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 Sates 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 not be varied in accordance with any 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 average front setback requirement for all lots subject of this Detailed Area Plan.
6. Building envelopes are subject to the constraints of retaining wall, access, and services. The landowner is to consult their builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary sheet.
8. For 7.5m - 10m 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 verandah may project not more than one metre into the front setback area subject to constraints of retaining wall, access, and services, with the exception of lots affected by the building exclusion zone where no structure may be constructed.
10. To corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
11. L5 is 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 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).
12. Minor variations to the requirements of the R-Codes and this DAP may be approved by the City of Swan.

**Legend**

- Subject Property Boundaries
- Surrounding Property Boundaries
- Development Frontage
- Setback (distances vary as shown)
- Building Exclusion Zone
- No Vehicle Access
- Designated Garage location
- Bushfire attack level 1F (Houses must comply with section 6.2.1 of the Bushfire Management Plan)
- Bushfire attack level 1.5 (Houses must comply with section 6.2.2 of the Bushfire Management Plan)

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

Date 3/11/2014

Co Ref: DAP-255