



CITY OF SWAN
Planning Information
ECM Doc Set ID: 7904213
Approval Date: 17/11/2023

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

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 3 Coolamon 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. The built form is to have a frontage along Caldervale Avenue and Strathmore Parkway, by way of major openings that provide for passive surveillance.
3. Lots 1-5 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.
4. Uniform fencing is required to be provided along the frontage of applicable lots where the lot boundary abuts Public Open Space as shown on the Local Development Plan.
5. Any Estate provided fencing on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.
6. A portico, verandah, balcony, associated columns/ piers and/or first floor building envelope may not project more than 1m into the front setback area with no maximum width (subject to engineering and servicing constraints).
7. Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan, is not required.

LEGEND

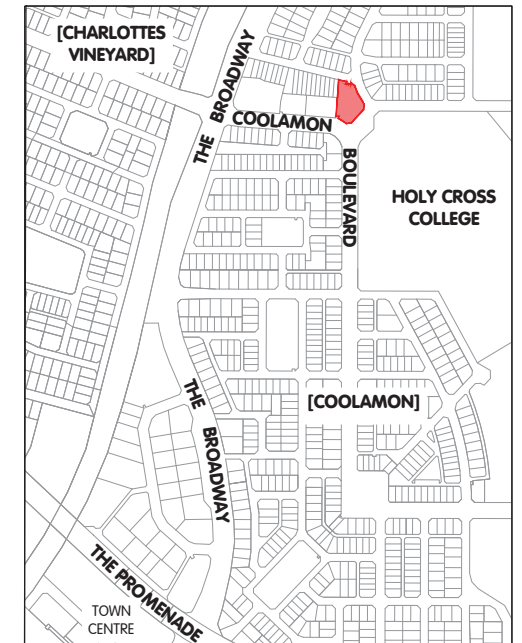
- SUBJECT PROPERTY BOUNDARIES
 - SURROUNDING PROPERTY BOUNDARIES
 - 11973 LOT NUMBER
 - NO VEHICLE ACCESS
 - PRIMARY STREET DWELLING ORIENTATION
 - DESIGNATED GARAGE LOCATION (DOUBLE)
 - VISUALLY PERMEABLE FENCING
 - SOLID FENCING
 - BIN PADS - PROPOSED
- SETBACKS
- MIN SETBACK 1.5m (LANEWAY/GARAGE/SECONDARY STREET)
 - MIN SETBACK 3.0m (FRONT SETBACK)

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

Principal Planner Co-ordinator Statutory Planning

Date 17/11/2023

CoS Ref: LDP-9/2023



LOCATION PLAN

LOT 11617

COOLAMON

BOULEVARD

CONISTON DRIVE

CALDERVALE AVENUE

STRATHMORE PARKWAY

Footpath

POS 500m²

Solid Fencing to screen the side and rear yard for Lot 5 is permitted. The extent of solid fencing is subject to approval by the City of Swan at the building application stage.

CADASTRAL INFORMATION
SOURCE: WHELAN
YYMMDD: 151109
DWG REF: coolamon 151109
PROJECTION: PCG94
AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

HATCH | RobertsDay

SIZE A3 1:500
0 metres 5 10 15 20 25

F	ADD PROVISION 6 & 7	231110	SB	KB
E	ADD PROVISION 4 & 5	230917	SB	KB
D	ADD 1.5m SETBACKS	230801	SB	TT
C	ADD GARAGES	230711	SB	TT
REV	DESCRIPTION	YYMMDD	DRAWN	APPRD

LOCAL DEVELOPMENT PLAN
Lot 11617 Caldervale Avenue, Ellenbrook
City of Swan

REF NO. EJV VL3
DRAW NO. RD1 307
REV. F

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