Planning Information
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Detailed Area Plan 8-code Variations
The Local Town Planning scheme and 8-Codes are varied in the following manner:

1. Fencing, walls and access gates fronting the rear laneway or pedestrian access shall be low level (up to 1.2m solid fence) with visually permeable fencing to 1.8m.

Storage and Refuse
1. If fencing is constructed on the rear boundary an access/egress pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
2. 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.
3. Refuse/storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway, road and pedestrian access way.
4. Each residential dwelling shall provide a secure storage area at least 4.0m² which is fully integrated into the dwelling design or garage space.

Pedestrian Access and Surveillance
1. Where future garages are to be constructed a separate pedestrian access shall be provided to the premises from the laneway (refer to Diagram 1 below).
2. Where possible the development shall promote passive surveillance of the carpark.
3. Buildings shall be designed to promote surveillance to gallery lane where possible.

Car Parking
1. 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.
2. Parking for subject lots and any relevant development is provided in the form of a Public Carpark in accordance with the approved Ellenbrook Town Centre Development Plan and parking strategy.

Built Form
1. Corner buildings may be stepped back at right angles from the street intersection to embrace the street corner and to provide flexibility in accommodating associated residential and outdoor activities.
2. A minimum level of two storeys must be achieved for the corner buildings on The Parade and Ellen Stirling Parade (5924, 5925, 5940 & 5941).
3. Two storey development must achieve a minimum façade height of 7.6 metres.
4. Single storey development must have an accentuated façade achieving a minimum height of 6 metres.
5. Ceiling heights must reach a minimum of 3.3 metres on the ground level and 2.7 metres on upper levels.
6. Development must be in accordance with the site specific Design Guidelines prepared for the lots subject of this DAP.
7. Development (incorporating upper level residential apartments) shall comply with the following provisions:
   - Open space coverage = 0
   - Communal open space = 0
   - Minimum balcony size = 4m², minimum dimension = 1.5m
8. Pedestrian shelter (awnings, etc.) shall be provided along 50% min. and up to 80% of the street frontage for the locations identified in the adjacent plan as requiring shelter.

Miscellaneous
1. 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 in place of Section 70A notification on the title if any existing or other structure encroaches into the road reserve.
2. Minor variations to the requirements of this DAP may be approved by the City of Swan.
4. A development application is required for any works development within the road reserve. In particular verandas and colonnades, will be required to be signed by the Land Assets Manager - Department for Planning.

Disclaimer: Issued for Design Intent only. All areas and dimensions are subject to detail design and survey.