The Local 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 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. 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.
8. On corner lots a nil side setback to the secondary street is not permitted, except for Lot 8663.
9. A pergola (subject to the Building Code of Australia) may project not more than one metre into the front setback area.
10. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.
11. Minimum Open Space site coverage of 40% is applicable for all lots.

LEGEND

- Subject Property Boundaries
- Surrounding Property Boundaries
- No Vehicle Access
- Development Frontage
- Setbacks (distances vary as shown)