



POLICY

DESIGN GUIDELINES FOR MEDIUM DENSITY DEVELOPMENT



DESIGN GUIDELINES FOR MEDIUM DENSITY DEVELOPMENT

To ensure that medium density development in Kwinana occurs in harmony with surrounds and at highest possible standards.

To assist Council Officers in assessing and developers in preparing medium density development applications.

Adopted:	10/02/1993 #471
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163
Legal Authority	Town Planning & Development Act S.5AA City of Kwinana TPS #2 Sec 6.4

Policy:

In addition the Residential Design Codes (R-Codes), and Council's Residential Development policy, when considering an application to commerce development for medium density development, Council shall have regard to the following matters:

Lot Size and Orientation

1. In new sub-division design, design consideration will be given to maximise the northern aspect of lots to enable housing to make most use of passive solar design principles.
2. Lot sizes shall be designed to allow the required distances between major openings and boundaries, as specified in the R-Codes.
3. When considering housing design, preferred design elements include the maximisation of northern openings to living rooms, dining rooms, kitchens with these rooms opening onto private open space and garden areas with northern aspect and wind protection from the south west.
4. Pergolas verandahs or deciduous landscaping - shall be provided to north facing courts and rooms to allow maximum sun penetration in winter, minimum in summer.
5. Houses shall be designed to provide good cross ventilation to individual rooms (particularly bedrooms) and the whole floor plan.
6. Consideration shall be given to slope and orientation of land, avoiding design repetition and retention of special features.

Building Siting and Design

7. When considering a proposal, Council Officers may require a redesign to achieve optimum rather than maximum development.
8. Shared or public spaces in a housing development shall be designed as social spaces, defined and overlooked by the houses and courtyards, whenever possible.
9. The designs shall incorporate clear transition spaces between the street and the house interior, clear entry points and defined limits between public and private spaces.
10. Landscaping shall be designed to create privacy, moderate climate, soften the visual appearance of projects and create a strong 'sense of place.'
11. Existing mature trees shall be retained wherever possible to be incorporated into landscaping.
12. Internal planning design shall separate living and sleeping zones of adjacent houses.

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13. The use of zero lot line techniques shall be considered to provide separation and privacy in close proximity, whilst maximising solar access.
14. Habitable rooms shall face courtyard or other major open spaces and be screened from adjoining houses.
15. Council may require obscure glass or window sills to be a minimum of 1.5m above the upper storey level for upper storey windows that overlook nearby properties.

Private Open Space

16. Private open spaces shall be provided for both external living and play and for necessary services. The two types of space should be separate and directly related to the appropriate internal rooms.
17. Open space that is connected to living areas shall be orientated to maximise solar access.
18. A landscaping plan shall be submitted for Council approval for all proposals incorporating four or more units.
19. Landscaping shall be designed to enhance privacy and streetscape but must not interfere with traffic sight distances or obscure lighting.

Vehicle Parking

20. Large areas of hard standing - shall be discouraged and consideration given to providing smaller shielded areas of parking bays integrated with and softened by landscaping.
21. Carparking shall be designed to avoid rows of cars dominating the approach to the houses.
22. Providing access to dwellings via carports shall be discouraged.
23. Integration of carports in the site design with similar styles to the houses shall be encouraged.
24. Visitor parking shall be clearly legible, marked and easily accessed.
25. At least one of the two parking spaces to be provided per dwelling shall be capable of being covered.

Streetscape

26. Provision of sense of address to housing projects by emphasising entry points, letterboxes, use of colour and signage.
27. Housing shall compliment surrounds, incorporating natural features and be in sympathy with the design of adjacent properties.