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cityofswan
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Our Ref: LDP/7/2022/A

10 May 2023

Hatch Roberts Day
Level Two 442 Murray St
PERTH WA 6000

Dear Sir

LOCAL DEVELOPMENT PLAN – LOT 9382 MARALLA ROAD, ELLENBROOK – WAPC 157923

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9382 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 Hannah McFeggan on 08 9278 9631.

Yours faithfully

Chris Fudge
Coordinator, Development Assessment & Appeals – Area B
STATUTORY PLANNING

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 Village 7B Annie's Landing Local Structure Plan (DP-18), 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. Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.
2. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
3. Lots 10563-10579 and Lots 10581-10585 must provide a 1.5m x 1.5m bin pad storage area at the rear of the property. Bin pads must be screened from view from the laneway.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
Reference No.: LDP-7/2022/A
Approval Date: 9 May 2023
Expiration Date: 9 May 2033
(unless revoked earlier)
Delegated Authority Officer: _____

Amendment No.	Summary of Amendment	Date endorsed by Local Government
1	Revised 'no habitable dwelling' area	9 May 2023



LOCATION PLAN

CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 200203
DWG REF: annie-200203-trun_pcg84
PROJECTION: PCG84

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

HATCH | RobertsDay

SIZE A3_ 1:1250

0 metres 12.5 25 37.5 50 62.5

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
H	TABLE FOR AMENDMENT	230509	TG	TP
G	UPDATING NO HABITABLE DWELLING AREA	221017	TG	NT
F	UPDATING NO HABITABLE DWELLING AREA	221003	TG	TT
E	REMOVE LOTS 10557, 10558, 10561, 10562	220801	TD	TT
D	CITY COMMENTS - VEHICLE ACCESS	220630	TD	TT
C	4.5m SETBACK ADDED - POS FACING WEST	220509	SB	TT

LOCAL DEVELOPMENT PLAN - STAGE 24
Lot 9330 Maralla Road, Ellenbrook
City of Swan

REF NO.	DRAW NO.	REV.
EJV VL7B	**RD1 430**	**H**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY