



## DESIGN GUIDELINES FOR CARINE GLADES MEWS ESTATE, DUNCRAIG

**STATUS:** **City Policy** - *A policy that is developed for administrative and operational imperatives and has an internal focus.*

*Developed by the Policy Committee and/or the administration and adopted by Council.*

**RESPONSIBLE DIRECTORATE:** Planning and Community Development

**OBJECTIVE:**

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### STATEMENT:

#### Zoning

The land is zoned for Residential Development in the City of Wanneroo Town Planning Scheme No 1 and has a residential density coding of R25. The requirements of the Scheme, Council policies and the Residential Planning Codes 1991 are to be followed.

#### Zero Lot Alignment

The use of parapet walls is permitted to only one of the side boundaries on the lots nominated on the attached plan. Parapet walls may be 3.25m high and apply only to single storey sections of the building, two storey sections of the building are to be set back as provided in the Residential Planning Codes. Two storey parapet walls are not permitted. The measurement of wall height and the permitted length of the single storey parapet walls are to be in accordance with the Residential Planning Codes.

#### Fencing

Fibre cement (Super Six) fencing is not permitted.

#### 1 Front Fencing

Front fencing shall be of two types as shown in the attached plan and as described below.

##### (a) Type 1

Any fence or gate over 1.2m high (to a maximum of 1.8m) shall consist of at least 50% open fence, that is, a predominantly open material such as wrought iron railing up 50% of the fence or gate face area. (For example, a low masonry wall from ground level to 900mm height with wrought iron panels between piers from 900mm to 1800mm high or equal widths of solid and open panels up to 1800mm high).

**(b) Type 2**

Any fence or gate shall have a maximum height of 900mm and consist of at least 50% open fence, as 3.1.1 above.

**2 Side and Rear Boundary Fences**

Materials for these fences are to be compatible with the house and shall generally be of masonry.

**Building Height**

Maximum building height shall be 6.0m to the top of the eaves (measured in accordance with the Residential Planning Codes) and 8.5m to the highest point of the roof. Buildings which do not show their roofs, that is, "flat" roofs behind a parapet are to be no more than 6.5m in height to the top of the parapet measured as above.

**Crossovers**

Crossovers are to be of the same material as the driveway and shall comply with City of Joondalup construction requirements.

**Storage Sheds**

A storage shed to a floor area of 4 square metres is to be provided under the main roof of the dwelling or garage and constructed of the same materials as the dwelling or garage.

**Easements**

Easements apply to Lots 722, 725 and 726. Building is not permitted on those areas and development on those areas is subject to Water Corporation regulations.

**Estate Wall Adjacent Dual Use Path And Juniper Park**

Lots 734 to 738 (inclusive) have an existing masonry and wrought iron wall on their northern boundary for views of Juniper Park. should the owner of any of these lots require to remove the wrought iron section of the fence and infill for privacy purposes, such infill must comprise dressed timber fixed vertically with 10mm spaces between, with no supports or rails visible to Juniper Park, to a height to match the existing wall and the surface facing Juniper Park painted in a colour to match the adjacent masonry.

**Roof Material**

Highly reflective metal roofs (zincalume) are not permitted. Any metal sheet roof must be colour coated.

**Carports And Garages**

Where carports and garages are to be set forward of the main dwelling, they are not to represent more than 50% of the front elevation and are to be constructed of the same materials as the main dwelling.

### **Clothes Line And Refuse Bin Storage Areas**

These areas are to be positioned such that when they are used for their intended purpose, clothing and bins are not seen from the street when viewed by an adult person of average height standing within the road reserve.

### **Exemption - Lot 739**

The guidelines in their entirety, as outlined above, are not to apply to Lot 739.

### **Note 1 - Restrictive Covenants**

Purchasers should note that a restrictive covenant applies to most lots in relation to the prevention of structures such as, but not limited to, pergolas and sheds being built in such a way as to protrude above the height of the existing Estate walling adjacent to the lot. For details of these restrictive covenants, purchasers should contact the Real Estate Agent for the vendors, Carine Glades Real Estate.

### **Note 2 - Approval of Building Plans**

Two sets of plans and a materials specification of a proposed dwelling are to be submitted to the Carine Glades Mews developers for written approval prior to submission to the City of Joondalup.

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Amendments:	CJ213-06/99, CJ206-10/05, CJ207-10/07
Related Documentation:	N/A
Issued:	October 2007

## DESIGN GUIDELINES FOR WATERVIEW ESTATE, KINGSLEY

<b>STATUS:</b>	<p><b>City Policy</b> - <i>A policy that is developed for administrative and operational imperatives and has an internal focus.</i></p> <p><i>Developed by the Policy Committee and/or the administration and adopted by Council.</i></p>
<b>RESPONSIBLE DIRECTORATE:</b>	Planning and Community Development
<b>OBJECTIVE:</b>	<p>To provide guidelines which encourage the integrated development of the subdivision area.</p> <p>To promote a high standard of residential amenity.</p> <p>Promote an interesting and intimate streetscape.</p>

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### STATEMENT:

- 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.
- 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.
- 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 manoeuvrability and visibility.



#### 4. Open Space Requirement

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

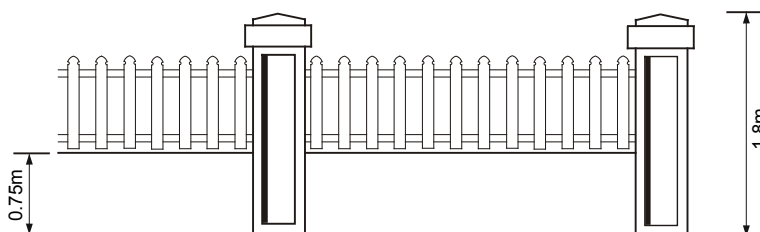


Figure 3: Fencing

#### 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.

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Amendments: CJ164-07/00, CJ206-10/05, CJ207-10/07

Related Documentation:

Issued: October 2007