The Local Development Plan - R-Codes Variations

The Local Town Planning Scheme, Local structure Plan and R-Codes are varied in the following manner.

Fencing

1. Fencing, walls and access gates fronting the rear boundary shall be low level (0.9m to 1.2m solid fence) with visually permeable fencing to 1.8m.

Storage and Refuse

1. If fencing is constructed on the rear boundary on allee/recess pick-up area should be located towards the rear of the lot in garages collection will be via the rear laneway.
2. Bin pads to provide room for number of bins required, in accordance with City of Swan waste management operational guidelines. Bin pads shall be sited so as to not obstruct the driveway of any lot. Landowners are required to liaise with the City of Swan regarding the designation of a bin pad area. The designated bin pad area (3m wide x 7m deep) will need to be located in a position that is accessible to the City's waste disposal vehicles while setting into adjacent fences, gutters and built form.
3. Refuse/storage areas other than bin pads as described above in 2) are to be fire integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.
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 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 each lot must be orientated to provide surveillance to the public parking area on Weep Way and Bustop Alley.

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. A R100 density code applies to any residential development on the lots
2. Corner buildings may be stepped back at right angles from the road interface to allow for pedestrian access to the street corner and to provide flexibility in accommodating associated pedestrian access activities.
3. Two storey development must achieve a minimum façade height of 7.6 metres.
4. Single storey development must have an accentuated façade i.e. architectural feature / element to give the appearance of a second storey achieving a minimum height of 0.6 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%
   - Car open space coverage = minimum 0%
7. Pedestrian shelter/verandahs, etc shall be provided along a minimum of 80% of the street frontage for the location identified in the adjacent plan as requiring shelter.
8. Each building façade facing a public street or laneway shall include at least one window or balcony allowing surveillance of the street (min 0.9m² for every 10m length of frontage, at each storey. Alternatively, design features which create the impression of surveillance may be considered at the discretion of the City.
9. The lots have potential for both commercial and residential uses in accordance with the applicable structure plan and the Development Scheme. It is strongly recommended that developments incorporate appropriate noise insulation measures (e.g. double glazing, acoustic insulation of walls and ceilings, vents and external doors, careful siting of air conditioning and mechanical plant), both to reduce incoming noise (particularly for residential use) and to control noise emissions (particularly for commercial use). Noise emissions on all sites must comply with the Environmental Protection (Noise) Regulations 1997.
10. A minimum level of two storeys must be achieved for corner buildings as indicated.

Miscellaneous

1. In accordance with Regulation 13 of the Local Government Uniform Provisions (Protection of Environment) Act 1996 (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 opening 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 this LDP may be approved by the City of Swan.
4. Development applications including any works / development within the road reserve will be countersigned by the owner of the lot or the City of Swan.

The development guidelines as shown have been adopted by Council under the Power of Entry.