PROVISIONS

The District Town Planning Scheme is varied in the following manner:

1. Refuse / Storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the public roads.

2. Tree planting shall be provided within the car park at a rate of one tree per 6 car bays.

3. Development shall provide a 0.2m wide landscaping strip or other permanent screening between parking bays and the public street, to obscure view of the carpark from the public street.

4. Where public art is provided it must be provided on site and visible from a public street.

5. Development shall be designed so that it’s shadow cast at midday, 21 June onto any adjoining properties does not exceed 50 percent of the site area.

6. Pedestrian shelter (awnings, etc) shall be provided along a minimum of 80% of the building frontage for the location identified on the plan.

7. Each building facade facing a public street or laneway shall include at least one window allowing surveillance to the street (minimum size 1m²) for every 10m length of frontage, at each floor.

8. Exterior walls facing public streets shall provide surface articulation (eg. surface surface patterning, variety in colours / materials), the placement of structural elements such as doors, windows, verandahs, varied setback to mitigate the visual bulk of the building. Large expanses of blank wall are unacceptable. Entries shall be clearly visible and identifiable from the street.

9. To prevent overlooking into adjoining residential properties, the following provisions shall apply to:

- any floors of the building, and
- any unenclosed outdoor spaces which allow for active use (including balconies, carparks, areas designed for regular access by staff or the public) which are raised more than 0.5m above natural ground level. Windows and doors to rooms on these floors, and such unenclosed active outdoor spaces:
  - shall be set back, in direct line of sight within the cone of vision, at least 4.5m from the southern lot boundary, or
  - shall be provided with permanent screening to restrict views in the direction of overlooking into the adjoining property, such screening to be at least 1.6m high, permanently fixed, at least 75% obscure, and made of durable material.

These requirements do not apply where windows have a sill height at least 1.6m above finished floor level, or are glazed in obstructed glazing and unable to be opened, to prevent overlooking.

10. Minor variations to the requirements of this LDP may be approved by the City of Swan.