Dual Density Checklist

To be submitted with a Dual Density Application for Planning Approval

The following information is required to be submitted for any dual density development within the City of Kalamunda, along with the requirements of the Development Application Checklist.

To reduce potential time delays associated with incomplete applications, all applicants are required to tick the boxes supplied on the following checklist to confirm the requested information has been provided. Failure to provide all required information WILL result in the application being returned to the applicant without being processed and/may result in time delays

Requirement for Dual Density Coded Area	Applicant Responses	
Local Planning Policy 9 – Dual Density Design is applicable.	Yes	No
1. Minimum lot size requirements		
a) The parent lot is 1000m2 or greater in area;		
b) The development site comprises of a lot(s) which have two or more		
frontages to a public road;		
c) The development site comprises of a lot (s) which are situated		
between two lots which have frontage to two or more street frontages? (between two corner lots)? or		
d) The development site comprises of a lot (s) which are situated between two lots which have already been developed to the higher		
dual density code?		
If you answered no, please refer to the next questions.		
If you answered yes, please refer to Section 3 – Adjoining Property Applications		



2.	Dwelling Diversity Does the development site comprise of a mixed dwelling typology (at least one dwelling to be two storey as defined by the building code of Australia – please note that a loft is considered to be a second storey)	
3.	Adjoining Property Applications Does the total development site include more than one lot? If 'Yes', have all landowners signed and consented to this application?	
4.	Retention of Dwelling Does the total development site include the retention of any dwellings?	
	a) Have you prepared a schedule of works in accordance with the requirements of <i>Local Planning Policy 8 – Retention and Upgrade of Grouped Dwellings</i> and requirements of Clause 8.4 of <i>Local Planning Policy 9 – Dual Density Design?</i>	
	b) Have you submitted a report demonstrating compliance with the requirements for a 7 Star Energy Rating (<i>NatHERS accredited energy assessment report by qualified assessor</i>)	
5.	Dwelling Orientation and Legibilitya) Do the pans include front and secondary street elevations with openings to habitable rooms (1.5m² or greater)?	
	b) Do the plans include any blank walls facing the street?	
	c) Do the plans include a clearly defined and accentuated front enter for pedestrians to each dwelling?	
	d) Does the total development site include multiple dwellings or zoned mixed use and contains more than 5 dwellings?	
lf yc	ou answered yes to any of the following questions:	
	i. Have you provided way finding signage and intercoms?	

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6.	Dwelling Design and Scale Does the design take into consideration the requirements of Clause 8.6 of <i>Local Planning Policy 9 – Dual Density Design?</i>	
7.	Stormwater Drainage Have you submitted a Stormwater Management Plan?	
8. a)	Tree Retention Preservation and Landscaping Has a survey plan indicating existing trees on site and verge been submitted?	
b)	Has a submitted a landscaping plan including plants specified on the City of Kalamunda approved planning list?	
9 . a)	Utilities and Facilities Do the plans show all waste services and bin storage locations, bin verge pads?	
b)	Do the plans show the location of storage rooms and clothes drying areas?	
10.	Vehicular Access and Visitor Parking Do any proposed Garages/Carports meet the setback requirements of Clause <i>11 of Local Planning Policy 9 – Dual Density Design?</i>	
11.	Street Walls and Fencing Have you provided details of all proposed fencing and retaining walls	
12. a)	Sustainable Design Principles Do the plans provided details of all roof colours and materials?	
b)	Do the plans show solar panels (minimum 1.5kw system with appropriate orientation?)	
C)	Do the plans show the location and size of required water tank (3000 litres for lots over 300m ² and I per 4 multiple dwellings where proposed).	
d)	Have you provided a NatHERS star rating energy efficiency report for each dwelling one star in excess of the current energy efficient requirements of the BCA (for both retained and proposed dwellings)	

13. Properties with frontage to Hale Road or Kalamunda Road.a) Does the proposal maintain adequate visual surveillance?		
b) Does the proposal provide details of 'Quiet Build Design' measures?		
c) Does the proposal demonstrate access to an alternative secondary street (where available?)		
d) Where secondary street access is not provided, have you submitted a Traffic Impact Assessment in accordance with th WAPC Guidelines?	he	
 14. Multiple Dwellings R40 and greater a) Are you seeking a Plot Ratio Variance in accordance with Cla 16 of Local Planning Policy 9 – Dual Density Design? 	nuse	
ii. If you answered yes: Doesthe proposal comply with all Deemed-To-Comply provisions of the Residential Design Codes and <i>Local Planning Policy 9 – Dual density Design.</i>		
*Please provide a full Residential Design Code self-assessment sheet and compliance checklist against the requirements of <i>Loca Planning Policy 9 – Dual Density Design</i>	al	
b) Does your development provide for communal facilities, if so please provide details on your development plans?	o,	

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Applicant's Details		
	Applicant Full Name	
	Applicant Signature	
	Date	
	""I declare that all the information provided in this application is present, true and correct. I understand that the information provided in this notice, and attachments forming part of the development application will be made available to the public on the City of Kalamunda Website and other service the City deems appropriate"	