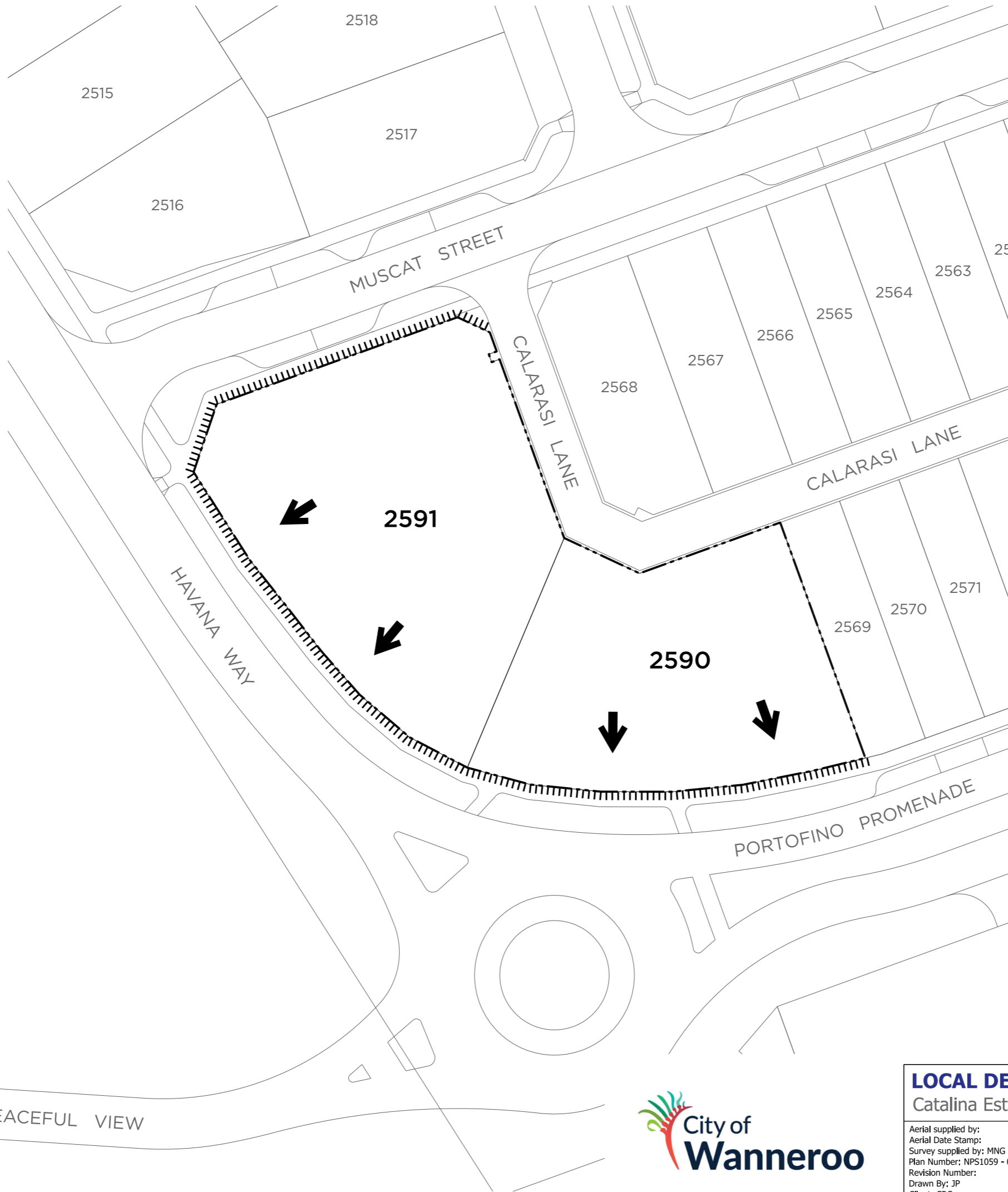


LOCATION PLAN



LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- ||||| NO VEHICULAR ACCESS
- ← PRIMARY DWELLING ORIENTATION
- ★ LANDMARK BUILDING



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.

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 & ORIENTATION**
 - a) Development shall have special building elevations and window treatments that draw attention to the location, including distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour.
2. **VEHICULAR ACCESS & GARAGES**
 - a) All vehicle access, deliveries and parking is to be from Calarasi Lane. No vehicle access is permitted from Havana Way, Muscat Street and Portofino Promenade.
3. **OTHER**
 - a) All bin collection is to be collected from Calarasi Laneway, with detailed design and maintenance to be dealt with as part of any future development application.

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.

17 February 2025

Manager Approval Services
City of Wanneroo

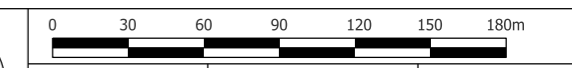
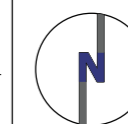
Date

LOCAL DEVELOPMENT PLAN 12

WAPC Ref: 163891

Catalina Estate (Stage 34), CATALINA REGIONAL COUNCIL

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



Scale: 1:3000 @A3 Date Issued: 05.02.2025

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.
Build 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.



PEACEFUL VIEW