

**Castlereagh Vista, Millbridge**  
**Development Guide Plan Provisions and R-code Variations**

1:25mm at scale

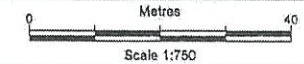
The provisions of the Shire of Dardanup Town Planning Scheme No. 3 and the Residential Design Codes of Western Australia (R-Codes) apply unless otherwise varied below:

1. All dwellings and garages shall be located generally in accordance with the building envelopes shown on the Development Guide Plan, unless otherwise agreed by the Shire of Dardanup.
2. Vehicular access to all lots except lot 624 can only be from the rear laneway (Orara Lane). The garage positions shown in the Development guide Plan are suggested only - the location may vary along the rear boundary. Generally garages are to be setback a minimum of 1.5 metres from the rear boundary, except in the case of lot 624 it is to be a setback a minimum of 4.5 metres.
3. No building to be located within the Front Setback Area. At least 40% of the dwellings front facade shall be located on the Front Setback Line.
4. Zero lot lines are permitted on side boundaries in accordance with the Acceptable Provisions of the R-Codes.
5. Parapet walls are permitted on both side boundaries, subject to the overshadowing provisions of the R-codes.
6. A 1 metre setback applies to secondary street boundaries.
7. Areas marked Front Setback Area may contain the Outdoor Living Area as defined under the R-Codes.
8. Uniform open aspect fencing is required for the front boundaries of all lots. Lot 624 is required to have uniform open aspect fencing to both street boundaries.
9. The setbacks and open space requirements of the R-Codes apply unless varied as shown on the Development Guide Plan or otherwise agreed by the Shire of Dardanup. To vary the Open Space requirements an applicant needs to demonstrate suitability under Performance Criteria contained in the R-Codes.
10. These provisions cannot be amended without prior approval of the Shire of Dardanup.

644  
**SHIRE OF DARDANUP**  
**PLANNING DEPARTMENT**  
**Planning Approval Granted**  
 Date 10 / 7 / 13  
 Signed [Signature]  
 Planning Officer

**LEGEND**

- |                             |  |                    |  |
|-----------------------------|--|--------------------|--|
| No vehicular Access         |  | Front Setback Area |  |
| Front Setback Line          |  | Garage             |  |
| 1m Secondary Setback        |  |                    |  |
| Uniform Open Aspect Fencing |  |                    |  |



Date: 02 February 2009  
 Ref: 1995/2005/118 base2/02amend2/DAP #19 - Lots 626-628 amend  
 All dimensions and areas subject to survey

**MGA**  
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A3

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DEVELOPMENT GUIDE PLAN  
 CASTLEREAGH VISTA  
 MILLBRIDGE REV JUN 13