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

1. The R-Codes 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 the 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. Minimum open space the coverage of 40% is applicable for all lots.
7. All dwellings are to orientate towards the development frontage, which must incorporate at least one habitable room opening overlooking the primary street or public open space.
8. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
9. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
10. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
11. Lots subject to this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as notated 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, October 2012)
12. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.
The Local Planning Scheme and R-Codes are varied in the following manner:

1. The R-Code for each lot is 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 the 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. Minimum open space the coverage of 40% is applicable for all lots.
7. All dwellings are to orientate towards the development frontage, which must incorporate at least one habitable room opening overlooking the primary street or public open space.
8. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
9. Lots 8108-8110, 8112 and 8143 may be affected by noise associated with the operations of the Perth-Darwin National Highway. Therefore, residential amenity may be the subject of impacts with regard to noise vibration. As a result, there may be a need to incorporate appropriate features in the design and construction of residences to mitigate against any impacts. Special consideration should be given to noise attenuation measures for two storey dwellings.

All dwellings subject to this plan.

Lots subject of this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as notated on the Plan. Dwellings and incidental structures constructed on these lots must comply with section 6.2.1 of the Bushfire Management Plan.

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.

For corner lots, the crossover/garage is to be located at least one metre from the front setback.

A variation (subject to the Building Code of Australia) may project not more than one metre into the front setback.

Lots subject of this DAP are subject to an approved Bushfire Management Plan and have been assigned a bushfire attack level as notated on the Plan. Dwellings and incidental structures constructed on these lots must comply with section 6.2.1 of the Bushfire Management Plan and must comply with additional planning and built form controls as specified in the Bushfire Management Plan. (York Gum Springs, October 2012 available from the City or the developer).

Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.