Detailed Area Plan – R-code Variations

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

Parking
1. Fencing, walls and access gates forming the rear laneway shall be low level up to 1.5m solid wall or with visually permeable fencing to 1.8m.

Storage and Refuse
1. If fencing is constructed on the rear boundary an access/laneway 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/pick up area. The designated bin/pick up area (1.5m wide x 1.5m deep) shall need to be located in a position that is accessible to the City’s waste disposal vehicles while ensuring no adjacent fences, gutters and built form.
3. Refuse/storage areas other than bin pads as described above are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.

Built Form
1. An front density code applies to any residential development on the lots.
2. Corner buildings may be stepped back at right angles from the road intersection to allow built form to extend into the street corner and to provide flexibility in accommodating associated parking and outdoor activities.
3. A minimum level of two storeys must be achieved for the corner buildings on Ellen Stirling Parade / Transit Way.
4. Two storey development must achieve a minimum façade height of 7.5 metres.
5. Single storey development may have an accentuated façade achieving a minimum height of 6 metres.
6. Pedestrian shelter (shadows) shall be provided along a minimum of 60% of the street frontage for all locations identified in the adjacent plan as requiring shelter.
7. Ceiling heights must reach a minimum of 2.5 metres on the ground level and 2.7 metres on upper levels.
8. Developments incorporating upper level residential apartments shall comply with the following provisions:
   - Minimum open space coverage 0%
   - Minimum communal open space 0%
   - Minimum setback size = 1.8m, minimum dimension = 1.5m
9. Each building façade facing a public street or laneway shall include at least one window allowing surveillance to the street minimum size 2.0m for every 16.5m length of façade, at each storey. Alternatively, design features which create the impression of surveillance may be considered, at the discretion of the City.

Advice Notes
- In accordance with Regulation 17 of the Local Government Uniform Professional Regulation 1996 (as amended) the owner will be required to either enter into a deed with the City or place a Section 794 notification on the title if any existing 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.
- Minor variations to the requirements of this DAP may be approved by the City of Swan.
- The provisions of this Detailed Area Plan accompany the Design Guidelines within the Ellenbrook Town Centre Development Plan (Roberts Day, 2012).
- Development applications including any works or development within the road reserve will be required to be counter-signed by the owner of the road reserve i.e. the City of Swan.
- Parking is to be provided in accordance with the approved Ellenbrook Parking Strategy for the satisfaction of the City of Swan. Where sufficient parking cannot be provided on site, the developer is to make a contribution to fund the construction of public parking bays within the Town Centre, in accordance with the strategy.

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

[Signature]
[Date: 3/9/2015]
[Position: Coordinator Strategic Planning]