



LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS
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.

1. BUILDING FORM

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.

2. PUBLIC OPEN SPACE SURVEILLANCE

Provisions	
a) Public Open Space Frontage Note: Applicable only to Lots: - Karijini Loop: 3030 – 3032 - Lots: 3439, 3440, 3523, 3532, 3537, 3538, 3547 & 3560	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.

3. VEHICULAR ACCESS & GARAGES

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.

4. ESTATE BOUNDARY FENCING

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, 3439, 3440, 3523, 3532, 3537, 3538, and 3547, 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.
c) Uniform Estate fencing shall be provided on the Bush Forever Site 323 boundary, restricting vehicle and pedestrian access.

5. NOISE MANAGEMENT – ROAD NOISE

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

LEGEND			
	LOCAL DEVELOPMENT PLAN BOUNDARY		PRIMARY STREET FRONTAGE
	RESIDENTIAL R30		PUBLIC OPEN SPACE FRONTAGE
	RESIDENTIAL R40		ESTATE BOUNDARY FENCING
	RESIDENTIAL R60		FENCING TO BUSH FOREVER SITE
	PUBLIC OPEN SPACE		NO VEHICULAR ACCESS
	DESIGNATED GARAGE LOCATION		REQUIRES "PACKAGE A" QUIET HOUSE DESIGN AND NOTIFICATION ON TITLE
	PERMITTED GARAGE LOCATION		RETAINING WALLS
	EXISTING TREES TO BE RETAINED		

LOCAL DEVELOPMENT PLAN 9

WAPC Ref: 160750, 162201 & 163749
Catalina Estate (Stages 36-39 & 41-43), CATALINA REGIONAL COUNCIL

Aerial supplied by:
Aerial Date Stamp:
Survey supplied by: MNG
Plan Number: NPS1059 - 001
Revision Number: B
Drawn By: JP
Client: CRC

0 30 60 90 120 150 180m

Scale: 1:3000 @A3 Date Issued: 21.11.2023 ©Niche Planning Studio

DISCLAIMER:
Town Planning compliance is subject to approval from the Catalina Regional Council and a suitable town planner will need to be appointed. All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application. Built Form is illustrative only and subject to Architectural Design and approval from an RAAI qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.