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 the 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 lots subject to this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary street. Lots 8807 and 8808 must have at least one unobstructed habitable room window overlooking the POS.
8. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
9. For 7.5m - 10m frontage lots, minimum open space site coverage of 30% is acceptable. Minimum Open Space site coverage of 40% is applicable for all other lots.
10. A mandatory 4.5m side setback for a portion of the main dwelling or garage is required on at least one side boundary for dwellings located on lots with frontages under 13.0m (Lots 8855 - 8859 and 8873).
11. For corner lots the crossover/garage is to be located the maximum distance from the corner truncation as possible (subject to engineering constraints).
12. Uniform fencing installed by the developer cannot be modified with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.
13. For Lot 8837 the garage may not be located abutting the POS.
14. On laneway lots abutting (1.5m wide x 1.0m deep) shall be provided at a nil setback from the laneway. Bin Pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.
15. Lots subject to this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as noted on the Plan. Dwellings and incidental structures constructed on these lots must be constructed in accordance with AS3959-09 and must comply with additional planning and built form controls as specified in the Bushfire Management Plan (York Gum Services, April 2013 available from the City or the developer).
16. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.