

Our Ref: LDP/11/2017
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26 April 2017

Roberts Day
GPO Box 6369
EAST PERTH WA 6892

02 MAY 2017

Dear Sir

SCANNED TO EH

LOCAL DEVELOPMENT PLAN – STAGE 15 ANNIE’S LANDING (VILLAGE 7B) LOT 9007 MARALLA ROAD, ELLENBROOK - M3504

Further to your recent request for Council’s endorsement of the revised Local Development Plan relating to Lot 9007 Maralla Road, ELLENBROOK, I advise that the revised Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

Should you have any queries regarding this matter, please do not hesitate to contact Ms Joslin Colli on 08 9267 9386.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Philip Russell'.

Philip Russell
Manager
STATUTORY PLANNING

Enc.



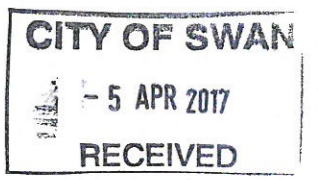
LOCAL DEVELOPMENT PLAN PROVISIONS:

Unless otherwise defined on this Local Development Plan (LDP), all development shall be in accordance with the City of Swan Local Planning Scheme No. 17, the Residential Design Codes, POL-LP-11 Variation To Deemed To Comply Requirements of the R-Codes - Medium Density Single House Development Standards (R-MD Codes) and/or the Malvern Springs Development Plan (DP006), where relevant.

The residential density codes are as per the applicable endorsed Development Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the R-Codes and POL-LP-11 apply to lots subject of this LDP.

1. For Group Housing Lot 10337, dwellings constructed on this site shall face towards the primary street, being Poet Street, as per the Dwelling Orientation arrows indicated on the plan.
2. For Group Housing Lot 10337, bin pads are to be provided in accordance with the City of Swan Waste Management Operational Guidelines and located in either Poet Street and/or Fuschia Lane, so as not to obstruct any driveway.
3. Development of Lots 10323-10328 shall be in accordance with the R60 standards of POL-LP-11.
4. Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.



LEGEND

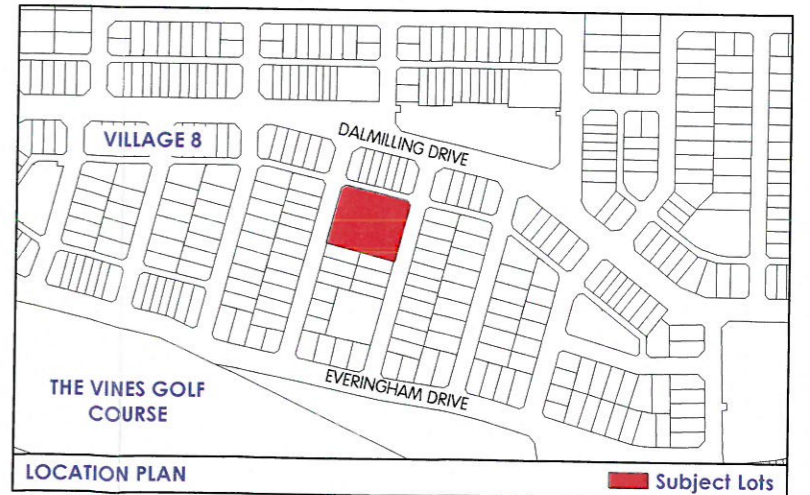
- Subject Property Boundaries
- Surrounding Property Boundaries
- - - Setbacks (distances vary as shown)
- ← Dwelling Orientation

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

Principal Planner/ Co-ordinator Statutory Planning

Date: 7/1/17

CoS Ref: LDP 11-2017



CADASTRAL INFORMATION
SOURCE: WHELAN'S
YMMDD:
DWG REF:
PROJECTION: PCG84



B	ADDED PROVISION 3	170403	RF	EH
A	LOCAL DEVELOPMENT PLAN	170327	RF	EH
REV	DESCRIPTION	YMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 15, VILLAGE 7B
Lots 10323-10328 & 10337 Annie's Landing Ellenbrook
City of Swan

REF NO. **EJV VL7B** DRAW NO. **RD1 422** REV. **B**