

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 Local Planning Policy 9 – Dual Density Design is applicable.	Applicant Responses	
	Yes	No
1. Minimum lot size requirements a) The parent lot is 1000m ² or greater in area;	<input type="checkbox"/>	<input type="checkbox"/>
b) The development site comprises of a lot(s) which have two or more frontages to a public road;	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
If you answered no, please refer to the next questions.		
If you answered yes, please refer to Section 3 – Adjoining Property Applications		

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

Applicant's Details	
	<p>Applicant Full Name</p> <hr/> <p>Applicant Signature</p> <hr/> <p>Date</p> <hr/> <p>"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"</p>