The District Town Planning Scheme and R-Codes are varied in the following manner:
1. The R-Codes for each lot is as per the prevailing District Sites Plan.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirement of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
5. There is no coverage front setback requirement for all lots subject of this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining wall. The landowner is to consult the builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary street.
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-10.0m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots (excluding Lots 9134 & 9135), minimum open space site coverage of 40% is applicable (For Lots 9134 & 9135, minimum open space site coverage is as per the R-Codes).
10. A mandatory nil side setback for a portion of the main dwelling or garage is required on at least one side of the dwelling located on lots with frontages under 13.0m, including Lots 8973-8981, 8983-8986, 8919-8922 and 8924-8928.
11. A minimum of one third of the fence between Lots 8922, 8924, 8983 & 9135 is to be permeable 1200mm above natural ground level.
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 corner lots, the crossover/garage is to be located the maximum distance from the transection as possible (subject to engineering constraints).
14. On laneway lots a bin pad (1.5m wide x 1m 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 of 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.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

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