The development guidelines as shown have been adopted by Council and are subject to consultation and engineering review where necessary. The design and construction of the proposed dwelling on this lot must comply with the requirements of the R-Codes and the Building Code of Australia, and must be consistent with all other matters.

The following requirements must be satisfied in accordance with the approved Detailed Area Plan:

1. The front setback of each lot is as per the prevailing Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on the Plan. Dwellings and incidental structures constructed on these lots must be constructed in accordance with AS3959 and must comply with the constraints of retaining and structural engineering.
3. Consultation with adjoining landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
4. There is no average front setback requirement for all lots subject of this Detailed Area Plan.
5. Building envelopes are subject to the constraints of retaining wall. The landowner is to consult their builder or structural engineer where necessary.
6. At least one habitable room opening must overlook the primary street.
7. A verandah (subject to the Building Code of Australia) may project not more than one metre in the front setback area.
8. For 5.0m - 7.0m frontage lots, minimum open space site coverage of 23% is applicable. For 7.0m - 10.0m frontage lots, minimum open space site coverage of 30% is applicable. For all other lots, minimum open space site coverage of 40% is applicable.
9. A mandatory nil 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 17m.
10. 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.
11. For corner lots, the crossover/garage is to located the maximum distance from the intersection as possible (subject to engineering constraints).
12. A mandatory bin pad (1.5m wide x 1 m deep) shall be provided at a nil setback from the roadway. Bin Pad areas to be designated as per City of Swan requirements and fencing not to obstruct the designated bin pad area.
13. 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 and must comply with the constraints of retaining and structural engineering as specified in the Bushfire Management Plan (York Gum Services, April 2013 available from the City or the developer).
14. Minor variations to the requirements of the Residential Design Codes and this DAP may be approved by the City of Swan.