

Section 3.1 – Development Services

**POLICY 3.2.5 – DESIGN GUIDELINES FOR WATERVIEW ESTATE,
KINGSLEY**

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, lots created under Western Australian Planning Commission reference 109769.
2. It should be noted that unless otherwise stated below the general provisions of the City of Joondalup Town Planning Scheme No.1, the Residential Planning Codes and the City’s Height and Scale of Buildings in Residential Areas Policy 3.1.9 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 average, with a minimum of 2 metres.
Outbuildings are excluded from this requirement.

Side Setback: To be in accordance with the Residential Planning Codes.

Lots 35, 36, 37 & Pt 6: All structures are to be setback 3 metres from the rear of lots 35, 36 and 37 and west side of Pt lot 6 to accommodate a future access way and allow for adequate maneuverability and visibility.

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4. Open Space Requirement

Lots less than 400m² in area are to be provided with a minimum of 40% open space and lots greater than 400m² in area are to be provided with a minimum of 50% open space.

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.

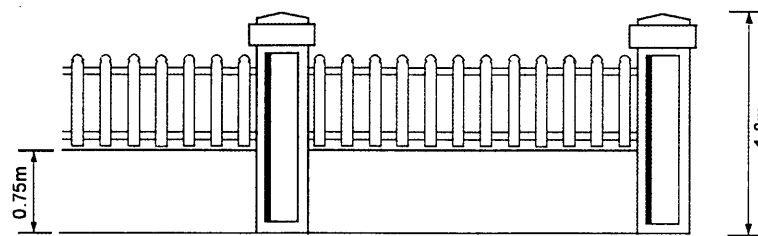


Figure 3: Fencing

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.

