

**LEGEND**

- LOCAL DEVELOPMENT PLAN BOUNDARY
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R60
- PUBLIC OPEN SPACE
- MINIMUM 2 STOREY
- MINIMUM 3 STOREY
- RETAINING WALLS
- DESIGNATED GARAGE LOCATION
- PRIMARY DWELLING ORIENTATION
- CORNER LOT FRONTAGE
- PUBLIC OPEN SPACE FRONTAGE
- ESTATE BOUNDARY FENCING
- NO VEHICULAR ACCESS

Note: Some dwellings in this LDP may have already been constructed.

**LOCATION PLAN**



**LOCAL DEVELOPMENT PLAN PROVISIONS**

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.

The provisions have been updated in accordance with WAPC's State Planning Policy 5.4 – Road and Rail Noise, Sept 2019. It is noted that those dwellings already constructed will be subject to revised traffic noise requirements for any modifications undertaken to said dwellings.

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.

- QUIET HOUSE DESIGN**  
 Quiet house design requirements are applicable to those lots identified on the plan. Details of the quiet house design packages are included in Attachment 1.
  - Upper Floor - Package A Ground Floor - Package A
  - Upper Floor - Package A Ground Floor - Not Required
  - Upper Floor - Package B Ground Floor - Package A
  - Upper Floor - Package C Ground Floor - Package B
  - Upper Floor - Package C Ground Floor - Package C
  - Upper Floor - Specialist Advice Ground Floor - Package C
  - Upper Floor - Specialist Advice Ground Floor - Specialist Advice

- BUILDING FORM & ORIENTATION**

	Provisions
a) Grouped Housing Lots (Lots 2137 & 2138 only)	i. Dwellings to be setback minimum 1.0m to all external boundaries, including Public Open Space. ii. Development is to be designed in a manner that recognises the location of the boundary fronting or siding onto Marmon Avenue, Portofino Promenade and/or Public Open Space. iii. Development is to include one or more of the following street fronting elements to the satisfaction of the City of Wanneroo: <ul style="list-style-type: none"> <li>• architectural features: building height/scale; major openings; landscape features; balconies or other applied structures.</li> </ul> iv. Dwelling designs on Lot 2138 shall provide suitable surveillance of the Public Open Space through provision of a major opening from a Primary Living Space at ground level, and habitable room window in the case of 2-storey dwellings.
b) Direct Public Open Space Frontage (Capelle Street: Lots 2223 – 2232 and Genoa Lane: Lots 2402-2407, 2181 – 2186 only)	i. Dwellings to be setback (no average applies): <ul style="list-style-type: none"> <li>• minimum 3.0m to main building line; and</li> <li>• minimum 2.0m to an alfresco, veranda and/or balcony.</li> </ul> ii. Dwelling designs shall provide suitable surveillance of the Public Open Space through provision of: <ul style="list-style-type: none"> <li>• a major opening from a Primary Living Space at ground level, and habitable room window for the upper storey; and</li> <li>• an outdoor living area (i.e. alfresco or veranda) at ground level, or balcony to the upper floor.</li> </ul> iii. All storage spaces shall be situated under the main roof, and constructed of the same external materials, as the dwelling. Standalone outbuildings or storage sheds are not supported.
c) Corner Lot Frontages	i. The design of dwellings for all designated corner lots shall have at least one major opening facing the direction of the Secondary Dwelling Orientation. ii. The major opening facing the secondary dwelling orientation shall not be obstructed by visually impermeable fencing.

- ESTATE BOUNDARY FENCING**
  - For Capelle Street: Lots 2223 – 2232, Genoa Lane: Lots 2181 – 2186, 2402 – 2407, 2412 – 2417 and Grouped Housing Lot 2138, any Estate provided 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.
  - For Capelle Street: Lots 2223 – 2232, Genoa Lane: Lots 2181 – 2186, 2402 – 2407 and Grouped Housing Lot 2138, visually permeable fencing shall be maintained along the Public Open Space boundary, inclusive of a minimum 3m return for any boundary siding Public Open Space.
- MINIMUM BUILDING HEIGHTS**
  - A minimum 2-storey building height applies to nominated lots as shown on the LDP.
- VEHICULAR ACCESS & GARAGES**
  - Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.
  - Lot 2207 Portofino Promenade is required to provide vehicular access to the rear of the lot via Bonavista Road.

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.

 **11 October 2024**  
 Manager Approval Services City of Wanneroo Date



**LOCAL DEVELOPMENT PLAN 7** WAPC Ref: 151493, 153330, 158933, 159334  
 Catalina Estate (Stages 25-34), CATALINA REGIONAL COUNCIL

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

0 30 60 90 120 150 180m  
 Scale: 1:3000 @A3 Date Issued: 22.07.2024

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. This 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.