Subject Property Boundaries
- No Vehicle Access
- Setbacks (distances vary as shown)
- Building Envelopes (Ground Floor)
- Building Height Restrictions (Refer to Provision 5)

Legend:
- DETAILED AREA PLAN
- COMMERCIAL ENTERPRISE (District Centre)
- SUBJECT PROPERTY
- REZONES
- SUBDIVISION SPREADS
- SUBJECT PROPERTIES / SITES

Area Plan

For the purposes of reducing the built form bulk and limiting impact on adjoining localities, the following building height restrictions are applied:

- For lots 4870-4876 a height limit of 10 metres to the eaves or to the top of the parapet wall applies with 10.0 metres of the midblock: Amenity boundary.
- For lots 4870-4876 a height limit of 10 metres to the eaves or to the top of the parapet wall applies with 6.0 metres of the rear boundary, as designated on the plan below.
- For lots 4870-4876 the following height limits are to the eaves or to the top of the parapet wall:
  - Building height limit of 5.0 metres between 2.0 and 3.0 metres of the rear boundary;
  - Building height limit of 3.0 metres between 3.0 and 5.0 metres of the rear boundary;
  - Building height limit of 1.0 metres between 5.0 and 7.0 metres of the rear boundary.

Note: The height limits imposed on lots 4870-4876 reflect the fact that the boundaries on these lots are much higher than for the adjoining lots along midblock streets. The height limits imposed on lots 4870-4876 were to prevent additional overshadowing on the residential lots to the south, again reflecting significantly different ground level.

Landscaping

The landscaping theme is based on the use of trees, low shrubs and ground covers for a minimum of 5% of the site area, comprising:

- A minimum of 0.5 metre kerbstone strip adjacent to the street boundary to be established with the exception of lots 4873-4879 where a minimum 1.0 metre kerbstone strip is to be provided.
- A minimum 1.0 metre kerbstone strip is to be provided for part 4879, a minimum 1.0 metre kerbstone strip is to be provided, for part 4877; a minimum 1.0 metre kerbstone strip is to be provided on the southern boundary of lots 4870-4876.
- Landscaping is to be provided within parking areas to provide suitable for parked cars and to reduce the impact of paved car parking areas from visible site lines.
- Landscaping is to be used on screen and storage areas, and
- Areas of the site visible from the road and not used for landscaping, parking or storage are to be landscaped.

7 Access:
- W1RD1402 RD

To prevent overlooking into the adjoining residential lots to the south, windshields and balustrades facing towards the southern boundary shall comply with the following:

- Windshield to be in an obscure material and not visible to be opened, or
- Shall be installed in a height not less than 1.0 metre above floor level, or
- Shall be screened appropriately to restrict views to the south.

Balustrades:

- Shall be located at least 0.5 metres from the southern boundary, or
- Shall be screened appropriately to restrict views to the south.

6 Details:

- Rosa dos Santos to be provided in accordance with the relevant City of Swan Precincts policies.
- Noise abatement plans to be submitted in accordance with the relevant City of Swan Precincts policies.

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