

THE PARK ESTATE
BASSENDEAN

DETAILED AREA PLAN PROVISIONS AND
R-CODE VARIATIONS

THE PROVISIONS OF THE TOWN OF BASSENDEAN TOWN
PLANNING SCHEME AND THE RESIDENTIAL DESIGN
CODES APPLY UNLESS OTHERWISE VARIED BELOW:

1. ALL DWELLINGS AND GARAGES SHALL BE LOCATED WITHIN THE DESIGNATED BUILDING ENVELOPES;
2. GARAGE/CARPORT LOCATIONS ON LOTS 1-20, 269-279, 281-292 AND 294-316 TO BE AS SHOWN ON THE PLAN;
3. A MINIMUM GARAGE/CARPORT SETBACK OF 5.5M APPLIES TO LOTS 201-223 INCLUSIVE AND LOTS 225-263 INCLUSIVE;
4. A MINIMUM GARAGE/CARPORT SETBACK OF 2M APPLIES TO LOTS 264-267 INCLUSIVE;
5. THE SETBACK AND OPEN SPACE REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES APPLY UNLESS VARIED AS SHOWN ON THE DETAILED AREA PLAN;
6. NO FURTHER SUBDIVISION IS PERMITTED;
7. ZERO LOT LINES PERMITTED AS SHOWN ON DETAILED AREA PLAN;
8. ONLY ONE DWELLING SHALL BE PERMITTED ON EACH ALLOTMENT;
9. A MINIMUM SINGLE STOREY HOUSE AREA OF 195M² (INCLUDING GARAGE) AND EXTERNAL PAVING (40M² TO LIVING SPACE AND 20M² TO DRIVEWAY) APPLIES TO ALL DWELLINGS ON LOTS 201-223 & 225-230 INCLUSIVE. FOR A TWO STOREY HOUSE A MINIMUM GROUND FLOOR AREA OF 145M² (INCLUDING GARAGE) APPLIES WITH THE SAME PAVING REQUIREMENTS;
10. DOUBLE GARAGES ARE MANDATORY ON ALL ALLOTMENTS UNLESS OTHERWISE SHOWN ON THE DETAILED AREA PLAN;
11. A TWO STOREY HEIGHT LIMIT APPLIES TO ALL DEVELOPMENT;
12. FRONT BOUNDARY WALLING OR FENCING IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY COUNCIL;
13. FENCING ON THE SOUTHERN BOUNDARY OF LOTS 223 & 241 AND THE NORTHERN BOUNDARY OF LOTS 225 & 240 SHALL BE OF A PERMEABLE NATURE TO ALLOW SURVEILLANCE OF THE P.A.W.
14. THE DWELLINGS ON LOTS 223, 225, 240 & 241 SHALL BE DESIGNED TO PROVIDE REASONABLE SURVEILLANCE OF THE P.A.W.
15. A RESIDENTIAL DENSITY CODE OF R20/30/60 APPLIES TO THE SUBJECT AREA;
16. PATIOS/PERGOLAS MAY COVER UP TO 50% OF THE OUTDOOR LIVING AREA;
17. MINOR MODIFICATIONS TO THE BUILDING ENVELOPE MAY BE APPROVED BY THE MANAGER, DEVELOPMENT SERVICES SUBJECT TO THE DESIGN MEETING THE OBJECTIVES OF THESE DESIGN ELEMENTS AS WELL AS OTHER STATUTORY REQUIREMENTS;
18. THESE PROVISIONS CAN NOT BE AMENDED OR REPEALED WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN OF BASSENDEAN.

ENDORSED BY:

Brian Reed

25.05.2007

MANAGER DEVELOPMENT SERVICES
TOWN OF BASSENDEAN

DATE

DETAILED AREA PLAN
THE PARK ESTATE, BASSENDEAN
FOR AUSTRALAND



CPP
CERTIFIED PRACTISING PLANNER



burgess design group



NORTH
SCALE 1:1000 @ A1
DATE: MAY 2007