

LOCAL STRUCTURE PLAN LEGEND

—

STRUCTURE PLAN BOUNDARY

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RESIDENTIAL DENSITY RANGE BOUNDARIES

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ICONIC DEVELOPMENT SITES

PUBLIC OPEN SPACE (KEY)

A

PUBLIC OPEN SPACE (CONSERVATION/KEY VEGETATION AREAS)

NEIGHBOURHOOD CONNECTORS

PRINCIPLE SHARED PATH

SIGNIFICANT SOCIAL/PEDESTRIAN/CYCLE LINKAGE

o

o

TRAFFIC SIGNALS (NOTE 6)

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LOCAL ROAD CONNECTION

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LEFT IN/LEFT OUT INTERSECTION

ACTIVE TIPPING FACE

BUFFER POSITION

ZONES

RESIDENTIAL

MIXED USE

COMMERCIAL

CIVIC AND CULTURAL PS (PRIMARY SCHOOL)

The map displays the Tamala Park Local Structure Plan (Plan 1) with various zones and features. Key elements include:

- Zones:** Residential (R30-R60, R60-R80, R60-R100), Mixed Use, Commercial, and Civic and Cultural PS (Primary School).
- Public Open Space:** Conservation/Key Vegetation Areas (A, B, C), West Tamala Park Local Centre, Central Tamala Park Local Centre, and Tamala Park Refuse Facility.
- Roads:** Neerabup Road, Marmion Avenue, Connolly Drive, and Mitchell Freeman.
- Other Features:** Bus underpass to Clarkson Station, 300m Well Head Protection Buffer Zone, 450m NE Viable Endowment, and 800m radius.
- Dates:** 31/12/10, 31/12/15, 31/12/16.

NOTES

1.

Area identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Act 1999 may be subject to assessment by the Federal Department of the Environment, Water Heritage and the Arts, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at subdivision or development stage.

2.

The proposed underpass to Clarkson Station is subject to detailed design, funding and construction by the proponent in consultation with Main Roads WA, Department of Planning and the City of Wanneroo. There will be no internal access road connections to Neerabup Road, Connolly Drive and Marmion Avenue.

3.

There will be no internal access road connections to Neerabup Road, Connolly Drive and Marmion Avenue.

4.

A road interface between residential lots and Bush Forever Site No. 332 and proposed Biodiversity Conservation Areas (A&B) is to be provided as part of the subdivision design and is to take into consideration the strategies identified in the Fire Management Plan required as part of Clause 6.6a.

5.

At the time of subdivision, when the road connections to Rio Marina Way and Malacca Way/Mindarie are to be created, updated traffic and transportation modelling will be undertaken.

6.

Intersection treatment to be determined with supporting transport assessment/investigation, in agreement with the City of Wanneroo to the satisfaction of the Western Australian Planning Commission and Main Roads WA at the time of subdivision.

TAMALA PARK LOCAL STRUCTURE PLAN MAP (PLAN 1)

Amendment 6

NORTH

0

80

160

240m

Scale: 1:8000 @ A3

Date: 22/01/2024

Plan: NPS 1059 - 001