

Our ref: ODP-90/A
Enquiries: Michaela Trlin
Email: trlin@swan.wa.gov.au
Fax: 9267 9444

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5117710
Approval Date: 20/11/2006

*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subject document may have been superseded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.*

**OFFICE
COPY**

POSTED
16 FEB 2007

16 February 2007

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

Dear Sir/Madam

**FINAL ENDORSEMENT OF OUTLINE DEVELOPMENT PLAN NO. 90 - LOT 3139, NO 90
LARRAWA CIRCLE, ELLENBROOK**

I refer to the above proposal and advise that this ODP was advertised in accordance with the requirements of Town Planning Scheme No. 9.

In accordance with the Council's Notice of Delegation, the ODP 90 was approved by the Principal Planner.

A copy of the endorsed amended Outline Development Plan No. 90 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.

**CITY of SWAN
AMENDED APPROVED PLAN**

No of
File No MODP 090/A
This Amended Plan dated: 20 / 11 / 2006
shall be read in conjunction with the original
approval dated: 27 / 11 / 2002

[Signature]
PRINCIPAL PLANNER



- LEGEND**
- R40
 - R30
 - R25
 - R20
 - R10

CITY OF SWAN
20 NOV 2006
RECEIVED



DENSITY SITES PLAN
COOLAMON
ELLENBROOK - CITY OF SWAN

robertsday

scale: 1:6000 @ A3
drawn: ES + JO
checked: JE
approved: JE
date: 14/11/06
client: ELLENBROOK

town planning + design

0 100 200m

dwg no: EJV VL3 PLA 01 rev M



Western
Australian
Planning
Commission
50^{spatial planning}
years

Our Ref: 808/2/21/4P21V2
Your Ref: RD:MODP 090
Enquiries: Sarah Cosstick (9264 7627)

Chief Executive Officer
City of Swan
PO Box 196
MIDLAND WA 6936

ATTENTION: Ryan Darby

Dear Sir/Madam

**ENDORSEMENT OF MODIFICATIONS TO OUTLINE DEVELOPMENT PLAN NO. 90 -
COOLAMON, ELLENBROOK, CITY OF SWAN**

I refer to your correspondence received 14 November 2005 regarding the above matter. In this regard, the Commission has resolved, in accordance with Appendix 6 Clause 5(13) of the City of Swan Town Planning Scheme No. 9, to endorse the attached modified Outline Development Plan No. 90 and received by the Western Australian Planning Commission on 18 November 2005.

Yours faithfully

for Lindsay Preece
A/Secretary
Western Australian Planning Commission

8 February 2006

Enclosed: ODP (1 Copy)

CITY OF SWAN

13 FEB 2006

RECEIVED

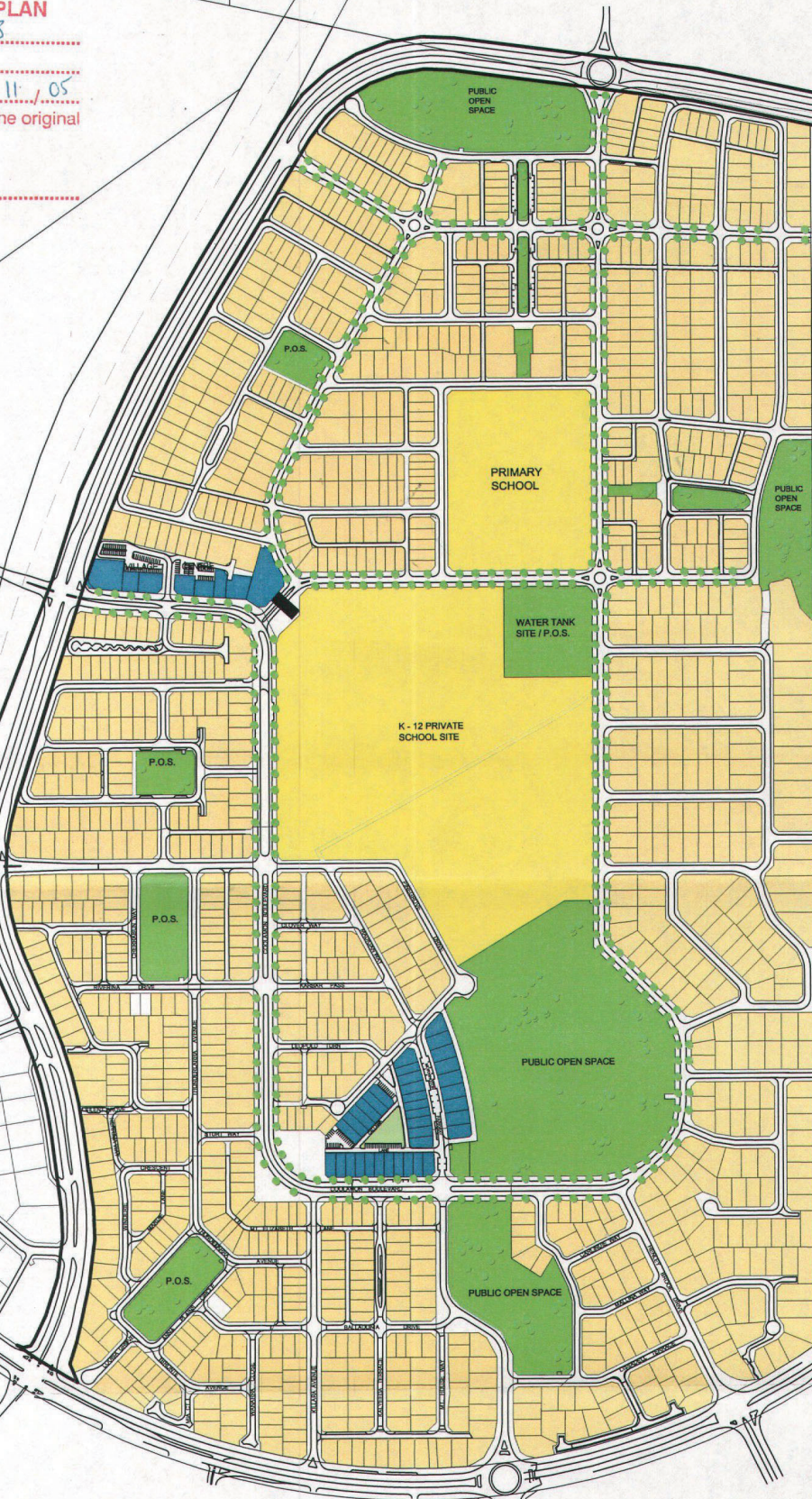
Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>
ABN 35 482 341 493



**CITY of SWAN
AMENDED APPROVED PLAN**

No 1 of 3
File No MODP 090
This Amended Plan dated: 11/11/05
shall be read in conjunction with the original
approval dated: 22/11/02

A PRINCIPAL PLANNER



FILE
18 NOV 2005
DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE

CITY OF SWAN
3 FEB 2006
RECEIVED

CITY OF SWAN
31 OCT 2005
RECEIVED

- LEGEND**
- RESIDENTIAL
 - PUBLIC OPEN SPACE
 - PRIVATE OPEN SPACE
 - PUBLIC PURPOSE
 - COMMERCIAL

scale: 1:6000 @ A3
drawn: ES
checked: JE
approved: JE
date: 28/10/05
client: ELLENBROOK

robert day

town planning + design

OUTLINE DEVELOPMENT PLAN
COOLAMON
ELLENBROOK - CITY OF SWAN

CITY of SWAN AMENDED APPROVED PLAN

No. 2 of 3

File No. MCDP 090

This Amended Plan dated: 11/11/05
shall be read in conjunction with the original
approval dated: 27/11/02

LEGEND

RESERVES

- PUBLIC PURPOSE
- RECREATION

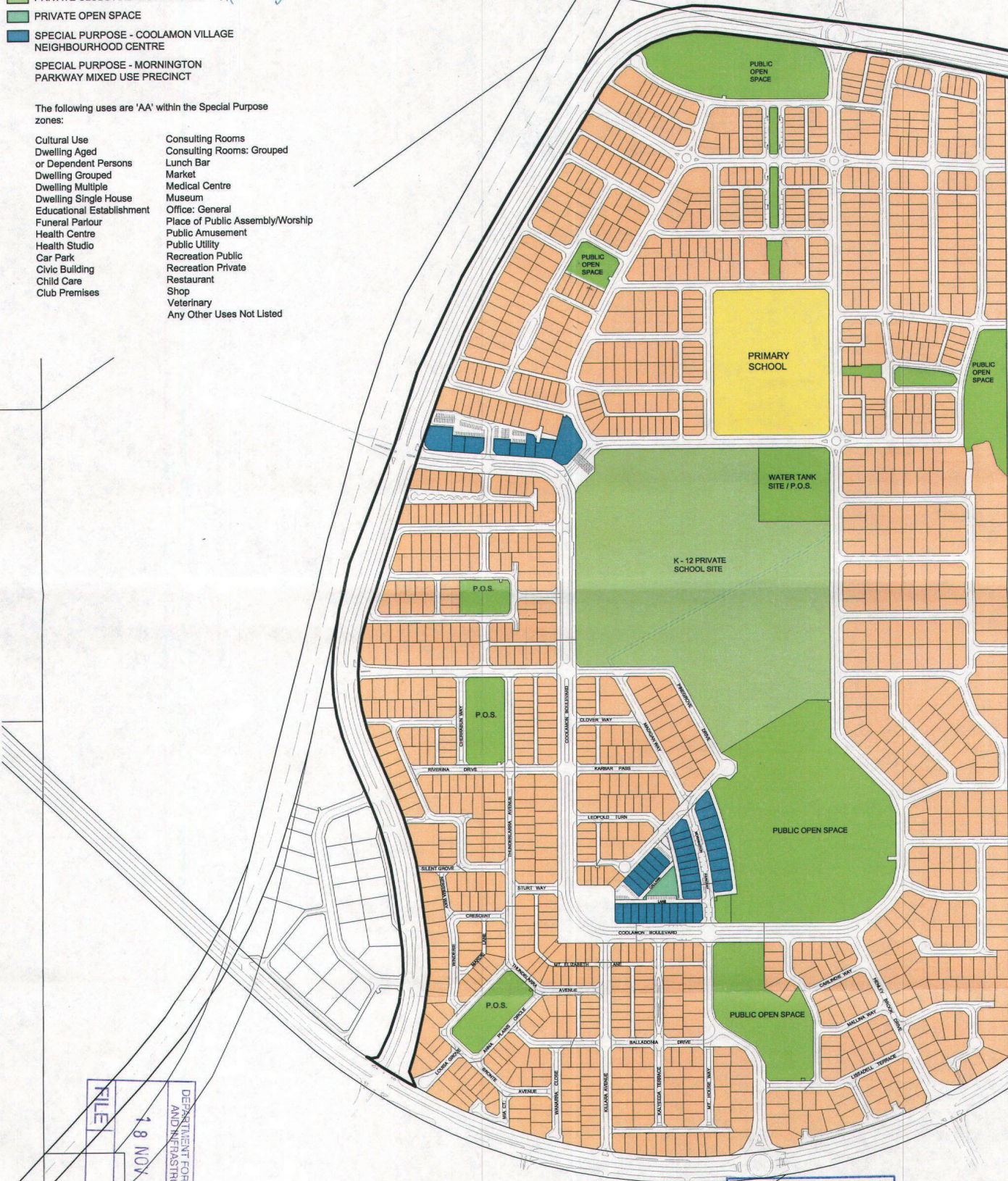
ZONES

- RESIDENTIAL 2
- PRIVATE CLUBS AND INSTITUTIONS
- PRIVATE OPEN SPACE
- SPECIAL PURPOSE - COOLAMON VILLAGE NEIGHBOURHOOD CENTRE
- SPECIAL PURPOSE - MORNINGTON PARKWAY MIXED USE PRECINCT

The following uses are 'AA' within the Special Purpose zones:

- | | |
|------------------------------------|----------------------------------|
| Cultural Use | Consulting Rooms |
| Dwelling Aged or Dependent Persons | Consulting Rooms: Grouped |
| Dwelling Grouped | Lunch Bar |
| Dwelling Multiple | Market |
| Dwelling Single House | Medical Centre |
| Educational Establishment | Museum |
| Funeral Parlour | Office: General |
| Health Centre | Place of Public Assembly/Worship |
| Health Studio | Public Amusement |
| Car Park | Public Utility |
| Civic Building | Recreation Public |
| Child Care | Recreation Private |
| Club Premises | Restaurant |
| | Shop |
| | Veterinary |
| | Any Other Uses Not Listed |

A PRINCIPAL PLANNER



FILE
18 NOV 2005
DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE

CITY OF SWAN
13 FEB 2006
RECEIVED

CITY OF SWAN
18 FEB 2006
RECEIVED

ZONING CLASSIFICATION

COOLAMON
ELLENBROOK - CITY OF SWAN

day

scale: 1:6000
drawn: ES
checked: JE
approved: JE
date: 28/10/05
client: ELLENBROOK

Town Planning & Design

30m
0 100 200
Aust. Std. F.N.V. 1:10000

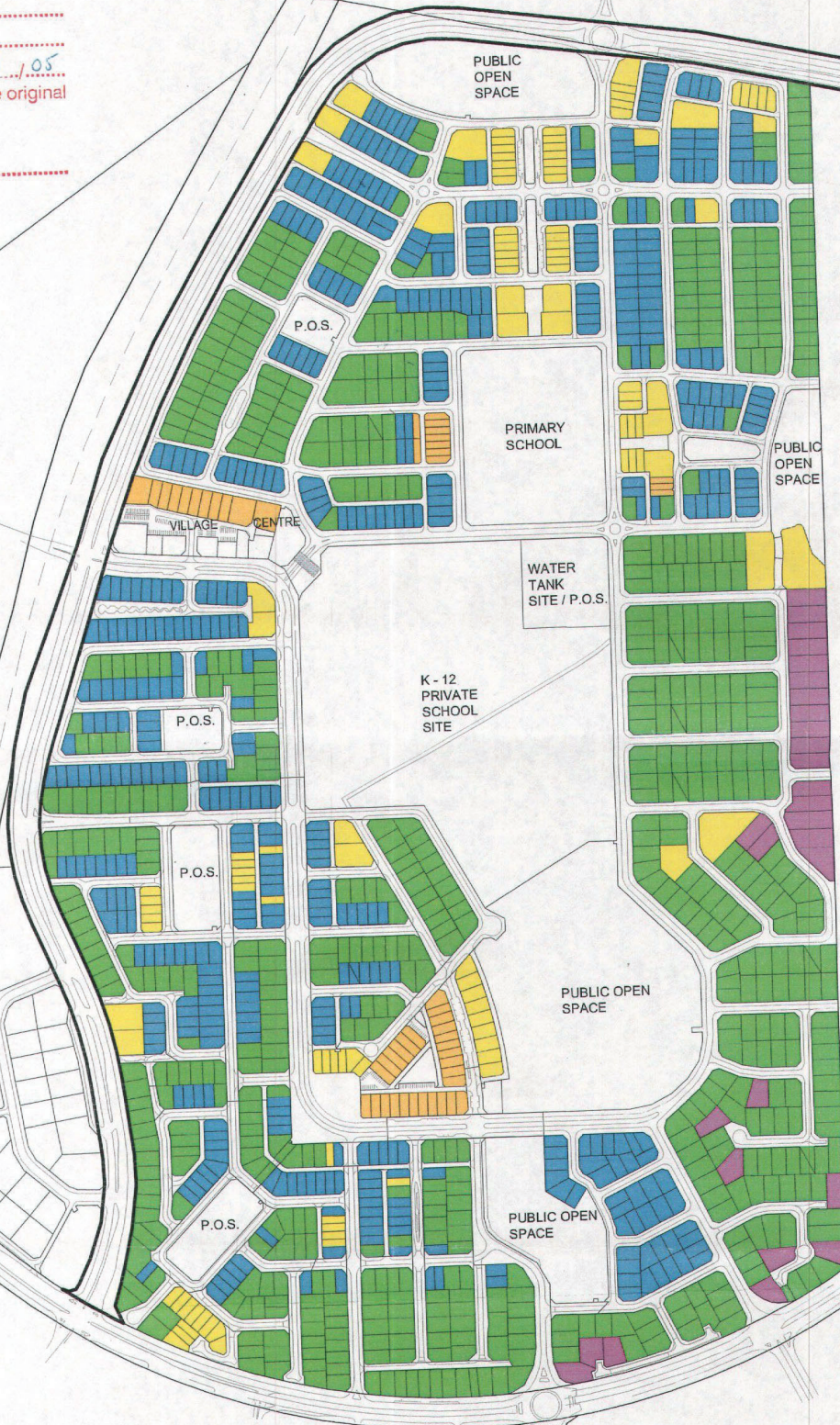
**CITY of SWAN
AMENDED APPROVED PLAN**

No 3 of 3

File No MODP 090

This Amended Plan dated: 11/11/05
shall be read in conjunction with the original
approval dated: 27/11/02

PRINCIPAL PLANNER



- LEGEND**
- R40
 - R30
 - R25
 - R20
 - R10

FILE
18 NOV 2005
DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE

CITY OF SWAN
13 FEB 2006
RECEIVED



scale: 1:5000 @ A3
drawn: ES
checked: JE
approved: JE
date: 21/05/05
client: ELLENBROOK
town planning + design

day

DENSITY SITES PLAN
COOLAMON
ELLENBROOK - CITY OF SWAN



drawn: EJV VL3 PLA01 rev L

OUR REF: EJV VL3

25 September 2008

Mrs Lucia Dunstan
City of Swan
PO BOX 196
MIDLAND WA 6936

FILE REF: SB011-08

DOC REF:

ASSESS No:

RECEIVED
CITY of SWAN } 26 SEP 2008 FILE

DEPT:	PLAN			
OFFICER:				
SIGN:				

Dear Lucia

REVISED ZONING CLASSIFICATION PLAN - COOLAMON, ELLENBROOK

Our office submitted a request on 18 April 2008 to revise the Zoning Classification Plan for Coolamon as a result of a boundary adjustment associated with the Ellenbrook Catholic College and the adjoining 'Watertank' public open space (WAPC ref 136770 City of Swan ref: SB11/2008).

The reason for the boundary adjustment is to facilitate the construction of a design/industrial arts building and vehicular access associated with the proposed Ellenbrook Catholic College. The new boundary follows the existing contours of the land and provides additional building area for the college.

As a result of the boundary adjustment the public open space lot will reduce in area from 1.236ha to 1.188ha, which is a total reduction of 476m². This minor reduction is considered acceptable given that the amount of public open space provided within Coolamon Village remains above 12% of the gross subdivisible area.

The revised Zoning Classification Plan was presented to Council at their Ordinary Meeting of 11 June 2008 and resolved the following:

- 1) *Support the proposed modification to Structure Plan 90 to allow the boundary of the Public Open Space/Watertank site (Lot 9154) and the Catholic School site (Lot 3054) to be adjusted on an equal land area exchange basis.*
- 2) *Forward the proposed modification to the Western Australian Planning Commission for their endorsement.*
- 3) *Record that the reasons for changing the Recommendation are:*
 - a) *The City has an obligation to protect all of its assets, including POS, and the proposal would result in a loss of 478m² of land set aside for POS.*
 - b) *Any reduction of land ought to be compensated accordingly, otherwise could set a precedent for similar situations in the future.*

Notwithstanding Council's recommendation the WAPC have subsequently approved the boundary adjustment (see attached approval). As a result of this boundary adjustment approval the current Zoning Classification Plan is no longer correct.

In light of this it is hereby requested that the attached revised Zoning Classification Plans be endorsed by the Principal Planner.

Should you require any further information please do not hesitate to contact me on 9218 8700.

Yours sincerely
ROBERTS DAY



RYAN DARBY
SENIOR PLANNER

CC: ELLENBROOK MANAGEMENT J Mountford

Your Ref :
Enquiries : Belinda Mirco (Ph 9264 7664)

00 SEP 2003

Roberts Day Town Planning + Design
P O Box 6369
EAST PERTH WA 6892

Approval Subject To Condition(s) Freehold (Green Title) Subdivision

Application No : 136770

Planning and Development Act 2005

Applicant	: Roberts Day Town Planning + Design P O Box 6369 EAST PERTH WA 6892
Owner	: Housing Authority 99 Plain Street EAST PERTH WA 6004 and Roman Catholic Archbishop Of Perth Victoria Square PERTH WA 6000
Application Receipt	: 17 January 2008

Lot number	: 9154, 3054
Location	: -
Diagram/Plan	: Deposited Plan 57170, 25696
C/T Volume/Folio	: 2675/535, 2210/192
Street Address	: Westgrove Drive & Coolamon Boulevard, Ellenbrook
Local Government	: City of Swan

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 17 January 2008 once the condition(s) set out have been fulfilled.

This decision is valid for three years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 04 September 2011 or this approval no longer will remain valid.

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the

written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any site works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S)

1. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)
2. The transfer of land as a Crown Reserve, free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE

1. With regard to Condition 1, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground.
2. With regard to Condition 2 the specific location and area of land required is to be to the satisfaction of the WAPC on the advice of the local government and Western Power.

3. The Department of Water (DoW) advises the following:

- i) The proposal is located within the Gnangara Underground Water Pollution Control Area, which is managed for Priority 3 (P3) source protection. P3 source protection areas are defined to manage the risk of pollution to the water source. P3 areas declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments. Protection of P3 areas are declared over land uses such as residential, commercial and light industrial developments. Protection of P3 areas is achieved through management guidelines for land use activities.
- ii) Educational facilities are considered an acceptable land use if lots are connected to deep sewerage, except where exemptions apply under State Government Sewerage Policy. The Policy recognises that sewer connection may be impractical in some areas. Under these circumstances maximum wastewater loadings (based on people/hectare) may apply linked to the management priority of the site.
- iii) The guideline Environmental Guidelines for the Establishment and Maintenance of Turf and Grassed Areas, provides best management guidance on the establishment, irrigation, fertiliser use, pesticide use, and drainage of grassed and turf areas and should be consulted. This document is available at the DoW website www.water.wa.gov.au under Water Quality - Publications - Water Quality Protection Guidelines.
- iv) Contractors should be made aware of the water source protection area and take due care to minimise contamination.
- v) The proposed subdivision is located within the Mirrabooka Groundwater Area, proclaimed under the Rights in Water and Irrigation Act (1914), where there may be a requirement to obtain a licence for the use of groundwater. The issue of a licence is not guaranteed but if issued will contain a number of conditions including the quantity of water that can be pumped each year. In the case of an existing Groundwater Well Licence for the property, it may be necessary to amend the purpose/area/holder of that licence. The proponent is encouraged to contact the Department of Water's Swan Avon Region office on 6250 8000 to discuss water management options.

4. The Department of Environment and Conservation (DEC) advises the following:

Acid Sulphate Soils

- i) DEC's information shows that the site is within an area that has been recognised as posing an acid sulphate soils risk. Prior to the commencement of any site works:

- a) A preliminary site investigation shall be undertaken to determine whether acid sulphate soils are present on the land and, if present, their extent and severity;
- b) If the site is found to contain acid sulphate soils, an acid sulphate soils management plan shall be submitted and approved;
- c) All site works shall be carried out in accordance with the provisions of the approved management plan to the satisfaction of the Western Australian Planning Commission.

Native Vegetation

Lot 9154 lies within the buffer zone of a Threatened Ecological Community (TEC), known as Communities of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain) in Bush Forever site 22. As Lot 9154 has been largely cleared with considerable development occurring between the lot and the Bush Forever site, DEC considers this proposal does not present a significant risk to the TEC. It should be noted however that any native vegetation which remains on the site is protected and is classified as environmentally sensitive. Clearing of native vegetation in Western Australia is prohibited, unless the clearing is authorised by a clearing permit obtained from DEC, or is of a kind that is exempt in accordance with Schedule 6 of the *Environmental Protection Act 1986* or *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. Exemptions in the Regulations do not apply in areas that are classified as environmentally sensitive. Further information regarding this legislation can be obtained at www.dec.wa.gov.au or by contacting DEC's Native Vegetation Protection Branch in Kensington.



for Wayne Winchester
Acting Secretary
Western Australian Planning Commission
04 September 2008

LEGEND

RESERVES

- PUBLIC PURPOSE
- RECREATION

ZONES

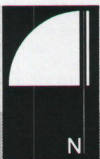
- RESIDENTIAL 2
- PRIVATE CLUBS AND INSTITUTIONS
- PRIVATE OPEN SPACE
- SPECIAL PURPOSE - COOLAMON VILLAGE NEIGHBOURHOOD CENTRE
- SPECIAL PURPOSE - MORNINGTON PARKWAY MIXED USE PRECINCT

The following uses are 'AA' within the Special Purpose zones:

- Cultural Use
Dwelling Aged or Dependent Persons
Dwelling Grouped
Dwelling Multiple
Dwelling Single House
Educational Establishment
Funeral Parlour
Health Centre
Health Studio
Car Park
Civic Building
Child Care
Club Premises
- Consulting Rooms
Consulting Rooms: Grouped
Lunch Bar
Market
Medical Centre
Museum
Office: General
Place of Public Assembly/Worship
Public Amusement
Public Utility
Recreation Public
Recreation Private
Restaurant
Shop
Veterinary
Any Other Uses Not Listed



CITY OF SWAN
26 SEP 2008
RECEIVED

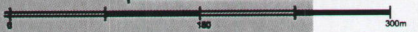


ZONING CLASSIFICATION
COOLAMON
ELLENBROOK - CITY OF SWAN

robertsday

scale: 1:8000 @ A3
drawn: ES/SB
checked: JE
approved: JE
date: 17.04.08
client: ELLENBROOK

town planning + design



dwg no: EJV VL3 PLA 03 rev J