 18.08.2022

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PLANNING  
STUDIO