



LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS

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

Unless provided for below, or varied under provisions within Part One of the *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 & ORIENTATION

	Provisions
a) 7.5m Wide Front Loaded Lots (Lots 1061 - 1065 Labuan Way)	i. Dwellings shall be restricted to a single garage/carport (i.e. tandem arrangement) where accessing the property from the Primary Street (Labuan Way). NB. Double garages to Lots 1060 and 1066 are permitted as Secondary Street access is mandated.
b) Lots abutting Connolly Drive (Lots 1069 - 1077 Labuan Way)	i. Dwellings directly abutting Connolly Drive shall include an articulated rear elevation with at least one major opening to a living space on the ground floor, plus one major opening to an upper floor habitable room in the case of two storey dwellings.

2. SETBACKS

a) Minimum dwelling setbacks to lot boundaries abutting Connolly Drive & Neerabup Road shall comply with Secondary Street setback provisions under the RCodes.

3. OUTBUILDINGS AND STORAGE SHEDS

a) Where storage is proposed facing Connolly Drive or Neerabup Road, it shall be situated under the main roof, and constructed of the same external materials as the dwelling.

4. ESTATE BOUNDARY FENCING

a) 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.

5. VEHICULAR ACCESS & GARAGES

a) Designated garage locations apply to lots identified on the plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

6. NOISE MANAGEMENT - ROAD NOISE

a) 'Package A' - Deemed to Satisfy Construction Standards are required for ground floors as identified on the LDP; said lots affected by road noise pertaining to Neerabup Road. Specialist acoustic advice may be required for lots where an upper floor is proposed.

b) Building permit applications to the City of Wanneroo must demonstrate compliance with the relevant 'Deemed to Satisfy Construction Standards', including the provision of mechanical ventilation. Alternative construction methodology can be used subject to City of Wanneroo approval upon advice from a suitably qualified acoustic consultant.

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.

24 February 2022

Manager Approval Services
City of Wanneroo

Date

LOCAL DEVELOPMENT PLAN 8

CATALINA CENTRAL (Stage 18C)

For Satterley Property Group (A Tamala Park Regional Council Project)

NORTH

Scale: 1:750 @ A3

0 10 20 30m

PLAN: TAMCA-4-003 REVISION: C
DATE: 07/02/2022 DRAWN: JP
PROJECTION: PCG 94 PLANNER: BK
DATUM: AHD CHECK: JH