



## Planning & Development Services

**City of Albany  
Policy**

**OUTLINE  
DEVELOPMENT PLAN -  
CATALINA**

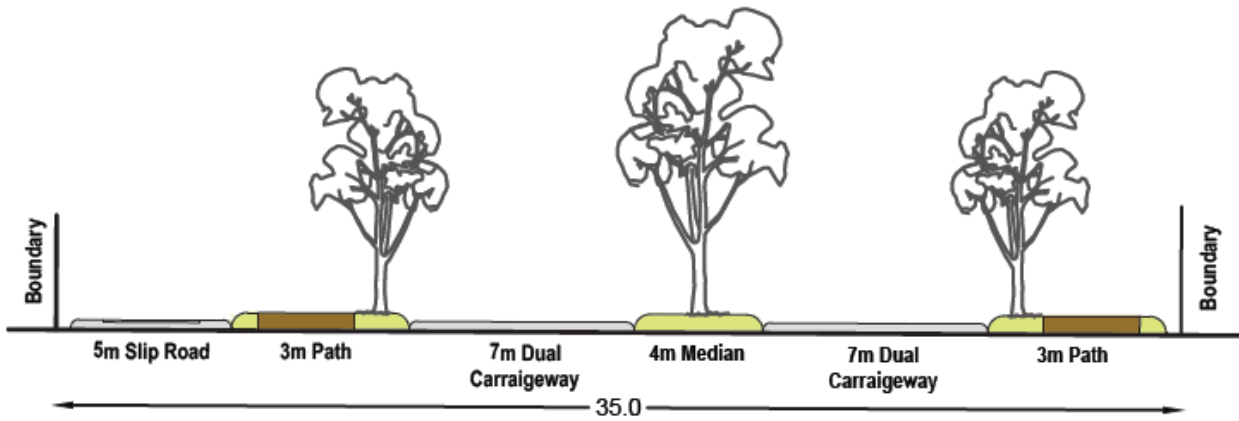
# OUTLINE DEVELOPMENT PLAN - CATALINA

## DEVELOPMENT REQUIREMENTS

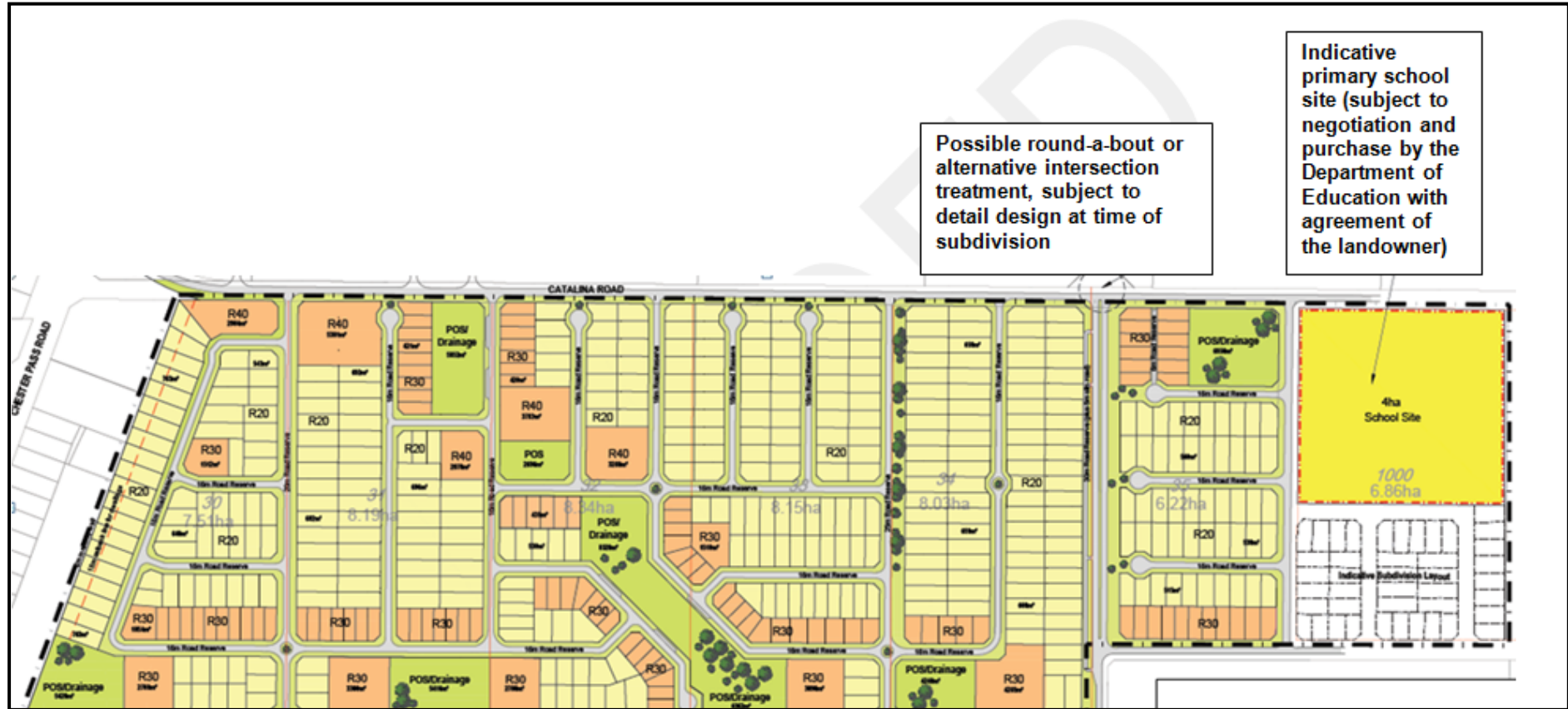
1. Catalina Road and Hudson Road will need to be constructed to an urban standard at the time of subdivision, including drainage to be piped, road to be kerbed, road surface to be upgraded and traffic calming devices (Hudson Road) to be installed. Treatment of the Hudson Road and Chester Pass Road intersection is to be to the satisfaction of the City of Albany and Main Roads WA.
2. Pathways within the ODP area shall be required as follows:-
  - A 2.5 m shared path along Hudson Road and Catalina Road;
  - A 2.5 m shared path along each of the connector roads between Hudson Road and Catalina Road;
  - 3.0 m pathways on either side of Range Road;
  - 1.5 m pathways where grouped housing lots are situated to connect to the shared paths; and
  - 1.5 m pathways along all other roads.
3. Parallel car parking bays are to be provided on the edge of the larger public open space areas, generally as depicted on the Plan.
4. Range Road will need to be developed as a two lane sealed road between Hudson Road and Catalina Road, as part of the subdivision under this ODP. Contributions to upgrade Range Road from Target Road to Catalina Road to a higher standard in future (ie. 4 lanes) will be required from each subdivider within the ODP area in accordance with an agreed contribution schedule.
5. The 25m width road reserve connecting Catalina to Hudson Roads will need to be designed in a manner that ensures retention of the mature trees along the eastern side
6. All lots interfacing with industrial land to the west will be subject to a detailed area plan requirement, which shall stipulate as a minimum: a 2.0m high masonry wall to the rear boundary; a 15m rear setback requirement for all dwellings; and notifications on titles advising of the adjoining land use. All such measures are to be certified by an acoustic engineer to satisfactorily protect the amenity of future residents.
7. All R30 and R40 areas shall be subject to a Detailed Area Plan requirement, particularly to ensure appropriate interface with road reserves, public open space and pedestrian networks
8. Other than for a 'homestead lot' subdivision in accordance with Appendix E, Public Open Space areas shall be given up as part of the initial stage of subdivision on each lot. Cash-in-lieu shall be paid for any shortfall in Public Open Space, whereas Public Open Space that exceeds the 10% requirement shall be set aside as a separate Public Open Space lot for acquisition. In areas identified as Public Open Space on the ODP, existing mature jarrah and marri trees are to be retained.
9. At the time of subdivision, an Urban Water Management Plan is to be submitted addressing the following requirements:
  - i. late winter groundwater testing;
  - ii. the use of groundwater and/or stormwater (not scheme water) to irrigate areas of Public Open Space; and
  - iii. infiltration at site rather than the standard pipe to detention basin.
10. At the time of subdivision, a dust management plan is to be prepared and implemented to the satisfaction of the City of Albany.
11. Lot 1000 is currently zoned 'Rural' and is to be rezoned in its entirety to Future Urban by the City as part of the review of its Draft Local Planning Scheme No. 1.
12. Interim subdivision to separate the school site from the parent lot in accordance with the ODP being permitted.

## PUBLIC OPEN SPACE SCHEDULE

Lot No	Lot Area	POS/Drainage	Drainage	POS Less than 50% Drainage	Variation POS
30	7.51 Ha	5420m <sup>2</sup>	2500m <sup>2</sup>	4170m <sup>2</sup>	-3340m <sup>2</sup>
31	8.19 Ha	11268m <sup>2</sup>	1600m <sup>2</sup>	10468m <sup>2</sup>	+2278m <sup>2</sup>
32	8.34 Ha	11024m <sup>2</sup>	Nil	11024m <sup>2</sup>	+2684m <sup>2</sup>
33	8.15 Ha	6362m <sup>2</sup>	1100m <sup>2</sup>	5812m <sup>2</sup>	-2338m <sup>2</sup>
34	8.03 Ha	4248m <sup>2</sup>	2250m <sup>2</sup>	3123m <sup>2</sup>	-4907m <sup>2</sup>
35	6.22 Ha	6950m <sup>2</sup>	1400m <sup>2</sup>	6250m <sup>2</sup>	+30m <sup>2</sup>
<b>Sub Totals</b>	<b>46.44 Ha</b>	<b>45273m<sup>2</sup></b>	<b>8850m<sup>2</sup></b>	<b>40848m<sup>2</sup></b> <b>(8.8%)</b>	<b>-5592m<sup>2</sup></b> <b>(1.2%)</b>



**RANGE ROAD CROSS SECTION**  
(including service road)



Possible round-a-bout or alternative intersection treatment, subject to detail design at time of subdivision

Indicative primary school site (subject to negotiation and purchase by the Department of Education with agreement of the landowner)