ALLOW ONE METRE SETBACK TO BOTH SIDES OF SEWER CONNECTION. CHECK EXACT LOCATION ON SITE

0 METRE SETBACK: GROUND FLOOR COMMERCIAL/RETAIL

TWO STOREY ZONE

SIDE SETBACK AS PER R-CODES

THREE STOREY ZONE

ZERO METRE FRONT SETBACK

ACTIVE STREET FRONTAGE

AT GRADE PARKING/SERVICE ZONE / BIN PAD AREA

CITY OF SWAN
21 NOV 2005
RECEIVED

LOCATION PLAN
DETAILED SITE PLANS
R-CODE VARIATIONS

1. The provisions of this Detailed Site Plan accompany the Ellenbrook Main Street Design Guidelines (Con Architects, 2006) as endorsed by the City of Swan. The provisions of this Detailed Site Plan shall prevail should any inconsistencies arise.

2. The requirements of the R-Codes are noted as shown on the plan. The requirements of the R-Codes and Town Planning Standards shall be satisfied in all other respects.

3. The applicable density code is RM1.

4. Open space coverage - 5

5. Communal open space - 0

6. Buildings shall be a minimum height of two storeys and should incorporate three storey elements in the locations identified on the plan.

7. Development shall be designed to address the ‘active street frontage’ locations identified on the plan through the positioning of windows, entries, balconies and the like.

8. Ground floor commercial uses are encouraged and shall be accommodated within the locations indicated and be in close proximity to the adjacent streets.

9. Elevated services shall be provided to ground floor level residential apartments.

10. Development shall not exceed the setback distances identified.

11. Upper level apartments shall incorporate a minimum balcony size of 4m2 with minimum dimensions of not less than 1.5m. Balconies not permitted to overlook road reserve.

12. Pedestrian shelter shall be provided for at least 80% of the street frontages identified on the plan as requiring shelter.

13. Definable, lasting and unique access shall be located within the service core, be screened from public view and be constructed in a style and using materials integrated with the associated building.

14. In order to create an active environment the preferred ground floor use is retail/commercial. Accordingly, a residential use will not be supported unless substantial grounds can be provided.

15. The Water Corporation require a setback of 1.5m from the sewer connection to allow for access.

16. In accordance with Regulation 17 of the Local Government (State Premises) Regulations 1986 (as amended) the owner will be required to enter into a deed with the City or place a Section 79A notification on the title if any building or other structure encroaches into the road reserve.

17. Landscapes are required to be landscaped with a variety of trees, shrubs and other elements, where the land area is large enough to accommodate such landscaping.

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

DATED

16/02/06

Principal Planner

Robert Day