The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The R-Code for each lot is as per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
5. There is no average front setback requirement for all of lots subject to the Detailed Area Plan.
6. Density Coding for lots designated [P], being lots 7752-7756 [inclusive] & 8653-8656 [inclusive] to 8659, the minimum permissible lot size is 145m².
7. For lots 7752-7756 [inclusive] & 8653-8656 [inclusive] a minimum outdoor living area of 16m² with a minimum dimension of 3.3m shall be provided, and may be enclosed by a permanent roof cover.
8. For lots 7752-7756 [inclusive] & 8653-8656 [inclusive] each dwelling shall provide at least one carport / garage.
9. For 5m-7m frontage lots, minimum open space site coverage of 22% is applicable. 2.5m-7m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
10. Building envelopes are subject to the constraints of retaining wall. The landowner is to consult their builder or structural engineer where necessary.
11. All dwellings are to orientate towards the development frontage, which should incorporate at least one of the following design features, being balcony, verandah, terrace, pergola or habitable rooms.
12. On corner lots a null side setback to the secondary street is not permitted.
13. On laneway lots a bin pod (1.5m wide x 1m deep) shall be provided at a null setback from the laneway. Bin Pod areas to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pod area.
14. Mandatory null side setback for a portion of the main dwelling or garage is required on all one side boundary for dwellings located on lots 7750, 7751, 7757-7760 [inclusive] and 8651-8653 [inclusive].
15. For corner lots gaining access from a laneway, the carport/garage is to be located the maximum distance from the corner truncation as possible. (subject to engineering constraints).