



TAMALA PARK AGREED LOCAL STRUCTURE PLAN NO.79
AMENDMENT NO.5 – GROVE PRECINCT
PART ONE – IMPLEMENTATION

March 2012 (As Amended – May 2020)

Table of Amendments

AMENDMENT NO.	SUMMARY OF AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY COUNCIL/ WAPC
1	<ul style="list-style-type: none"> To rationalise land use and zoning allocation to reflect the Stage 1 subdivision approval (WAPC Ref: 143766). 	Standard	9 January 2013
2	<ul style="list-style-type: none"> To introduce variations to the acceptable development criteria of the Residential Design Codes for R30 coded lots. To modify the endorsed variations to the acceptable development criteria of the Residential Design Codes for R40 – R60 coded lots. To rationalise land use and zoning allocation to reflect further detailed subdivision design of the Central Cell. 	Standard	18 March 2014
3	<ul style="list-style-type: none"> To rationalise land use and zoning allocation to reflect further detailed subdivision design of the Central Cell. To provide for the determination of intersection treatments at the time of subdivision, in agreement with the City of Wanneroo. 	Standard	10 November 2015
4	<ul style="list-style-type: none"> To clarify clause 6.2 in relation to development permitted within the Tamala Park Refuse Facility Buffer. To rationalise the location of the east-west Neighbourhood Connector in the Central Cell to reflect subdivision approval WAPC 146745. To rationalise the Civic and Cultural (Primary School) zone and Strategic Public Open Space 'C' to reflect current Department of Education requirements. 	Standard	8 February 2017
5	<ul style="list-style-type: none"> Relocation of strategic Public Open Space to the southern boundary of the Grove Precinct to facilitate greater retention of significant vegetation. Linear 'Mixed Use' zoned land to be consolidated within the north-eastern portion of the Grove Precinct and in proximity to the Clarkson Train Station. Relocation of Tamala Park Neighbourhood Centre for exposure to Connolly Drive. Update the general layout of the Grove Precinct to reflect above. Update of Part 1 textual provisions to correspond to <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and associated <i>Structure Plan Frameworks</i>. 	Standard	29 June 2020

Table of Density Plans

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

Document Status

VERSION	COMMENT	PREPARED	APPROVED	ISSUE DATE
0	Draft – Client Review	TV	JH	14.02.2019
1	Lodgement	TV	JH	28.02.2019
1a	WAPC Schedule of Modifications	TV	JH	21.05.2020
	Re-issued (LSP Plan 1 edit only)			23.06.2020

TAMALA PARK AGREED LOCAL STRUCTURE PLAN NO.79

AMENDMENT No. 5

MARCH 2012 (AS AMENDED – MAY 2020)

PART ONE – IMPLEMENTATION

Prepared for:

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This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

13 April 2011

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

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1 STRUCTURE PLAN AREA

This Structure Plan applies to Lots 807, 3321 and 9504 being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan 1**).

2 OPERATION

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

The Structure Plan is to be given due regard when considering development of subdivision applications.

3 STAGING

The development of the Structure Plan area will be implemented in multiple stages. The staging plan is indicative as timing, location and composition of the future stages will be dependent on market demand.

4 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 Land Use Permissibility

- a) Land use permissibility within the Structure Plan area is to be in accordance with the corresponding zone or reserve under the Scheme.
- b) Exceptions to a) include:
 - i. Within the 300 metre Wellhead Protection Zone, land uses that are identified as "Incompatible" within the Wellhead Protection Zone under *State Planning Policy 2.7 - Public Drinking Water Source* are not permitted.

4.2 Hazards and Separation Areas

4.2.1 Bushfire Management

Residential lots identified within the Bushfire Prone Area as designated under the Department of Fire and Emergency Services Mapping of Bushfire Prone Areas will require a Bushfire Attack Level assessment to be undertaken at subdivision stage.

4.2.2 Noise Management

A detailed Noise Management Plan is to be prepared and implemented in accordance with State Planning Policy No. 5.4 *Road and Rail Noise* (SPP 5.4) for lots identified as affected by noise under the Acoustic Assessment prepared by Herring Storer Acoustics. For lots situated in the Grove Precinct refer to the Acoustic Assessment dated December 2019.

In accordance with section 5.1, lots affected by noise exceeding the noise targets of SPP 5.4 will require the preparation of Local Development Plans as a condition of subdivision approval.

4.2.3 Tamala Park Refuse Facility Buffer

No subdivision and/or development of residential land uses is permitted on land zoned "Urban Deferred" under the Metropolitan Region Scheme and within 500 metres of the active face of any existing or proposed putrescible wastes filling area of the Tamala Park Refuse Facility, as determined by the Western Australian Planning Commission in consultation with the City of Wanneroo and the Department of Environment and Regulation.

Encroachments within the buffer may be acceptable if Urban Deferment is lifted, following demonstration to the EPA through appropriate studies and investigations, that odour, noise, landfill gas and dust will not adversely impact on prospective occupants.

4.3 Public Open Space

- a) The provision of a minimum of 10% public open space is to be provided in accordance with the WAPC's *Liveable Neighbourhoods* and includes 'Conservation' Public Open Space provision as outlined in Table 1.
- b) An updated Public Open Space Schedule is to be provided at the time of subdivision for determination by the WAPC upon advice of the City of Wanneroo.
- c) For the purposes of calculating Public Open Space provisions, areas identified for retention under the EPBC Act, as per the *Clearing and Revegetation Management Plan*, should form part of the 2% 'Restricted' Public Open Space.

Table 1: Strategic Public Open Space (POS) Provision

Conservation POS Site	Size (ha)
A – Reserve 8021	5.74
B – Reserve 8001	6.14
C – Lot 9004	3.63

4.4 Residential

4.4.1 Dwelling Targets

- a) The Structure Plan is to achieve a minimum target of 2,600 dwellings.

4.4.2 Density

- a) Plan 1 defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b) The Residential Density Code Plan is to demonstrate how the dwelling target within the Structure Plan, as specified in Clause 6.3.1, is being achieved.
- c) A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan both in terms of land use as well as dwelling/lot yields, the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 4.4.3.
- d) Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.
- e) Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-
 - i. the amalgamation of lots;
 - ii. consolidation of land for "superlot" purposes to facilitate land assembly for future development;
 - iii. the purposes of facilitating the provision of access, services or infrastructure;

- iv. land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes; and/or
- v. Land which by its zoning under the Structure Plan is not subject to a density range.

4.4.3 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan will generally be in accordance with the following locational criteria:

- a) **R30 – R60 Range**
 - i. A base density code of R30 shall be provided for all other residential lots within the Structure Plan.
 - ii. Medium densities of R40 to R60 to be provided in areas of high amenity, including within 800 metres of train stations and centres (activity and community), around Public Open Space, and adjacent to major public transport or *Neighbourhood Connector* routes.
- b) **R80 – R100 Range**
 - i. A higher density of R80 – R100 to be provided within 'Mixed Use' designated areas, within 400 metres of a train station, and adjacent to an activity centre, as depicted on the LSP Map.

4.5 Commercial

4.5.1 Objectives

The objectives of this zone are:

- a) to make provision for *Local* and *Neighbourhood Centres* which incorporate a wide range of uses including retailing, entertainment, professional offices, business services and residential to meet the daily and weekly needs of residents.
- b) to provide block and lot sizes which support the future role, character and purpose of the zone.
- c) to provide built form that responds to the local/neighbourhood character and scale and contributes to a main street environment (where applicable), and promotes a sense of place.

In accordance with section 5.1, lots within the Commercial zone will require the preparation of Local Development Plans as a condition of subdivision approval.

4.5.2 Retail Floorspace

- a) Retail floorspace or Nett Lettable Area (NLA) within the Structure Plan area will generally be in accordance with Table 2.
- b) The maximum NLA included in Table 2 may be exceeded through a Local Development Plan for the entire centre where the requirements of *State Planning Policy 4.2 – Activity Centres for Perth and Peel* are met to the satisfaction of the WAPC and City of Wanneroo.

Table 2: Retail Floorspace (NLA) Provision

Centre	Maximum Net Lettable Area (NLA)
West Tamala Park Local Centre	250m ²
Central Tamala Park Local Centre	400m ²
Tamala Park Neighbourhood Centre	3,300m ²

4.6 Mixed Use Zone

4.6.1 Objectives

The objectives of the Mixed Use zone are to be in accordance with the objectives specified in the Scheme.

In addition to the objectives in the Scheme, the Mixed Use zone should:

- a) contribute to a main street environment adjacent to the *Tamala Park Neighbourhood Centre* by providing appropriate built form;
- b) provide high density living adjacent to the *Tamala Park Neighbourhood Centre* and in proximity to the Clarkson Train Station, and activation of the primary pedestrian/cyclist route to the station;
- c) to provide block and lot sizes which support the future role, character and purpose of the zone; and
- d) provide building design for a variety of residential and non-residential uses and which delivers the intent of the iconic development sites.

In accordance with section 5.1, lots within the Mixed Use zone will require the preparation of Local Development Plans as a condition of subdivision approval.

4.7 Servicing

The need for a wastewater pumping station has been identified in the Engineering Servicing Report prepared by Cossill & Webley dated December 2017, to be located within the southern portion of the Grove Precinct. The precise location of the future pumping station should be identified as part of a subdivision application, and should not be within the Conservation POS known as Lot 9004 due to the conditions attached to the approval under the Environmental Protection and Biodiversity Conservation Act.

5 LOCAL DEVELOPMENTS PLANS & RESIDENTIAL DESIGN CODES VARIATIONS

Local Development Plans are to be prepared for the Structure Plan area pursuant to the WAPC's *Local Development Plan Framework* and Schedule 2, 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

5.1 Prescribed Requirements – Local Development Plans

Local Development Plans should be prepared as a condition of subdivision in the following situations:

- a) Lots designated Commercial (*Tamala Park Neighbourhood Centre*), to address the following:
 - i. The creation of a main street environment that encourages pedestrian movement through carriageway treatments, a continuous tree canopy on both sides for shade, good lighting of the public realm and embayment parking;
 - ii. Provision of a plaza/civic space, as appropriate to the neighbourhood scale, adjacent to the main street;
 - iii. Built form that addresses and frames surrounding streets by providing:
 - a minimum two-storey height with nil or minimum setback to the street 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; and
 - Visual interest through building articulation, architectural features and materials; buildings should be designed to emphasise street corners where applicable.
 - iv. Car parking that is provided on-street with additional parking areas located behind buildings and not visible from the main street; and

- v. Landscaping and/or other treatments to address the interface with adjoining residential areas.
- b) Lots designated Commercial (*Local Centres*) to address the following:
- i. Built form that addresses and frames surrounding streets by providing:
 - A minimum two-storey height or equivalent, with nil or minimum setback to the street 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; and
 - Visual interest through building articulation, architectural features and materials; buildings should be designed to emphasise street corners where applicable.
 - ii. Car parking that is provided on-street with additional parking areas located behind buildings; and
 - iii. Landscaping and/or other treatments to address the interface with adjoining residential areas.
- c) Lots designated Mixed Use, to address the following:
- i. Measures to ensure that buildings fronting Aviator Boulevard and the main street ensure activation of the primary pedestrian route to the train station, by incorporating:
 - active/non-residential uses at ground floor;
 - building treatments on the ground floor that promote visual engagement with the street; and
 - nil or minimal front setbacks.
 - ii. Where Residential only development is permitted, buildings should be designed to facilitate redevelopment/intensification over time to transition from residential to non-residential/commercial uses, including:
 - a minimum height of two-storeys;
 - a minimum ground floor-to-ceiling height of 3.5 metres;
 - efficient layout; and
 - access for rear parking or consolidated access/parking arrangements.
 - iii. Delivery of iconic development sites, 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.
- d) Lots affected by noise which exceeds the noise target defined by State Planning Policy 5.4 *Road and Rail Noise*, to address quiet house design in accordance with the Acoustic Assessment prepared by Herring Storer Acoustics dated December 2019.
- e) Lots immediately adjacent to public open space, to address:
- i. Built form orientation;
 - ii. The provision of visually permeable uniform fencing; and
 - iii. Window openings from habitable rooms to overlook POS and the street frontage where applicable.

5.1.1 Iconic Development Sites

Any building developed on any *Iconic Development Site*, as shown on Plan 1, shall have 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.

Details of the requirements for *Iconic Development Sites* should be included in a Local Development Plan.

5.2 Residential Design Code Variations

Table 3A and Table 3B set out variations to the Residential Design Codes that constitute 'Deemed-to-Comply' provisions within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

TABLE 3A: Variations to the 'Deemed-to-Comply' provisions of the Residential Design Codes for **R30 Coded Lots**:

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining public open space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2	Dwellings shall be setback from the Primary Street as follows: <ul style="list-style-type: none"> • Minimum Setback – 2.0m
	5.2.1 C1.1	Buildings shall be set back a minimum of 1 metre from the Secondary Street. For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted. All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width; or • 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.
BOUNDARY WALLS	5.1.3 C3.2	R30 coded lots less than 13 metres wide: boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum Primary Street setback, within the following limits: <u>Single Storey</u> <ul style="list-style-type: none"> • Maximum height – 3.5m • Maximum length – no limit <u>Two Storey & Above</u> <ul style="list-style-type: none"> • Maximum height – 6.5m • Maximum length – Up to 12m in length

PRIVATE OPEN SPACE	5.1.4 C4 5.3.1 C1.1 Table 1	<p>All lots with a frontage of 13 metres or less:</p> <ul style="list-style-type: none"> • A variation to the prescribed minimum open space requirement may be reduced to a minimum of 30% of the site subject to: <ul style="list-style-type: none"> a) A minimum 2.0m side boundary setback to habitable rooms with major openings on the northernmost or easternmost side boundary; b) The provision of an Outdoor Living Area which is directly accessible from an internal living area and: <ul style="list-style-type: none"> ▪ has a minimum useable space of 24m²; ▪ has a minimum dimension of 4m (which may include the nominated Secondary Street setback area); and ▪ adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved). <hr/> <ul style="list-style-type: none"> • For all other lots with a frontage of more than 13 metres, the minimum open space requirement is reduced to 40% subject to compliance with those same requirements as specified above.
ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	<p>Ancillary accommodation is permitted on lots less than 450m².</p> <p>Such ancillary accommodation with a plot ratio not exceeding 40m² does not require an additional car parking bay on site.</p>
VISUAL PRIVACY	5.4.1 C1 (i)	<p>A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).</p>
DESIGN FOR CLIMATE	5.4.2	<p>Overshadowing provisions do not apply.</p>

TABLE 3B: Variations to 'Deemed-to-Comply' provisions of the Residential Design Codes for R40 – R60 Coded Lots:

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining Public Open Space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2	Dwellings (& Verandas) Minimum dwelling setback to Primary Street is 2.0m, and 1.5m for a veranda.
	5.2.1 C1.1	For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.
		All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width • 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width
BOUNDARY WALLS	5.1.3 C3.2	Boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum front setback, within the following limits: <p><u>Single Storey</u></p> <ul style="list-style-type: none"> • Maximum height – 3.5m • Maximum length – no limit <p><u>Two Storey & Above</u></p> <ul style="list-style-type: none"> • Maximum height – 6.5m • Maximum length – Up to 12m in length
PRIVATE OPEN SPACE	5.1.4 C4 5.3.1 C1.1 Table 1	<ul style="list-style-type: none"> • A variation to the prescribed minimum open space requirement may be reduced to a minimum 25% of the site, subject to the provision of an Outdoor Living Area with: <ol style="list-style-type: none"> a) A minimum useable space of 20m², minimum dimension of 4m and may include the nominated Secondary Street setback area; and b) Located adjoining the northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved).

ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	Ancillary accommodation is permitted on lots less than 450m ² . Such ancillary accommodation with a plot ratio not exceeding 40m ² does not require an additional car parking bay on site.
VISUAL PRIVACY	5.4.1 C1 (i)	A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).
DESIGN FOR CLIMATE	5.4.2	Overshadowing provisions do not apply.

6 ADDITIONAL INFORMATION

At the time of subdivision, the City of Wanneroo, or other referral agencies as applicable, may recommend to the WAPC the implementation of the following plans, reports and/or strategies in accordance with the approved Structure Plan:

Additional Information	Approval Stage	Approval and/or Consultation Required
Residential Density Code Plans	Subdivision application	WAPC, City of Wanneroo
Public Open Space Schedule		WAPC, City of Wanneroo
BAL Assessment / Bushfire Management Plan		WAPC, City of Wanneroo, DFES
Transport Noise Assessment / Detailed Noise Management Plan		City of Wanneroo
Community Facility Strategy		City of Wanneroo
Urban Water Management Plan	Condition of Subdivision Approval	City of Wanneroo, DWER
Geotechnical Report		City of Wanneroo
Landscaping Plan		City of Wanneroo
Local Development Plans		City of Wanneroo

LOCAL STRUCTURE PLAN LEGEND

	STRUCTURE PLAN BOUNDARY		LEFT IN/LEFT OUT INTERSECTION
	RESIDENTIAL DENSITY RANGE BOUNDARIES		ACTIVE TIPPING FACE
	ICONIC DEVELOPMENT SITES		BUFFER POSITION
	PUBLIC OPEN SPACE (KEY)	ZONES	
	PUBLIC OPEN SPACE (CONSERVATION/KEY VEGETATION AREAS)		RESIDENTIAL
	NEIGHBOURHOOD CONNECTORS		MIXED USE
	PRINCIPLE SHARED PATH		COMMERCIAL
	SIGNIFICANT SOCIAL/PEDESTRIAN/CYCLE LINKAGE		CIVIC AND CULTURAL PS (PRIMARY SCHOOL)
	TRAFFIC SIGNALS (NOTE 6)		
	LOCAL ROAD CONNECTION		



- ### 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. 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 the consideration the strategies identified in the Fire Management Plan required as part of Clause 6.6a.
 4. 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.
 5. 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.
 - 6.

TAMALA PARK LOCAL STRUCTURE PLAN MAP (PLAN 1)

Amendment 5



Note: This plan is for illustration purposes only to demonstrate an example of how the provisions may be implemented for the Grove precinct."

Source: CLE Town Planning & Design

FIGURE 1 - CONCEPT PLAN



Scale: 1:5000 @ A4
 0 50 100 150m
 Date: 01/05/2020 Plan: TAMCA-5-002A



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