CITY OF SWAN
Planning Information
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Disclaimer:
The City makes every attempt to keep its published records up to date; however the subject document has been superseded by a more recently approved document.

Detailed Area Plan R-code Variations
The Local Town Planning Scheme and R-Codes are varied in the following manner:

Fencing
1. Fencing, walls and access gates framing the rear laneway shall be low level (up to 1.25m solid) with visually permeable fencing to 1.8m.

Storage and Refuse
1. If fencing is constructed on the rear boundary on show/recess 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 lease with the City of Swan regarding the designation of a bin pad area. The designated bin pad area 0.5m wide x 1.0m deep will need to be located in a position that is accessible to the City’s waste disposal vehicles while taking into account adjacent fences, gullies and built form.
3. Refuse storage areas (other than bin pads as described above in 2) are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.
4. Each 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 development includes an upper storey, at least one major opening or balcony from an upper storey on any lot must be oriented to provide surveillance to the public parking areas on Midway Lane.
3. Where development includes an upper storey, at least one major opening or balcony on Lot 5965 should provide surveillance to Civic Terrace, and at least one major opening or balcony on Lot 5965 should provide surveillance to Midway Lane.

Car Parking
1. Parking is to be provided in accordance with the approved Ellenbrook Parking Strategy. Where sufficient parking cannot be provided onsite, the developer is to make a contribution to fund the construction of public parking bays within the Town Centre, in accordance with the strategy.

Built Form
1. 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.
2. A minimum level of two stores must be achieved for the corner buildings on Ellen Stirling Parade / Civic Terrace and Ellen Stirling Parade / Midway Lane.
3. Two storey development must achieve a maximum façade height of 7.6 metres.
4. Single storey development must have an articulated façade (architectural feature / element to give the appearance of a second storey) 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. Developments incorporating upper level residential apartments shall comply with the following provisions:
   - Open space coverage = minimum 0.5
   - Communal open space = minimum 0.2
   - Minimum balcony size = 4.0m², minimum dimension = 1.5m
7. Pedestrian shelter (eaves) shall be provided along a minimum of 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 Provisional Regulation 1994 (as amended) the owner will be required to 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. Public liability insurance for structures within the road reserve will be required as a condition of development approval.
2. Minor variations to the requirements of the DA may be approved by the City of Swan.
3. The provisions of this Detailed Area Plan accompany the Design Guidelines within the Ellenbrook Town Centre Development Plan (Roberts Day, 2012).
4. Development applications including any works / development within the road reserve will be required to be countersigned by the owner of the road reserve i.e. the City of Swan.

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.