

Legend

- LDP Boundary
- Minimum 3 storeys & Maximum 4 storeys
- Minimum 5 storeys & Maximum 6 storeys
- Public Open Space
(Pedestrian Connection / Soft and Hardscape)
- Reserve for PSP
- Articulated Facade
- Area for Train Station Access
(Ramp and Lift Structures)
- Indicative Area for Tree Retention
(Where possible)
- Vehicular Access Point
- Existing Pedestrian Connection
- Future Pedestrian Connection

Target Dwelling Yield 42 Dwellings

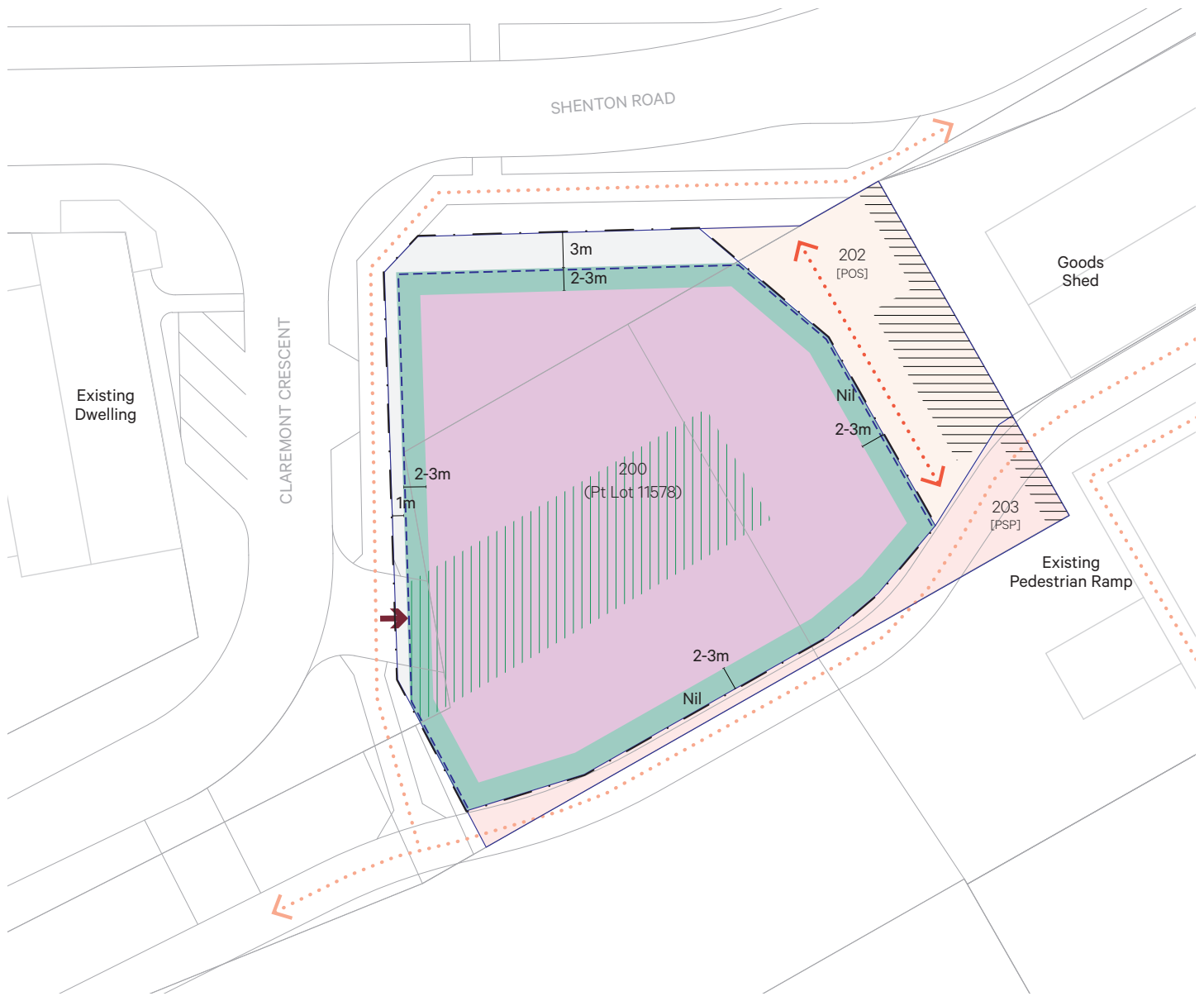
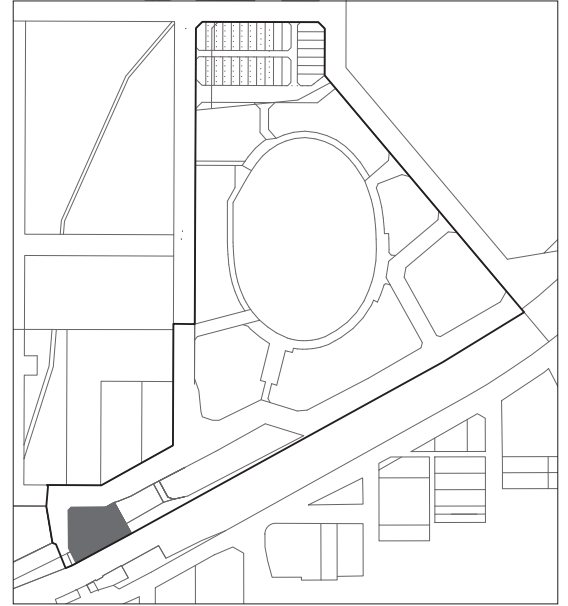
Setbacks

The following building setbacks apply:

	0-4 St.	5-6 St.
Shenton Road	3.0m	5.0-6.0m
Claremont Cres	1.0m	3.0-4.0m
Other	Nil	2.0-3.0m

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm with the exception of the Railway / PSP facade. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.



Local Development Plan

Lot 11578 Shenton Road, Claremont

Date: 03 Jul 2025 Scale: NTS @ A4
File: 24-091 LDP 1 Staff: MS GW



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