The Local Town Planning scheme and R-Codes are varied in the following manner:

1. Minimum 80% of the building frontage to Main Street must be a nil setback.
2. Each residential dwelling shall provide a secure storage area at least 1.5m² which is fully integrated into the dwelling design or garage space.
3. If fencing is constructed on the rear boundary an alcove/recess pick-up area should be located towards the rear of the lot as garbage collection will be via the rear lane way.
4. Refuse/Storage areas are to be screened from the lane way, road and pedestrian accessway.
5. Fencing, walls and access gates fronting the rear lane way or pedestrian access shall be low level (up to 1.2m solid fence) with visually permeable fencing to 1.8m.
6. Where future garages are to be constructed a separate pedestrian access shall be provided to the premises from the lane way, refer to Diagram 1 below.
7. Where possible the development shall promote passive surveillance of the car park.
8. Where the first floor is used for residential purposes only, priority shall be given to the resident for the use of the on site parking bay.
9. A development application is required for any development proposed within the road reserve, in particular verandas and colonnades. Applications for development approval are required to be signed by the CEO of the City of Swan at the time of lodgement.
10. Corner buildings may be stepped back at right angles from the road intersection to allow built form to embrace the street corner and to provide flexibility in accommodating associated pedestrian and outdoor activities.
11. A minimum level of two storeys must be achieved for corner buildings.
12. Two storey development must achieve a façade height of 7.6 metres.
13. Single storey development must have an accentuated façade, achieving a minimum height of 7.7 metres.
14. Ceiling heights must reach a minimum of 3.0 metres on the ground level and 2.7 metres on upper level.
15. Parking for subject lots and subsequent development is provided in the form of a Public Car park in accordance with the approved Ellenbrook Town Centre Development Plan.