



CITY OF SWAN

Planning Information

ECM Doc Set ID: 5117821

Approval Date: 28/02/2012

Disclaimer:

The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Enquiries: Mek Piggott (6551 9281)
Our Ref: SPN 0382M/1
Your Ref: ODP-45/B

Chief Executive Officer
City of Swan
P O Box 196
MIDLAND WA 6936

Dear Sir/Madam

PROPOSED MODIFICATION TO STRUCTURE PLAN - ELLENBROOK OUTLINE DEVELOPMENT PLAN 45 - WOODLAKE VILLAGE, LOT 9178 HENLEY BROOK AVENUE, ELLENBROOK

I refer to your letter dated 14 November 2011 requesting the Western Australian Planning Commission's endorsement of the above Outline Development Plan.

In this regard, the Commission has resolved to support the modifications to the Ellenbrook Outline Development Plan 45 - Woodlake Village for Lot 9178 Henley Brook Avenue, Ellenbrook.

Should you wish to discuss this matter further, please contact the assigned planning officer listed above.

Yours faithfully

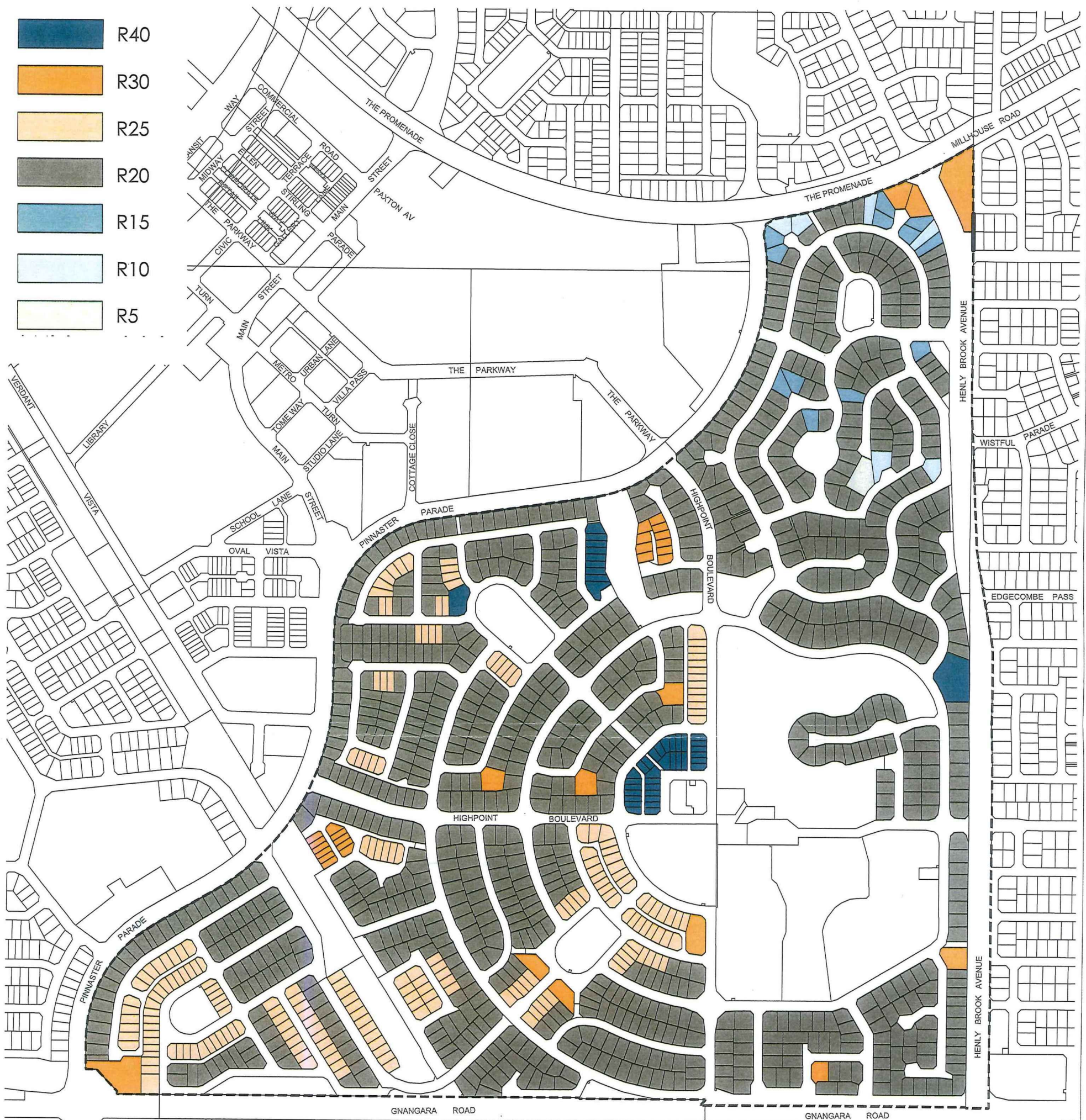
A handwritten signature in black ink, appearing to read "Neil Thomson".

Neil Thomson
Acting Secretary
Western Australian Planning Commission
28 February 2012



wa.gov.au

- R40
- R30
- R25
- R20
- R15
- R10
- R5



ENDORSEMENT OF MODIFIED ELLENBROOK OUTLINE DEVELOPMENT PLAN 45 - WOODLAKE VILLAGE, LOT 9178 HENLEY BROOK AVENUE, ELLENBROOK

The Western Australian Planning Commission resolved on 28 February 2012 to endorse the modified Outline Development Plan as a guide for subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

M. Thomas

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

B. Schwandt

Witness

23-3-2012 Date

APPROVED

Modified ODP No 45/B

Date of Council Approval

9.11.11

Signature
Principal Planner



The new town in the Swan Valley

Density Site Plan Woodlake Village, Ellenbrook City of Swan

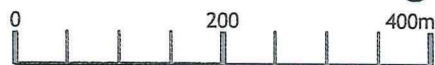
DRAWING NUMBER
PLA 04

REV
D

Issued for design intent only.
All areas and dimensions are
subject to detail design + survey.

REFERENCE NUMBER
EJV NB1

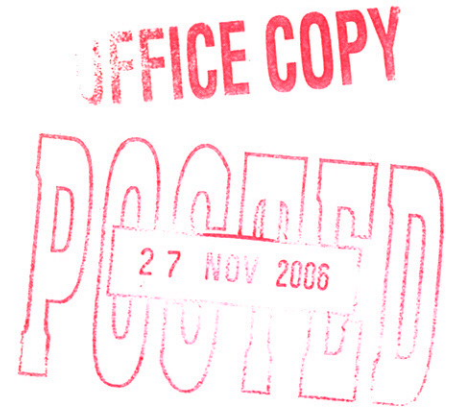
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SHEET A4



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Our ref: DSP-25/A
Enquiries: Michaela Trlin
Email: trlin@swan.wa.gov.au
Fax: 9267 9444



23 November 2006

The Secretary
Western Australian Planning Commission
469 Wellington Street
PERTH WA 6000

Dear Sir/Madam

**FINAL ENDORSEMENT OF MODIFICATION TO OUTLINE DEVELOPMENT PLAN NO. 45
- WOODLAKE VILLAGE, ELLENBROOK**

I refer to the abovementioned proposal.

The modification to the Outline Development Plan was advertised to nearby landowners in writing in accordance with the City's procedure for advertising statutory planning proposals. No objections were received.

In accordance with the Council's Notice of Delegation, the amended Zoning Classifications Plan was approved by the Principal Planner.

A copy of the modified Outline Development Plan is attached for your information.

If you would like to discuss this further, please contact Michaela Trlin on 08 9267 9451.

Yours faithfully,

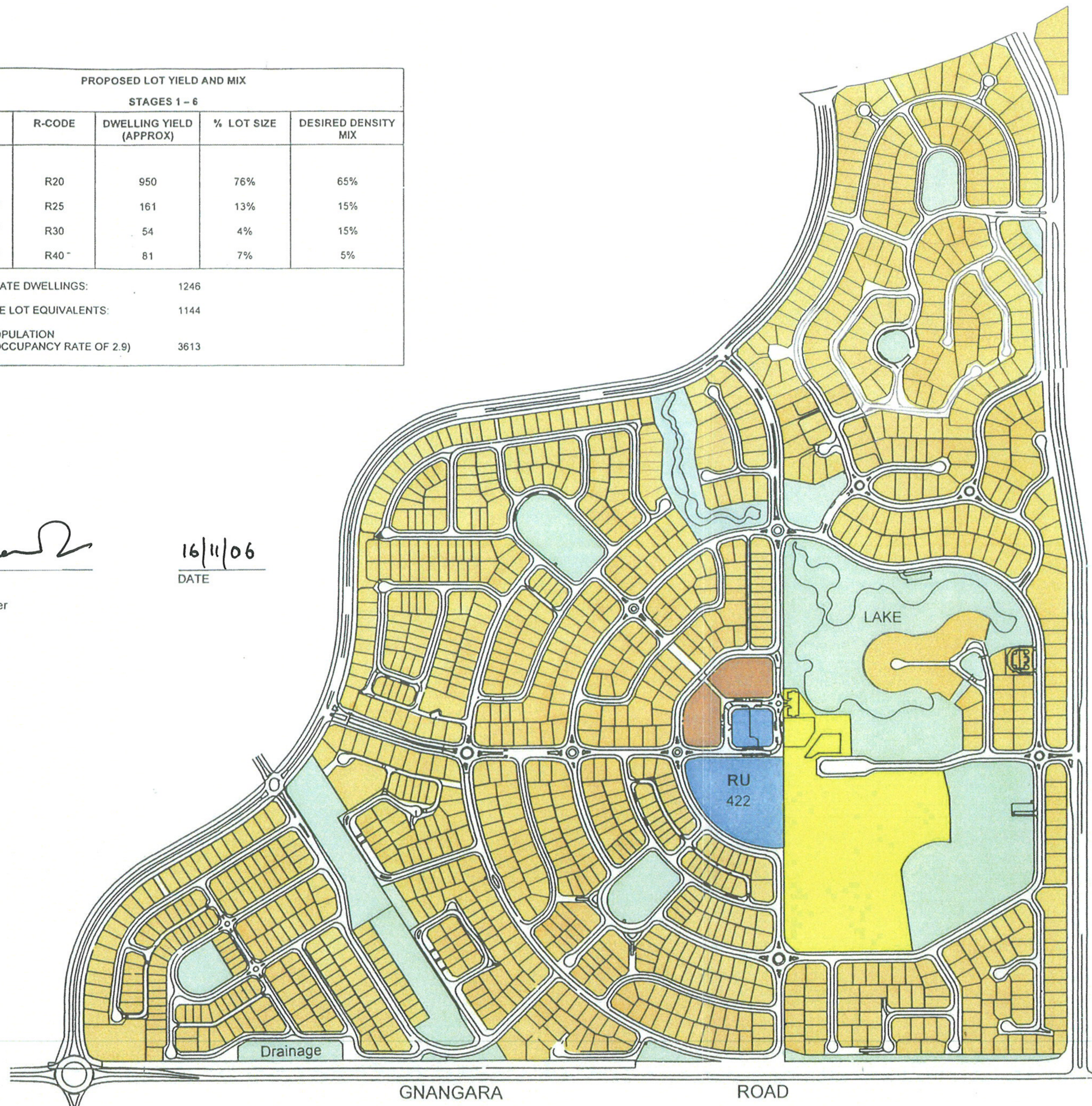
Michaela Trlin
Senior Planning Officer
DEVELOPMENT SERVICES

Enc.

PROPOSED LOT YIELD AND MIX				
STAGES 1 - 6				
LOT SIZE	R-CODE	DWELLING YIELD (APPROX)	% LOT SIZE	DESIRED DENSITY MIX
450m	R20	950	76%	65%
320m - 450m ²	R25	161	13%	15%
270m - 320m ²	R30	54	4%	15%
200m - 270m ²	R40	81	7%	5%
TOTAL ESTIMATE DWELLINGS:		1246		
TOTAL SINGLE LOT EQUIVALENTS:		1144		
ESTIMATE POPULATION (ASSUMING OCCUPANCY RATE OF 2.9)		3613		


SIGNED
Principal Planner

16/11/06
DATE



LEGEND

LOCAL RESERVE - RECREATION



PUBLIC PURPOSES



'RESIDENTIAL 2' ZONE

Policy Statement

The purpose and intent of the Residential 2 Zone is to provide for a wide range of residential densities facilitating a balanced mix of housing types to cater for all sections of the community. This zone also provides for a range of land uses compatible to residential development.

IN ADDITION TO THE USE CLASSES STIPULATED IN TABLE 3B THE FOLLOWING SHALL APPLY:

VARIATIONS:

- * 'P' USES
- DWELLING : MULTIPLE

'GENERAL COMMERCIAL' ZONE

Policy Statement

The purpose and intent of the General Commercial Zone is to provide for a village centre integrating commercial, office, community facilities. Other compatible uses such as shop top housing are also encouraged to facilitate an active community focal point.

IN ADDITION TO THE USE CLASSES STIPULATED IN TABLE 3B THE FOLLOWING SHALL APPLY:

VARIATIONS:

- * 'P' USES
- DWELLING : ATTACHED HOUSE (more than 2)
- DWELLING : GROUPED (more than 2)
- DWELLING : MULTIPLE (more than 2)

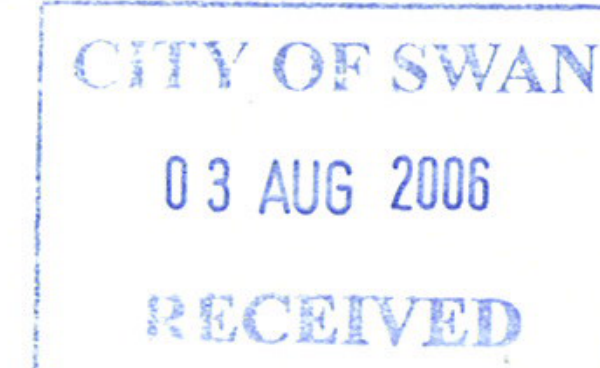
- * 'AA' USES
- PUBLIC WORSHIP, PLACE OF

RESTRICTED USE

RU

THE FOLLOWING USES ARE NOT PERMITTED ON LOT 422:

- Medical Centre
- Consulting Rooms
- Consulting Rooms Group
- Child Day Care Centre
- Chemist



'RESIDENTIAL 3' ZONE

