

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Swan
Local Planning Scheme No.17

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

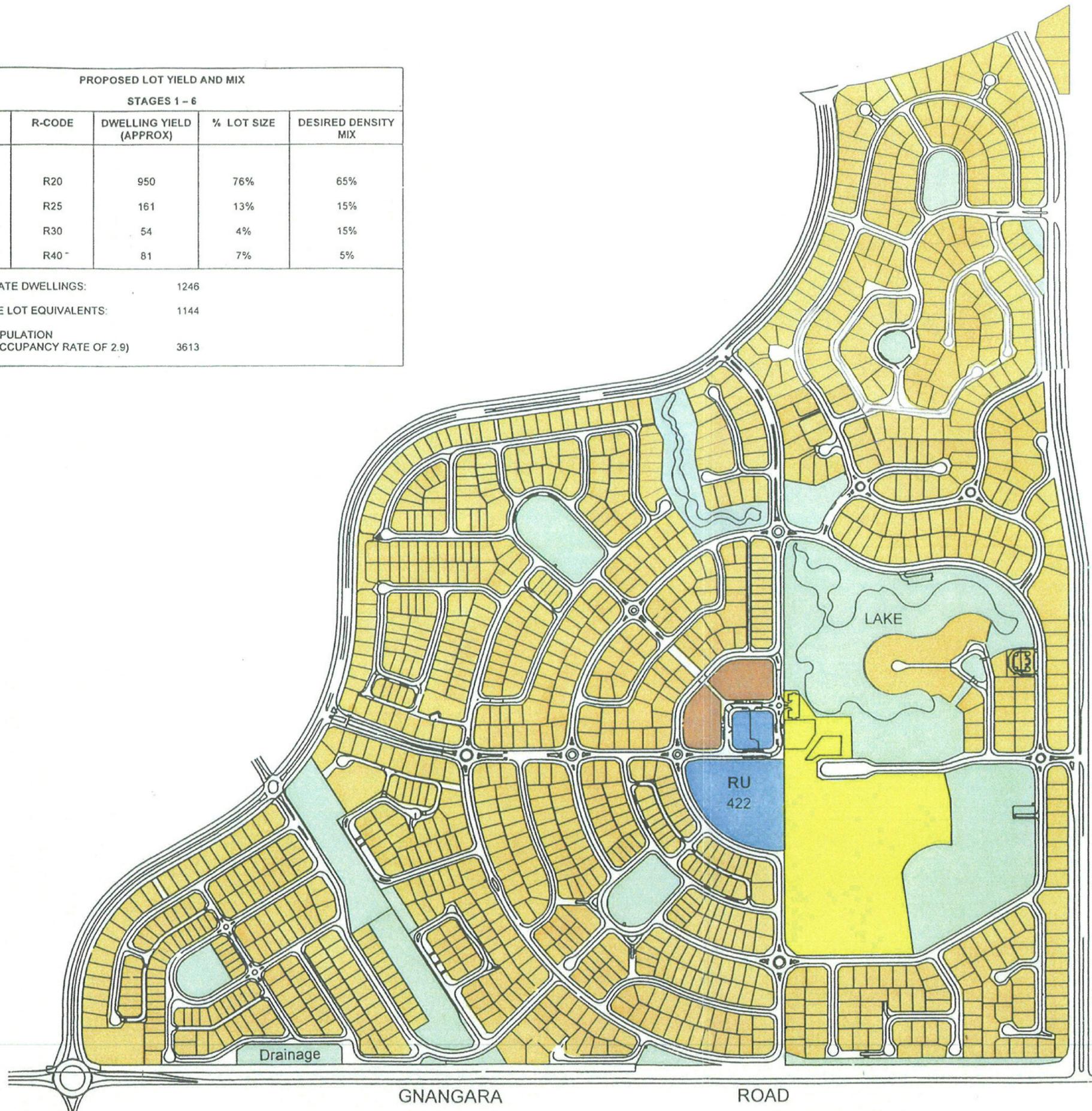
20 AUGUST 1998

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2030

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		



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)

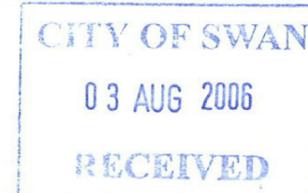
- * 'AA' USES
- PUBLIC WORSHIP, PLACE OF

RESTRICTED USE



THE FOLLOWING USES ARE NOT PERMITTED ON LOT 422:

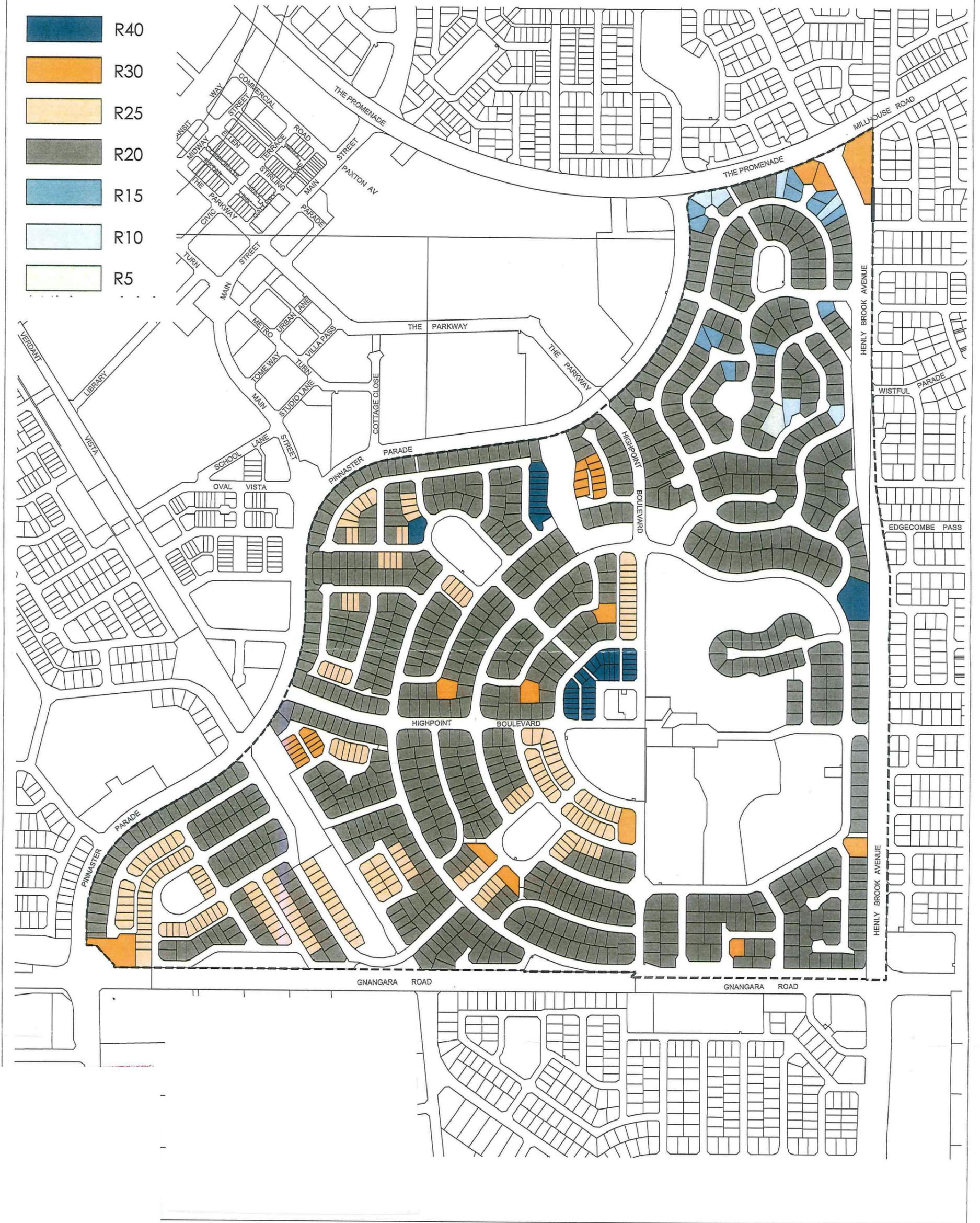
- Medical Centre
- Consulting Rooms
- Consulting Rooms Group
- Child Day Care Centre
- Chemist



'RESIDENTIAL 3' ZONE



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



Density Site Plan
Woodlake Village, Ellenbrook
 City of Swan



DRAWING NUMBER
 PLA 04

REV
 D

REFERENCE NUMBER
 EJV NB1

SCALE 1:10000
 SHEET A4

0 200 400m

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