## **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
<ul><li>1. Minimum lot size requirements</li><li>a) The parent lot is 1000m2 or greater in area;</li></ul>		
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 <b>schedule of works</b> 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 <b>7 Star Energy Rating</b> (NatHERS accredited energy assessment report by qualified assessor)	
5.	Dwelling Orientation and Legibility  a) 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?	
If yo	ou answered yes to any of the following questions:	
	i. Have you provided way finding signage and intercoms?	



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?	
	Tree Retention Preservation and Landscaping	
a)	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?	
	Utilities and Facilities	
a)	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 11 of Local Planning Policy 9 – Dual Density Design?	
11.	Street Walls and Fencing	 
	Have you provided details of all proposed fencing and retaining	
	walls	
4.0		
12. a)	Sustainable Design Principles  Do the plans provided details of all roof colours and materials?	
a)	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 <sup>2</sup> and I per 4 multiple dwellings where proposed).	
d)	Have you provided a NatHERS star rating energy efficiency report	
ŕ	for each dwelling one star in excess of the current energy efficient	
	requirements of the BCA (for both retained and proposed	
	dwellings)	



40.0				
_	ties with frontage to Hale Road or Kalamunda Road.			
a) Do	es the proposal maintain adequate visual surveillance?			
h) Do	es the proposal provide details of 'Quiet Build Design'			
-				
me	asures?			
c) Do	es the proposal demonstrate access to an alternative			
	condary street (where available?)			
300	conduity street (where available:)			
d) Wh	nere secondary street access is not provided, have you			
suk	omitted a Traffic Impact Assessment in accordance with the			
WA	APC Guidelines?			
14. Multiple	e Dwellings R40 and greater			
	e you seeking a Plot Ratio Variance in accordance with Clause			
-	of Local Planning Policy 9 – Dual Density Design?			
10	of Local Flatifility 7 - Dual Delisity Design:			
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>			
,	codes and Local Harming Folicy 9 Dual density Design.			
*Dloaco	provide a full Residential Design Code self-assessment			
	nd compliance checklist against the requirements of <i>Local</i>			
Plannin	g Policy 9 – Dual Density Design			
b) Do	es your development provide for communal facilities, if so,			
-	ase provide details on your development plans?			
pic	ase provide details on your development plans.			
	Applicant's Details			
	Applicant Full Name			
	, applicant i an italine			
	Applicant Cignature			
	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"	,		
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