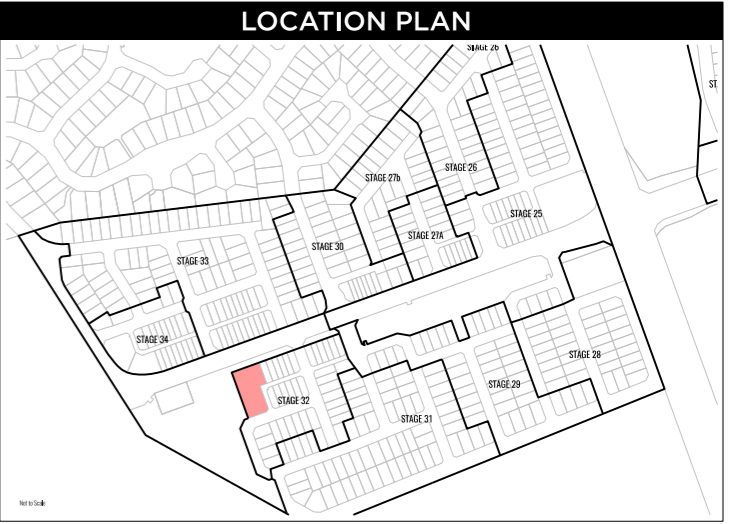


LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- COMMERCIAL
- PUBLIC OPEN SPACE
- 2 STOREY FACADE ON COMMERCIAL BUILDINGS
- RETAINING WALLS
- 2 STOREY WALL
- ACCESS RESTRICTION
- PRIMARY DWELLING ORIENTATION
- LANDMARK BUILDING
- LANDSCAPING STRIP (2m)
- 3m DEEP AWNING FRONTING POS



LOCAL DEVELOPMENT PLAN PROVISIONS

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.

1. DEVELOPMENT REQUIREMENTS
 - a) Built form that addresses and frames surrounding streets by providing:
 - A minimum two-storey height or equivalent façade height, with nil setback to the street and POS boundary;
 - Active frontages with no blank facades with windows and entrances accessible or visible from the street or public realm with maximum use of glazing to provide visual engagement with the street;
 - Weather protection in the form of continuous awnings and/or colonnades along public frontages (including Portofino Promenade and the Public Open Space), with a minimum depth of 3m; and
 - Visual interest through building articulation, architectural features and materials; buildings should be designed to emphasise street corners where applicable.
 - Two-storey boundary wall to the boundary of Lot 2402.
 - b) Delivery of an 'iconic development' site, identified as a 'Landmark Building' (Star icon in Figure 2) and to address the following:
 - Special building elevation and window treatments that draw attention to the location including distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour.
 - c) Access restricted to the laneway as shown on the LDP plan
 - d) Minimum 2m landscaping to Amalfi Lane frontage.

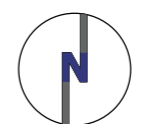
This Local Development Plan has been certified by the Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2.

20 January 2024

Manager Approval Services
City of Wanneroo

Date

LOCAL DEVELOPMENT PLAN 11 WAPC Ref: 162961
Catalina Estate (Stage 32), CATALINA REGIONAL COUNCIL



Scale: 1:500 @A3
Date Issued: 16.01.2025

