SWIM SITE: SITE SPECIFIC GUIDELINES

SWIM SITE (BLOCK 1)
LOT 6231, CNR PLAZA TURN AND LIBRARY AVENUE

Intent
To provide a built form that reflects an urban typology appropriate to a town centre development. The built form should reflect its use (swimming pool) whilst also relating to the scale, bulk and design of the surrounding development (school buildings and general mixed use).

Any variations to these guidelines may be considered subject to approval from LWP Property Group Pty Ltd.

Setbacks
All development shall meet the setbacks indicated unless varied via a Detailed Site Plan. Any area set back from the boundary shall be well landscaped and maintained. Hard paved areas should match any streetscape detailing which is adjacent to the boundary.

Plaza Turn
maximum: 3.0m setback
Library Avenue
maximum: 3.5m setback
Side and Rear Setbacks
minimum: 1.0m setback

Built Form
Styling is to be generated from a refined and contemporary Australian vernacular. Limited, restrained ornamentation is encouraged. Historic replication and theming will not be permitted. Ensure the building façade is well detailed and has a legible entry from the public streets. It is recognised that parking will be at the rear of the building however the building entry must address the street and the building design should allow for access from both the street and rear parking.

Materials and Colours
Ensure the building façade has some variation of materials and is well detailed. Articulate wall planes to avoid large expanses of blank facades, particularly along secondary streets and side/rear boundaries.

The use of rendered brick, concrete and cladding materials of a more commercial and civic nature are to be utilized. Red face brick is permitted as a highlight feature material. Use metal deck roofing materials in a custom profile; some transparent roofing materials such as polycarbonate and glass may be used. Zincalume is not permitted. Variations may be considered subject to approval by LWP Property Group.

A neutral palette is to be used with accent colours. No primary colours will be considered. An alternative to the usual blue/green swimming pool palette externally would be highly desirable.

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.