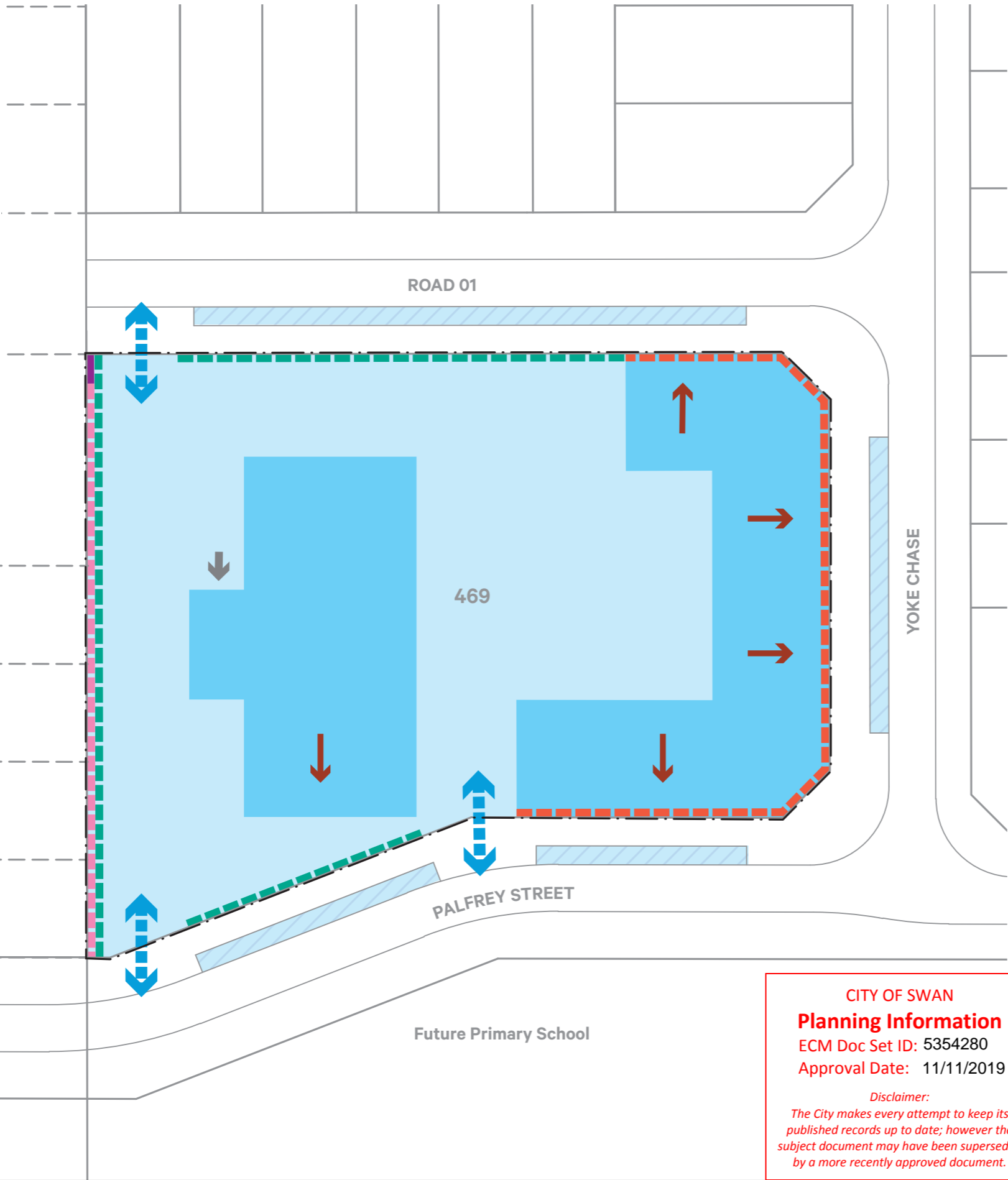


- LEGEND**
-  LDP Boundary
 -  Existing Cadastre
 -  Future Lots
 -  Indicative Building Footprint
 -  Built form to address the street
 -  Indicative Parking and Access (On-site)
 -  On-street Parking
 -  Vehicular Access
 -  Service Access / Loading Area
 -  Colonnade / Awning
 -  Landscaping (Shade trees)
 -  Acoustic Wall (1.8m)
 -  Acoustic Wall (1.2m) (within Residential front setback)



Site Context

Local Development Plan Provisions

The provisions of the City of Swan Local Planning Scheme No. 17 (LPS 17) are varied in the following manner:

1. Buildings to achieve a zero (nil) street setback as indicatively shown in this Local Development Plan (LDP) in order to reinforce built form interface with abutting local roads.
2. A colonnade/awning is to form part of the built form where buildings have a zero (nil) street setback as indicatively shown in this LDP in order to provide cover for pedestrians and to reinforce built form interface with abutting public realm.
3. Articulated built form, including windows and shop fronts, to address the street as shown in this LDP. Use of blank walls is discouraged.
4. Parking to be located behind a building(s) wherever possible.
5. On-street parking to be provided in roads abutting the local centre.
6. Service vehicles/loading area(s) to be located behind the built form as indicatively shown in this LDP to enhance centre amenity.
7. Waste/storage area(s) to be located behind the built form and shall be screened from public roads and adjacent residences to enhance amenity.
8. Shade tree planting shall be provided within the carpark (and on-street parking) at a rate of (1) tree per (6) car bays. Shade sails are permissible within parking areas.
9. The building and parking/access layout depicted in this LDP is indicative only to show built form objectives for the centre as provided for in the LDP provisions.

CITY OF SWAN
Planning Information
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*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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

This Local Development Plan has been approved by the City of Swan under Clause 52 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Delegated Authority Officer: 
 Patricia Wojcik

