The Local Town Planning Scheme and R-Codes are varied in the following manner:
2. Development on the corner of Ellen Stirling Boulevard/Civic Terrace shall be a minimum of two storeys.
3. Corner lots, as defined in the above clause, should be parallel to the road intersection to allow built form to embrace the street corner, and to provide flexibility in accommodating pedestrian and outdoor activities.
4. Non-residential uses (i.e. commercial, retail community) shall be accommodated within ground floor tenancies and be at grade with the adjacent street.
5. Developments incorporating upper level residential apartment(s) shall comply with the following provisions:
   - Open space coverage = 0
   - Communal open space = 0
   - Minimum balcony size = 4m², minimum dimension = 1.5m
6. Pedestrian shelter (awnings, etc.) shall be provided along at least 80% of the street frontage for the locations identified in the adjacent plan or requiring shelter.
7. A development application is required for any works/development within the road reserve. In particular verandahs and colonnades, will be required to be signed by the Land Assets Manager - Department for Planning.
8. Fencing locations are restricted to the rear boundary to the buildings contained within each lot.
9. Pedestrian access shall be maintained from the laneway to the buildings contained within each lot.
10. Buildings shall be designed to promote surveillance of Service Alley and Tower Lane where possible.
11. Refuse/storage areas are to be fully integrated with the design of the building. Refuse storage area shall be screened from the laneway, road and pedestrian access way.
12. If fencing is constructed on the rear boundary, an access/escape pick up area shall be provided at the rear of the lot for garbage collection.
13. Each residential dwelling shall provide secure storage area of at least 4.0m² which is fully integrated into the dwelling design or garage space.
14. In accordance with Regulation 17 of the Local Government (Uniform Provisions) Regulation 1996 (as amended), the owner will be required to either enter into a deed with the City or place a Section 70A notification on the title if any owning or other structure encroaches into the road reserve.
15. Landowners are required to liaise with the City of Swan regarding the designation of a bin pad area. The designated bin pad area will need to be located in a position that is accessible to the City’s waste disposal vehicles while taking into account adjacent fences, gutters and built form.
16. Minor variations to the requirements in this DAP may be approved by the City of Swan.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Date: 08/03/2013
Co Ref: DAP-221

Printed by: Co-ordinator Statutory Planning

DETAILED AREA PLAN
Lots 553-5542 Ellen Stirling Boulevard and Lots 5543-5547 Commercial Road
Ellenbrook

SYMBOLS:
- BUILDING ENVELOPE
- INDICATIVE PARKING BAY LOCATION
- INDICATIVE REFUSE/STORAGE LOCATION
- NO VEHICLE ACCESS
- PEDESTRIAN SHELTER
- 7.5M GROUND FLOOR REAR SETBACK NOTE: FIRST FLOOR DEVELOPMENT & GARAGES MAY BE CONSTRUCTED TO THE REAR BOUNDARY
- 5.0M FRONT SETBACK NOTE: SOME VARIATION (UP TO 1.5M) MAY BE SUPPORTED TO DELINITE THE ENTRY TO A SEPARATE USE ABOVE
- 3.0M SIDE SETBACK
- 7.0M SIDE SETBACK
- 1.5M SETBACK