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APPENDIX 3

<u>POLICY 3.2.5 – DESIGN GUIDELINES FOR WATERVIEW ESTATE, KINGSLEY</u>

1. OBJECTIVE

- 1. To provide guidelines which encourage the integrated development of the subdivision area.
- 2. To promote a high standard of residential amenity.
- 3. To promote an interesting and intimate streetscape.

2. STATEMENT

- 1. The subject policy will affect land contained within lots 6 and 7 Wanneroo Road, Kingsley as shown on the attached plan.
- 2. It should be noted that unless otherwise stated below the general provisions of the City of Joondalup Town Planning Scheme No.1 and the Residential Planning Codes will apply.
- 3. Boundary Setbacks for Dwellings, Garages and Carports

Front Setback: 4 metre average, with a minimum of 3 metres.

Secondary street setbacks to be in accordance with the requirements of the Residential Planning Codes

Rear Setback: 3 metre minimum. Where vehicular access is provided from

the rear of lots the required setback for carports and garages

from the access is 1.5 metres.

Side Setback: To be in accordance with the requirements of the Residential

Planning Codes.

4. Open Space Requirement

Lots less than 400m^2 in area are to be provided with a minimum of 40% open space and lots greater than 400m^2 in area are to be provided with a minimum of 50% open space.

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5. Parking

Provision of two car-parking bays on site with at least one covered bay. Parking may be in tandem arrangement or side by side.

6. Fencing

Fencing to primary street frontages shall be a maximum height of 1.8m, designed to be visually permeable, two thirds of the fencing should be 'open in nature' and a maximum solid portion of 750 mm measured from ground level.

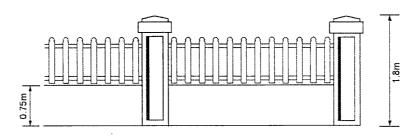


Figure 3: Fencing

7. Grouped Dwelling Development

All requirements for grouped dwelling developments to be in accordance with the provisions of the Residential Planning Codes.

8. Height and Scale

Council's Policy 3.1.9 – Height and Scale of Buildings Within A Residential Area shall apply.

