

LEGEND

- DAP boundary
- ..... Indicative building envelope
- - - Indicative lot boundary
- \* Architectural feature
- Indicative crossover location
- ..... Indicative vehicular connection
- ..... Indicative pedestrian connection
- (P) Indicative parking
- (S) Proposed pylon sign location
- Indicative main street treatment
- Indicative landscaping



Indicative Architectural Feature \*



Indicative landscaping



Indicative feature landscaping



Note: Parking layout and internal road design are indicative only and subject to detailed design.

The Detailed Area Plan provisions outlined below should be read in conjunction with the City of Swan Local Planning Scheme, The Vale Structure Plan One (ODP 50) Review and the Vale Development Plan Two (ODP 155) and any Restrictive Covenants that may apply to land within the Village Centre.

LAND USE

1. The land subject to this DAP is zoned 'Special Use Neighbourhood Centre' in accordance with Outline Development Plan Two (ODP 155). Land use permissibility is in accordance with ODP 155.
2. Residential land uses are only appropriate on the upper floors of the buildings located within the DAP boundary. Where residential accommodation is provided with the Centre, the residential density coding of R60 applies in accordance with ODP 155.
3. Where residential land uses are proposed within the Special Use Neighbourhood Centre, an acoustic report is required to be submitted by a qualified acoustic consultant as part of a Development Application to the satisfaction of the City of Swan.

SETBACKS & BUILDING ENVELOPES

4. All building envelopes are indicative only and represent an indicative building footprint.

STREETScape & BUILT FORM

5. All buildings within the DAP boundary shall have a primary address and pedestrian access to the surrounding streets, including the 'Main Street'.
6. The main supermarket building within the DAP boundary shall have a primary address and pedestrian access to the internal Main Street.
7. A 50% variation to the plot ratio requirements of the City of Swan LPS and/or Council Policy is permitted.
8. Service goods, bin enclosures, storage areas and drying court areas shall be screened from view from the adjacent street.
9. Architectural features shall be provided as shown on the DAP and may also be provided in other locations where suitably justified. Architectural features may include towers, additional storey heights, raised parapet features, projecting wall planes, projecting roof elements.
10. The internal Main Street shall be surfaced, lit and developed to a high standard and in order to clearly promote this as the primary thoroughfare through the site.

VEHICULAR & PEDESTRIAN ACCESS

11. Pedestrian movement paths shall be generally in accordance with those shown on the DAP. Pedestrian movement paths shall enable direct access from any internalised car parking areas to the surrounding streets and designed to the relevant standards for universal access. Pedestrian movement paths within car parking areas shall provide a minimum of two areas of shading in the form of either trees or built form to the satisfaction of the City of Swan.
12. Vehicle access points into the Village Centre are shown indicatively on the Detailed Area Plan. The final location of vehicle access points may be modified subject to detailed engineering investigation.
13. Car parking areas shall remain accessible for reciprocal use to all Village Centre users during normal business hours.

CAR PARKING

14. Lighting to be provided within car parking areas to the satisfaction of the City of Swan.
15. Off-street car parking shall be designed and managed to maximise the efficient use of spaces through serving multiple businesses and different uses.
16. Bicycle racks to be located convenient to the principle entries to the retail building (s). Provision for 1 bicycle per 50sqm of GLA shall be provided.

HEIGHT

17. Maximum height of two storeys.

SIGNAGE AND LANDSCAPING

18. A signage master plan shall be submitted and approved with the Development Application for a building or use.
19. A landscape plan shall be submitted and approved with a Development Application.
20. 1 canopy tree for every 6 car parking spaces shall be provided.

INTERFACE TREATMENT ALONG PUBLIC OPEN SPACE

21. Treatment of the interface adjoining the subject site and conservation area shall comply with an endorsed Fire Management Plan.

DETAILED AREA PLAN  
**DAP-261**  
Approved by the City of Swan  
on 08/10/2014  
*[Signature]*  
DELEGATED OFFICER  
STATUTORY PLANNING

**CITY OF SWAN**  
**Planning Information**  
ECM Doc Set ID: 5131012  
Approval Date: 8/10/2014  
*Disclaimer:*  
*The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*