

GENERAL PROVISIONS

The provisions addressed below relate to Lot 3 Morley Drive East, Eden Hill. This Detailed Area Plan has been prepared in place of planning approval for single lot development where it meets:

- The requirements of the Residential Design Codes.
- The standards of performance criteria as stated in the Town of Bassendean Local Planning Scheme No. 10 and Local Planning Policy No. 2 - Energy Efficient Design.
- This Detailed Area Plan.

The requirements of the Residential Design Codes, Town Planning Scheme No. 10 and Town of Bassendean Policies are required to be satisfied except where this Detailed Area Plan provides for variations.

Unless otherwise approved by the Town of Bassendean, all dwellings, outbuildings and garages/carports shall be constructed within the nominated envelopes as depicted on the plan.

DETAILED AREA PLAN PROVISIONS

Design and setback of buildings is generally

- Buildings, other than carports and garages, set back from street boundaries such that:
 - The front entry to the dwelling is readily identifiable;
 - At least one window from a habitable room is capable of providing surveillance of the street;
 - Sightlines between the property and the street and pedestrian and vehicular safety are not compromised;
 - No fencing is proposed on or within the front boundary that inappropriately limits identification of the front entry to the dwelling, passive surveillance of the street or vehicle sightlines (see below); and
 - Safety clearances for service easements are not compromised.

The main living area for all dwellings shall face north where practicable with the extent of glazing maximised on Lots 9-17 and 27-35 inclusive.

The design of the dwellings on Lots 9-17 and 27-35 should ensure that winter sun penetration to living areas is not compromised by patios and the like.

- Eaves should be provided over north facing windows in accordance with clause 5.4 of Local Planning Policy No. 2.
- East and west facing windows shall be minimised unless the windows are protected by a verandah.

Outdoor living areas (24m² minimum) should be located on the northern side of dwellings on Lots 9-17 and 27-35 inclusive where practicable for solar access.

Bin pads shall be located adjacent to the garage off the rear laneway for all dwellings within the 1.0m setback area.

No side fencing is to be provided along Lots 1, 8, 9, 17, 18, 26, 27 and 35 unless the fencing complies with the Town's Local Law relating to fencing and approval of the Town has been granted.

Any front fencing to the central 14m road shall be limited to a height of 0.6m.

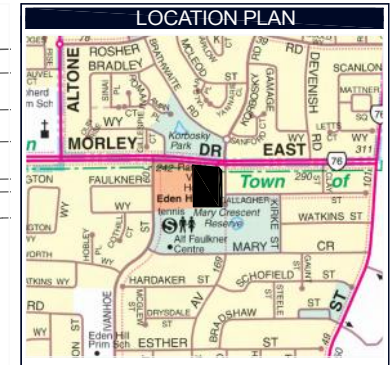
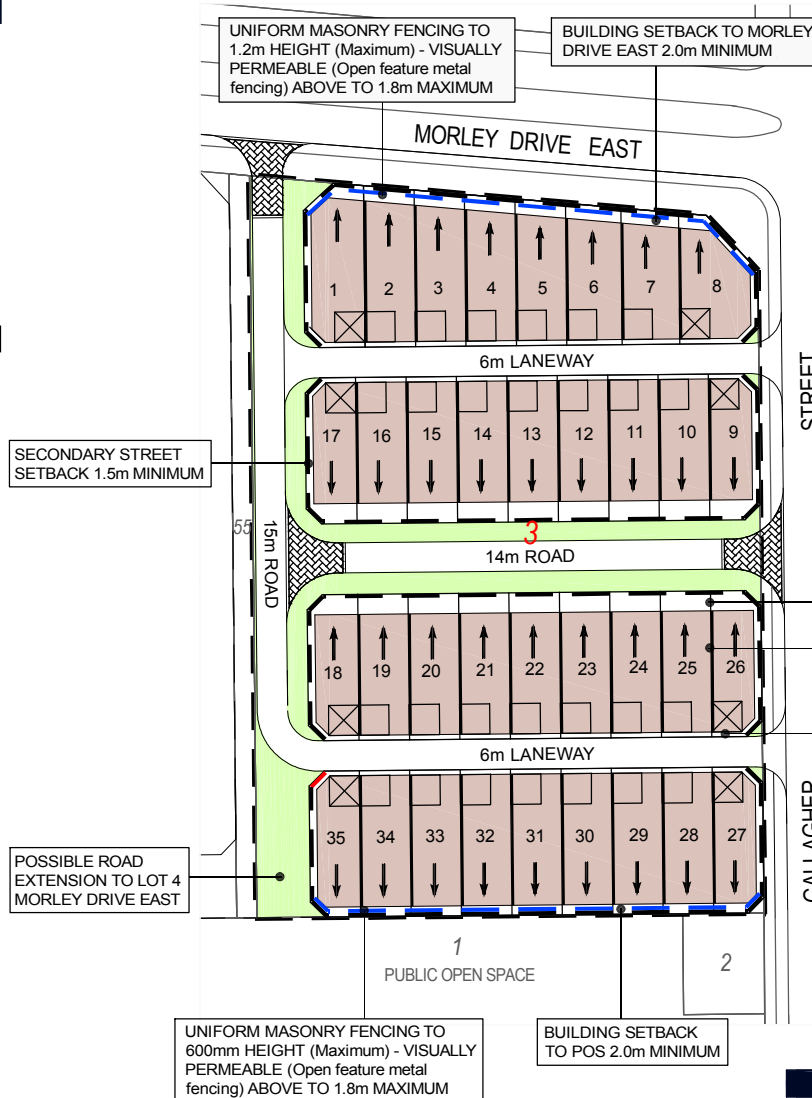
R-CODE VARIATIONS

The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

GENERAL PROVISIONS

R-Coding	R30	
Minimum Open Space	45%	
Building Setbacks	Minimum	Average
Primary Street	4.0m (i)	NA
Morley Drive East	2.0m	4.0m
Side	Refer Provisions Below (ii)	
Laneway	1.0m	NA
Secondary Street	1.5m	NA
Second storey	1.5m min.	

- Balconies, porticos and front verandahs permitted to a minimum setback of 3.0m to the Primary Street.
- Side Setbacks:
 - A zero lot line is permitted on one side boundary for 2/3 the length of that boundary behind the front setback line.
 - A second zero lot line not exceeding 6 metres in length is permitted to a portion of the opposite side boundary behind the front setback line.
 - Wall heights on zero lot lines shall have a maximum height of 3.5 metres with an average of 3 metres.



BUILDING SETBACK TO PRIMARY STREET 4.0m (BALCONIES, PORTICOS AND FRONT VERANDAHS MAY BE PERMITTED TO 3.0m)

ZERO LOT LINE TO SIDE BOUNDARIES WHERE DEPICTED

LANEWAY SETBACK 1.0m MINIMUM 3.0m MAXIMUM

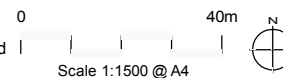
ENDORSEMENT

This Detailed Area Plan has been endorsed by

Manager Development Services - Town of Bassendean Date

LEGEND

- DAP Boundary
- Recommended garage location
- Designated garage location
- Building Envelope
- No Vehicle Access strip
- Zero Lot Line
- Uniform fencing to be constructed by the subdivider
- Primary Dwelling Orientation



DETAILED AREA PLAN LOT 3 MORLEY DRIVE EAST EDEN HILL

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