

26PER-0024
21 MAY 2026

(9) Grouped Dwelling Development

Lot 9399 (#5) Caldervale Avenue, Ellenbrook



EMERGEN CALDERVALE PTY LTD

1. Introduction

URPS has been engaged by Emergen Caldervale Pty Ltd, to prepare a planning statement in support of a proposed 9 x Grouped Dwelling Development at Lot 9399 (#5) Caldervale Avenue, Ellenbrook ('the site'). The application has been prepared and is requested to be assessed concurrently with a Subdivision Application lodged concurrently with the WAPC.

Emergen Property as project manager for the various specialist consultants included under this application:

- Zuideveld Marchant Hur Architecture – project architect, design lead
- Landscape Project Management – Landscape Design Lead
- Talis Consultants – Waste Management Planning Consultants
- Shawmac Civil – Engineering consultants providing swept path analysis
- Centreline Group – Civil Engineers specialising in stormwater management and drainage design
- Studio 5253 – 3D Visualisation and Rendering Specialists

1.1 Land Description and Local Context

1.1.1 Legal Description

Ellenbrook Management Pty Ltd., as landowner have signed the required City of Swan Application Form(s) for formal submission.

The Certificate of Title (CT) is included in the lodgement package.

Table 1: Ownership & Title Details

Lot/Plan & Street Address	Vol/Folio	Registered Proprietor	Area (ha)
9399 on P427059 (#5) Caldervale Avenue, Ellenbrook 6069	4076/957	Ellenbrook Management Pty Ltd	0.245ha

1.1.2 Location and Site Context

The subject site is located at 5 Caldervale Avenue, Ellenbrook, approximately 25 kilometres north-east of the Perth CBD, within the established urban area of Ellenbrook in the City of Swan.

The site is situated within a mixed-use neighbourhood context, characterised by predominantly low-density residential development supported by nearby education, childcare, health and local service uses. Development in the surrounding area is of a consistent suburban scale and form, reflecting the planned and orderly development of the locality.

The site benefits from proximity to a range of everyday services and community infrastructure, which contribute to the area's mixed-use character and enhance local amenity by providing convenient access to education, childcare and health-related services within close proximity to residential development.

The broader area is well connected to the regional road network, including Gnangara Road and Tonkin Highway, and is serviced by public transport within reasonable walking distance. The site is located within a fully serviced urban area, with access to reticulated water, sewer, electricity and telecommunications infrastructure.

Overall, the location and site context support development outcomes that are compatible with the surrounding mixed-use environment and consistent with the orderly and efficient use of urban land in Ellenbrook.

1.2 Planning Framework

Table 2: Strategic Overview

Planning Framework	Description
Zoning – Metropolitan Region Scheme	Urban
Zoning – City of Swan LPD No. 17	Special Use (R40+)*
Structure Plan	Modified Coolamon Estate Ellenbrook-ODP No.90

1.3 Site Conditions and Constraints

Table 3: Site Conditions and Constraints

Site Element	Description
Flora and Fauna	The subject site has been cleared of all vegetation, with the exception of a single (regrowth) tree located within the southern portion of the site.
Topography	Landgate mapping indicates that ground levels across the site are relatively flat at 60 AHD.
Ground Water	Limited DWER data is available for minimum and maximum Groundwater contours in the general location, however noting standard clearance to ground water will be provided.
Surface Water	

Site Element	Description
	The site is not located within a mapped geomorphic wetland.
Bushfire Prone	No
Municipal Heritage Listed	No
Aboriginal Heritage Site	No
Acid Sulphate Soils	The subject site has been classified as Risk Classification Level 2, indicating a moderate to low risk profile, with no significant constraints anticipated that would preclude the proposed development.
Contaminated Sites	No
UXO	No

2. Development Overview

2.1 Modified Coolamon Estate Ellenbrook-ODP No.90

The subdivision site is located within the Coolamon Village Neighbourhood Centre, as identified under the approved Modified Coolamon Estate Ellenbrook-ODP No.90, prepared pursuant to the City of Swan Local Planning Scheme No. 17 and approved by the Western Australian Planning Commission (WAPC) on 11 February 1998. The Structure Plan remains operative until 19 October 2030, as amended.

The subject land is zoned Special Purpose – Coolamon Village Neighbourhood Centre. The Special Purpose zone is intended to accommodate a range of neighbourhood serving and community focused land uses that support the function of the Neighbourhood Centre as a local activity node servicing the surrounding residential catchment. Grouped Dwellings are identified as an 'AA' (permitted) land use within the Special Purpose zone, and are therefore consistent with the zoning provisions and intent of the Structure Plan.

The Structure Plan establishes the Neighbourhood Centre as a focal point within Coolamon Village, providing for an integrated land use pattern, appropriate interfaces with adjoining residential development, and efficient access and servicing arrangements. Subdivision within the Special Purpose zone is required to be consistent with the approved structure plan framework, facilitating orderly development, appropriate lot configuration, and coordinated infrastructure provision.

Notably, the Structure Plan does not assign an explicit Residential Design Code (R-Code) density to the subject site. While it may be reasonably inferred that a higher density, such as R60, could be supported within a Neighbourhood Centre context, an R40 density coding has been applied for the purpose of this assessment. This approach provides a balanced and context-responsive outcome, ensuring compatibility with the adjoining residential densities and maintaining an appropriate interface with neighbouring properties.

The proposed subdivision accords with the objectives of the Modified Coolamon Estate Ellenbrook-ODP No.90 and the Special Purpose zoning by enabling development that is compatible with the planned role and function of the Neighbourhood Centre and the surrounding urban context.

3. Proposed Development

The proposed development comprises a high quality medium density residential outcome that responds directly to the site's context and the strategic intent for the Coolaman Village Centre Precinct. The architectural drawings illustrate a coordinated and contemporary built form arrangement that reinforces strong street interfaces and a coherent urban structure.

3.1 Key Elements of proposal include:

- Delivery of 9 grouped dwellings arranged in a series of contemporary terrace style typologies, consisting of variant three and four bedroom dwellings, reflecting the unit mix shown across Types 1–9 in the architectural package.
- A central communal accessway functioning as a primary internal movement spine, with all
- Strong street activation through the orientation of Lots 1 – 7 to Caldervale Avenue and Coolamon Boulevard, supported by direct pedestrian entries, ground level articulation, delivering a highly walkable and visually engaging urban frontage.
- Provision of 18 resident parking bays, equating to two bays per dwelling, located within private garages attached to each unit as shown consistently across all ground floor plans and summarised in the Areas Schedule (Rev A).

This development collectively delivers a cohesive, well resolved medium density neighbourhood outcome that aligns with the architectural intent and strategic character of Ellenbrook. A development summary is included under Table 4.

Table 4: Housing Typologies

Unit No.	Applicable Lot Sizes (sqm)	No. Bedrooms	No. Bathrooms	Private Outdoor Space (sqm)**	Storage (sqm)	Parking Type/(No. Bays)
1	221.5	3	2	58.2	4.1	Garage (2)
2	234.9	3	2	Split areas 81.2	4.3	Garage (2)
3	263.6	4	2	76.6	5.0	Garage (2)
4	242.8	4	2	66.1	4.3	Garage (2)
5	235.0	3	2	68.7	4.4	Garage (2)

Unit No.	Applicable Lot Sizes (sqm)	No. Bedrooms	No. Bathrooms	Private Outdoor Space (sqm)**	Storage (sqm)	Parking Type/(No. Bays)
6	255.4	3	2	Split areas 60.3	5.3	Garage (2)
7	228.9	4	2	Split areas 55.3	4.6	Garage (2)
8	230.7	4	2	Split areas 45.1	4.6	Garage (2)
9	225.3	3	2	Split areas 60.4	4.6	Garage (2)

**NB – Split courtyards correspond to Primary Garden Area and Secondary Private Open Space allowance pursuant to Clause C1.1.2 of the R-Codes.

4. Deemed-to-Comply- Criterion

4.1 Compliance and Planning Rationale

4.1.1 Subdivision Layout and Residential Density

Overall, the proposed subdivision comprises 9 residential lots, plus a 305.6sqm access lot accommodating the communal driveway. The residential lots range in area from approximately 221sqm to 265sqm, with an average lot size of approximately 237sqm across the 2,446sqm site. This exceeds the minimum average lot size requirement of 220sqm applicable to an R40 density.

The subject land is located within the Coolamon Village Neighbourhood Centre under the approved Coolamon Village Structure Plan. The Structure Plan and associated Special Purpose zoning do not allocate a specific Residential Design Code (R-Code) density to the site. Instead, subdivision and development outcomes are to be assessed having regard to the strategic role of the Neighbourhood Centre, the intended intensity of development, and the relationship with surrounding residential areas. While it may be reasonably inferred that a higher density, such as R60, could be supported within a Neighbourhood Centre context, an R40 density coding has been applied for the purpose of this assessment. This approach provides a balanced and context-responsive outcome, ensuring compatibility with the adjoining residential densities and maintaining an appropriate interface with neighbouring properties.

For assessment purposes, the proposed lot distribution aligns with the WAPC prescribed deemed-to-comply lot size ranges typically associated with an R40 density, comprising:

- 4 lots in the 180sqm – 234sqm range
- 5 lots in the 235sqm – 319sqm range

This mix supports housing diversity, affordability and varied built-form outcomes, while remaining consistent with the strategic intent of the Structure Plan and the established medium-density residential character emerging within and adjacent to the Neighbourhood Centre. Overall, the proposed subdivision represents an appropriate and supportable density outcome for the site, notwithstanding the absence of an explicit R-Code allocation.

4.1.2 Site Coverage

The 2,446 sqm site is afforded a 65% (or equivalent 1,589.25 sqm) Site Coverage allowance under clause Part C – C3.1.1 of the R-Codes.

The proposed development presents a site coverage ratio of 62.66% (1 532.66sqm).

4.1.3 Setbacks, Open Space and Boundary Interfaces

The proposed development has been carefully designed to respond to the site's multi-frontage configuration, while delivering a balanced outcome that achieves high-quality streetscape presentation, functional private open space and appropriate boundary interfaces.

Setbacks

The siting of dwellings has been informed by Clause C3 (Setbacks) of the R-Codes. Street setbacks are generally compliant, with minor variations applied to selected dwellings to accommodate the site's geometry, multiple frontages to Coniston Drive, Caldervale Avenue, Strathmore Parkway and Coolamon Boulevard, and the internal access arrangement.

These variations are limited and appropriately mitigated through articulated building forms, recessed entries and integrated landscaping, ensuring the built form maintains a consistent low-scale presentation and does not adversely impact streetscape character. The resulting development provides a varied and well-modulated building line, avoiding a rigid built edge and responding positively to the surrounding urban context.

Private Open Space

Private open space has been provided in accordance with Clause C1 of the R-Codes, ensuring each dwelling is afforded functional and accessible outdoor living areas.

Primary garden areas for Units 1, 2, 3, 4, 5, 6, 7 and 9 incorporate portions of the street setback, reflecting a deliberate design response to the site's prominent street interfaces. These areas are clearly defined, well-sized and directly accessible from living areas, enabling effective use for outdoor living and recreation.

Where a single consolidated garden area is not achieved, Units 2 and 6–9 incorporate a split open space arrangement, comprising a primary garden and a secondary courtyard. These spaces collectively meet the required open space provisions and provide functional, usable outdoor areas that enhance amenity through improved solar access, privacy and flexibility of use.

Landscaping within all open space areas contributes to a soft and activated interface with the public domain, while maintaining appropriate levels of privacy and visual amenity.

The site also benefits from direct frontage to Public Open Space, which further supports the provision of private open space by offering immediate access to high-quality communal recreational areas. This context provides a degree of flexibility in the configuration of on-site open space and reinforces compliance with the objectives of Clause C1.1, ensuring residents are afforded a high level of amenity through a combination of functional private outdoor areas and convenient access to broader (and immediate) open space provision.

Boundary Interfaces

Boundary interfaces have been designed to respond to both the public realm and adjoining development, achieving a consistent and appropriate transition between built form and surrounding areas.

For street frontages, low fencing, landscaping and building articulation will be implemented to create an open and visually engaging interface that promotes passive surveillance and safety. The orientation of dwellings toward Caldervale Avenue and Coolamon Boulevard further reinforces active frontages and clear addressing.

To side and rear boundaries, appropriate setbacks, fencing and building separation ensure privacy, access to light and ventilation, and minimal impact on adjoining properties. The internal arrangement of dwellings and accessways has been designed to minimise overlooking and maintain clear spatial hierarchy across the site.

Overall, the proposal achieves the intent of the R-Codes by delivering a site-responsive design that balances built form, open space and streetscape integration, while maintaining a high standard of residential amenity.

4.1.4 *Parking, Access and Internal Circulation*

Part C of the R-Codes requires safe and legible vehicle access that supports streetscape quality. The proposal satisfies this requirement by providing two resident parking bays per dwelling within double garages (18 bays total), consistent with grouped dwelling parking standards. All garages are accessed via a central communal driveway, effectively sleeving vehicle movements away from the public domain and maintaining active frontages to Caldervale Avenue, Strathmore Parkway and Coolamon Boulevard.

A vehicle swept path analysis prepared by Shawmac Consulting Civil & Traffic Engineers confirms that the access and garage layouts operate safely and efficiently. The assessment, undertaken using AutoTURN with the Australian Standard B85 vehicle template, demonstrates that all vehicles can manoeuvre via three-point turns or better and enter and exit the site in a forward direction, in accordance with AS2890.1.

4.2 Vehicle Access and Traffic Management

4.2.1 *Vehicle and Pedestrian/Cyclist Access*

- The proposed development presents its primary access via Coniston Drive.
- One communal driveway measuring in 6metres width is proposed to serve the development
- A swept path analysis confirms that the driveway and garage layout adequately accommodate 'B85 (standard) vehicles.
- The external path network is well-established and provided as part of the wider subdivision works, and provides safe connectivity for pedestrians and cyclists to surrounding areas.

- No dedicated internal footpath within the common driveway is proposed as part of this development – however this considered acceptable under R-Codes provisions as addressed in Table 5 of this report.

4.2.2 Resident and Visitor Parking and Public Transport

Public Transport & Accessibility

Existing public transport services are considered adequate to support the proposed development. The nearest bus stop, Strathmore Pwy Holy Cross College, is located approximately 230 metres east of the subject site and forms part of the Public Transport Authority's high-frequency network. The stop services Route 340, which provides connections to Ellenbrook Train Station and offering convenient access to the wider public transport network.

Resident Parking

- The development requires 9 residential bays based on Location A criteria under the R-Codes.
- The proposal includes 18 resident bays (2 per dwelling) within respective private garages.

Visitor Parking

- No additional visitor parking is proposed as part of the development. The proposal relies on three (3) existing on-street parking bays located along the eastern boundary of the site within the adjoining road reserve. These originally intended and provided for use by this development.
- This approach is considered appropriate given the small scale of the development, the provision of two on-site parking bays per dwelling, and the availability of existing on-street parking in the immediate vicinity.
- The location of the existing visitor parking is considered optimal, as Lots 1–4 have direct frontage to Caldervale Avenue, providing convenient, legible and safe access for visitors without requiring entry into the communal driveway.
- Reliance on existing on-street parking avoids unnecessary hardstand within the site, limits internal vehicle movements, and supports the Part C objectives of amenity, legibility and streetscape quality, while adequately accommodating anticipated visitor demand.

4.3 Landscaping

A Landscape Plan has been prepared by Landscape Project Management for the proposal (**Appendix 2**). The landscape strategy delivers a waterwise, low-maintenance outcome that enhances residential amenity, softens built form and contributes positively to the streetscape, while achieving compliance with the Residential Design Codes and local government requirements.

All lots achieve the minimum 15 per cent landscaped area requirement, with landscaped provision ranging from approximately 16.6 per cent to 28.1 per cent per lot and an overall landscaped area of approximately 502.15sqm (20.5 per cent of the total site area). Verge areas and hardstand paving are excluded from these calculations.

Planting comprises a consistent palette of native and climate-appropriate trees, shrubs, grasses and groundcovers arranged in informal groupings. Trees are provided in 45L–100L sizes and include *Agonis flexuosa* to the verge and *Eucalyptus victrix*, *Pyrus nivalis* and *Lagerstroemia indica* 'Natchez' within the site. All lots provide the required minimum 9sqm deep soil area per small tree, clearly identified on the plan.

A fully automatic, waterwise irrigation system is proposed, with garden beds irrigated via sprays and trees via bubblers. Landscaping has been coordinated with site services, including transformer clear zones in accordance with Western Power requirements, and incorporates durable edging treatments to support long-term functionality and maintenance

4.4 Wastewater Management

A Waste Management Plan (WMP) has been prepared by Talis Consultants Pty Ltd to support the proposal (**Appendix 5**). The plan demonstrates that waste storage, presentation and collection can be accommodated efficiently and in accordance with City of Swan requirements.

The development comprises nine (9) grouped dwellings, with each lot provided with individual on-site bin storage within the garage or courtyard. Each dwelling will be allocated:

- one 140L or 240L refuse bin (fortnightly collection),
- one 240L recycling bin (fortnightly collection), and
- one 240L FOGO bin (weekly collection).

Waste will be collected via the City of Swan's kerbside collection service using standard side-arm collection vehicles. On collection days, residents will present bins to designated bin pads located within the road verge along Caldervale Avenue, Coniston Drive and Coolamon Boulevard. Bin pad locations have been designed to ensure safe, unobstructed access for collection vehicles while maintaining pedestrian and streetscape amenity.

Internal waste management arrangements support effective source separation, with colour-coded and labelled bins provided in accordance with Australian Standards. Bulk and green waste will be managed through the City's scheduled verge collection services, with temporary storage accommodated within individual garages as required. Ongoing waste management responsibilities will be undertaken by residents.

Overall, the WMP confirms that the development provides adequate waste storage capacity and enables efficient, safe and compliant waste collection without adverse impacts on surrounding streets or residential amenity.

4.5 Stormwater

A Stormwater Technical Note and High-Level Servicing Plan has been prepared by Centreline Group in support of the proposal (**Appendix 3**). The assessment confirms that stormwater can be effectively managed onsite in accordance with City of Swan and DWER requirements.

The proposed stormwater strategy is based on full on-site retention of the 1-year, 1-hour ARI storm event via individual soakwell systems servicing each lot, with additional capacity provided for the common property accessway. No connection to the City of Swan reticulated stormwater network is proposed or required.

Geotechnical investigations confirm the site comprises highly permeable dense sands, with no groundwater encountered to a depth of 2.2 metres and an estimated seasonal high groundwater level approximately 18 metres below ground level. These conditions significantly exceed minimum clearance requirements and are well suited to infiltration-based stormwater disposal.

Each lot is serviced by precast reinforced concrete soakwells sized to retain the design storm event, with all soakwells interconnected to form a single integrated system that maximises infiltration efficiency. The common property driveway is similarly drained to on-site soakwells sized to accommodate its contributing impervious area.

For storm events exceeding the minor design capacity, controlled overland flow is directed safely to the street via finished lot grading, with minimum finished floor levels set above surrounding ground levels in accordance with City of Swan requirements. The proposal incorporates appropriate water quality and erosion control measures consistent with Water Sensitive Urban Design (WSUD) principles.

Overall, the Stormwater Technical Note demonstrates that the development will not increase post-development runoff, can manage stormwater wholly within the site, and complies with relevant State and local stormwater management policies and standards.

5. Design Principles

Where 'Deemed-to-Comply' criteria is not considered to be satisfactorily met under the R-Codes, we have applied a 'Design Principles' (merit-based) approach as the alternative. Relevant 'Design Principles' elements include:

Part C R-Codes Provision 'Deemed-to-Comply'	URPS 'Design Principles' Response
1.1 Private Open Space C1.1.1 Primary Garden Area	A variation to Clause C1.1.1 is proposed for Units 1, 2, 3, 4, 5, 6, 7, and 9, where the primary garden area is either partially located within the street setback or provided in a split configuration. The subject site occupies a prominent multi-frontage position addressing Coniston Drive, Caldervale Avenue, Strathmore Parkway and Coolamon Boulevard, resulting in multiple dwellings presenting directly to the public realm. The configuration of private open space has been deliberately designed to respond to this condition, balancing streetscape activation, lot efficiency and residential amenity. The site also benefits from direct frontage to Public Open Space, which further supports the provision of private open space by offering immediate access to high-quality communal recreational areas. This context provides a degree of flexibility in the configuration of on-site open space and reinforces compliance with the objectives of Clause C1.1, ensuring residents are afforded a high level of amenity through a combination of functional private outdoor areas and convenient access to broader (and immediate) open space provision. Front Setback Garden Areas (Units 1–7 and 9) For Units 1–7 and 9, the primary garden area includes portions of the street setback. Notwithstanding this variation, these areas are consolidated, functional and directly accessible from primary living spaces, and are of sufficient size to accommodate outdoor living, recreation and clothes drying. The inclusion of primary garden areas within the street setback represents a deliberate and positive design response that: • enhances passive surveillance and activation of adjoining streets; • contributes to a landscaped and articulated streetscape edge; and • improves solar access and outlook, particularly for lots with constrained depth or multiple frontages.

Part C R-Codes Provision 'Deemed-to-Comply'	URPS 'Design Principles' Response
	The interface with the public domain is appropriately managed through low fencing, landscaping and building articulation, ensuring privacy is maintained while avoiding a hard built edge. Split Open Space Arrangement (Units 2 and 6–9) Units 2 and 6–9 incorporate a split primary open space arrangement, whereby the total required garden area is distributed between a primary garden and a secondary courtyard. For these dwellings: • the combined open space areas meet or exceed the minimum primary garden area requirement; • both areas are clearly defined, functional and directly accessible from habitable rooms; and • the courtyard operates as a useable extension of internal living areas, providing a sheltered and private outdoor environment. This arrangement responds to the internal layout, garage positioning and multi-frontage orientation of the site, allowing flexibility in design while maintaining a high standard of amenity. The distribution of open space also enables varying solar access and improved privacy, with no areas being residual or compromised by access or servicing requirements. Assessment Outcome While the proposal does not strictly comply with the deemed-to-comply requirement for a single consolidated primary garden area located behind the street setback, the overall design achieves the intent of Clause C1.1.1.
3.3 - Street setbacks C3.3.1 Setback of buildings	A minor variation to the minimum street setback under Clause C3.3.1 is proposed for Units 1, 4, 5 and 6, each addressing a separate street frontage. The site is a prominent multi-frontage lot with interfaces to Coniston Drive, Caldervale Avenue, Strathmore Parkway and Coolamon Boulevard, requiring a balanced and responsive siting of built form across all elevations. The proposed variations are limited in extent and arise from the coordinated design of the grouped dwelling layout,

Part C R-Codes Provision 'Deemed-to-Comply'	URPS 'Design Principles' Response
	having regard to lot configuration, access arrangements and functional dwelling design. Units 1 and 4, fronting Caldervale Avenue, incorporate localised reductions to the primary street setback. These variations facilitate active, legible entries and improved internal amenity. The built form is appropriately modulated through articulated façades, recessed elements and integrated landscaping, ensuring a low-scale presentation that maintains consistency with the surrounding streetscape. Unit 5, addressing Strathmore Parkway, includes a minor encroachment into the prescribed setback arising from the constraints of lot geometry. The variation is visually mitigated by façade articulation, retention of landscaping within the setback and the absence of a rigid setback pattern along the street, ensuring the development integrates coherently with the local context. Unit 6, fronting Coolamon Boulevard, presents a reduced setback within a highly exposed corner condition. The perception of encroachment is minimised by the dwelling's orientation, articulated built form and associated landscaping, which together maintain appropriate scale and visual relief when viewed from the public realm. Assessment Outcome Overall, the variations are minor, context-responsive and do not detract from streetscape character or amenity. The development maintains a high-quality interface across all frontages, with appropriate separation, landscaping and passive surveillance. Accordingly, the proposal satisfies the intent of Clause C3.3.1 and is supported under the applicable design principles.

6. State Planning Policy 7.0 – Design of the Built Environment

6.1 Policy Considerations

Pursuant to the design objectives of SPP7.0, the proposed development addresses the 10 Design Principles, as follows:

Table 6: Strategic Overview

Design Principle	Project Team Commentary
Context and Character	The proposed development has been designed to respond to and reinforce the established residential character of the Ellenbrook locality. The site is situated within a planned suburban environment characterised by low-scale built form, a defined street hierarchy and strong engagement with the public realm. A grouped dwelling typology has been adopted as a contextually appropriate response, reflecting prevailing development patterns in terms of scale, height and presentation. The layout reinforces streetscape character through the orientation of dwellings toward Coniston Drive, Caldervale Avenue, Strathmore Parkway and Coolamon Boulevard, providing active frontages, clear addressing and passive surveillance, while vehicle access is consolidated to the rear to minimise visual impact. The proposal achieves an appropriate balance between built form, site efficiency and residential amenity, delivering a cohesive and well-integrated outcome that contributes positively to the evolving character of the area in accordance with State Planning Policy 7.0.
Landscape Quality	The landscape design is appropriately integrated within the development, with planting, open space and verge treatments designed to enhance residential amenity and contribute positively to the streetscape. Landscaping is distributed across private lots, common areas and street frontages to provide a consistent and legible outcome. A coordinated planting palette comprising native and climate-appropriate species provides visual interest while maintaining a functional and low-maintenance landscape response. Tree planting, deep soil areas and informal planting arrangements contribute to canopy cover, soften built form and ensure the development sits comfortably within its context.

Design Principle	Project Team Commentary
	The landscape treatment establishes a soft and visually permeable interface to adjoining streets, reinforcing passive surveillance while maintaining appropriate levels of privacy. Private open space areas are supported by landscaping to ensure they are usable and contribute to a high standard of residential amenity. The proposal achieves an appropriate balance between landscape provision, site efficiency and built form outcomes, delivering a cohesive and well-resolved environment consistent with the intended character of the locality.
Built Form and Scale	The built form is appropriately scaled to its residential setting, with building height, massing and articulation designed to minimise impacts on adjoining properties and the streetscape. The grouped dwellings are arranged to provide visual interest while maintaining a consistent and legible built form outcome. Articulation through setbacks, varied roof forms and façade treatments reduces perceived bulk and ensures the development sits comfortably within its context. The proposal achieves an appropriate balance between site efficiency and residential amenity, consistent with the intended urban outcome for the area.
Functionality and Build Quality	Each dwelling has been designed to function efficiently, with clear separation between living, sleeping and service areas. Internal layouts provide well-proportioned rooms, practical circulation and direct access to private open space. Garages, storage areas and service spaces are integrated into the overall building form to ensure convenience and usability. The proposal adopts durable construction materials and building systems suited to long-term residential use, supporting ease of maintenance and longevity. The design allows flexibility for future occupants and changing household needs.
Sustainability	Sustainability principles have informed both site planning and building design. Dwellings are oriented to optimise solar access to living areas and private open spaces, supporting passive thermal performance and reduced energy consumption.

Design Principle	Project Team Commentary
	The development is designed as an all-electric project, with no gas infrastructure proposed. This approach supports reduced greenhouse gas emissions, aligns with contemporary energy efficiency objectives, and facilitates the future uptake of renewable energy technologies. The development enables water-sensitive urban design measures, including landscaped areas capable of supporting infiltration and water efficiency initiatives. The compact grouped dwelling form promotes efficient land use and supports sustainable residential density within an established urban area.
Amenity	High levels of internal and external amenity are provided for residents through generous living areas, private courtyards and appropriate separation between dwellings. The design minimises overlooking and overshadowing through careful dwelling placement, setbacks and window orientation. External spaces are designed to be comfortable and functional, providing access to daylight, ventilation and privacy. Acoustic and visual impacts on adjoining properties are appropriately managed, ensuring a positive outcome for both future residents and neighbours. [SPP-7-0-De...ironment_0 PDF], [260413_Cal...ELLENBROOK PDF]
Legibility	The development is legible and easy to navigate, with clear vehicle and pedestrian access from Caldervale Avenue. Dwelling entries are identifiable and logically arranged, providing intuitive wayfinding for residents and visitors. The internal layout of the site avoids large impermeable blocks and supports clear movement paths, contributing to a safe and accessible residential environment. The relationship between public, communal and private spaces is clearly defined.
Safety	Safety and security have been prioritised through the application of passive surveillance principles. Street-facing dwellings and windows overlook public areas, enhancing casual surveillance and contributing to a safer streetscape. Access points are clearly defined and well-lit, and the separation of vehicle and pedestrian movement reduces conflict within the site. The design

Design Principle	Project Team Commentary
	establishes a clear distinction between public and private spaces, supporting resident safety and comfort.
Community	The proposal supports community objectives by providing additional housing choice within an established residential area close to services, public transport and local amenities. The grouped dwelling format accommodates a range of household types, including families, couples and downsizers. The development contributes to a cohesive neighbourhood by reinforcing residential character, promoting social interaction through shared streets and public interfaces, and allowing adaptability over time to meet changing community needs.
Aesthetics	The architectural design delivers a cohesive and contemporary aesthetic that enhances the visual quality of the site and surrounding streetscape. Façade articulation, material selection and roof forms have been carefully considered to create an attractive and balanced composition. The design resolves functional, environmental and contextual considerations into a coherent built form outcome that is visually engaging without dominating its surroundings. The proposal demonstrates a considered design response consistent with good design principles under State Planning Policy 7.0.

7. Conclusion

The proposed grouped dwelling development at Lot 9399 (#5) Caldervale Avenue, Ellenbrook delivers a contemporary and well-resolved medium-density residential outcome that aligns with the intent of the Coolamon Village Structure Plan and the broader planning framework for the locality.

The design responds appropriately to the site's multi-frontage condition, establishing active street interfaces, a clear and legible layout, and a balanced relationship between built form, open space and landscape. The proposal has been developed having regard to the R-Codes, with any variations appropriately addressed under a design principles assessment, resulting in a high-quality and site-responsive outcome.

The development successfully integrates nine dwellings within a coordinated urban structure, supported by functional private open space, appropriate landscaping and a consolidated access arrangement that minimises the visual impact of car parking. Infrastructure considerations, including access, servicing, stormwater and waste management, have been resolved in a manner consistent with City of Swan requirements and relevant planning policies.

Overall, the proposal achieves an appropriate balance between density, amenity and streetscape presentation, delivering a cohesive and liveable residential environment that contributes positively to the character of the area and supports housing diversity within an established urban context.