

## Stage 10B

LOT#	LOT SQM	FRONTAGE METRES	DESCRIPTION	ZONING	BAL RATING	PRICE
105	658	Cnr	Standard Lot	R10	12.5	\$590,000
120	873	Cnr	Standard Lot	R10	LOW	\$720,000

All lots have a Geotech Classification of A and are Titled

Prices are subject to change without notice.

All areas and dimensions are subject to final survey.

or E: [dale@terranovis.com.au](mailto:dale@terranovis.com.au)

VISIT OUR WEBSITE [www.alberoestate.com.au](http://www.alberoestate.com.au)

Fencing and Front Landscaping Included

For more details, please call Dale Miles on 0419966547

# Alberó AT ANKETELL

## Stage 10B RELEASE

FUTURE OPEN SPACE AND SPORTING FACILITIES

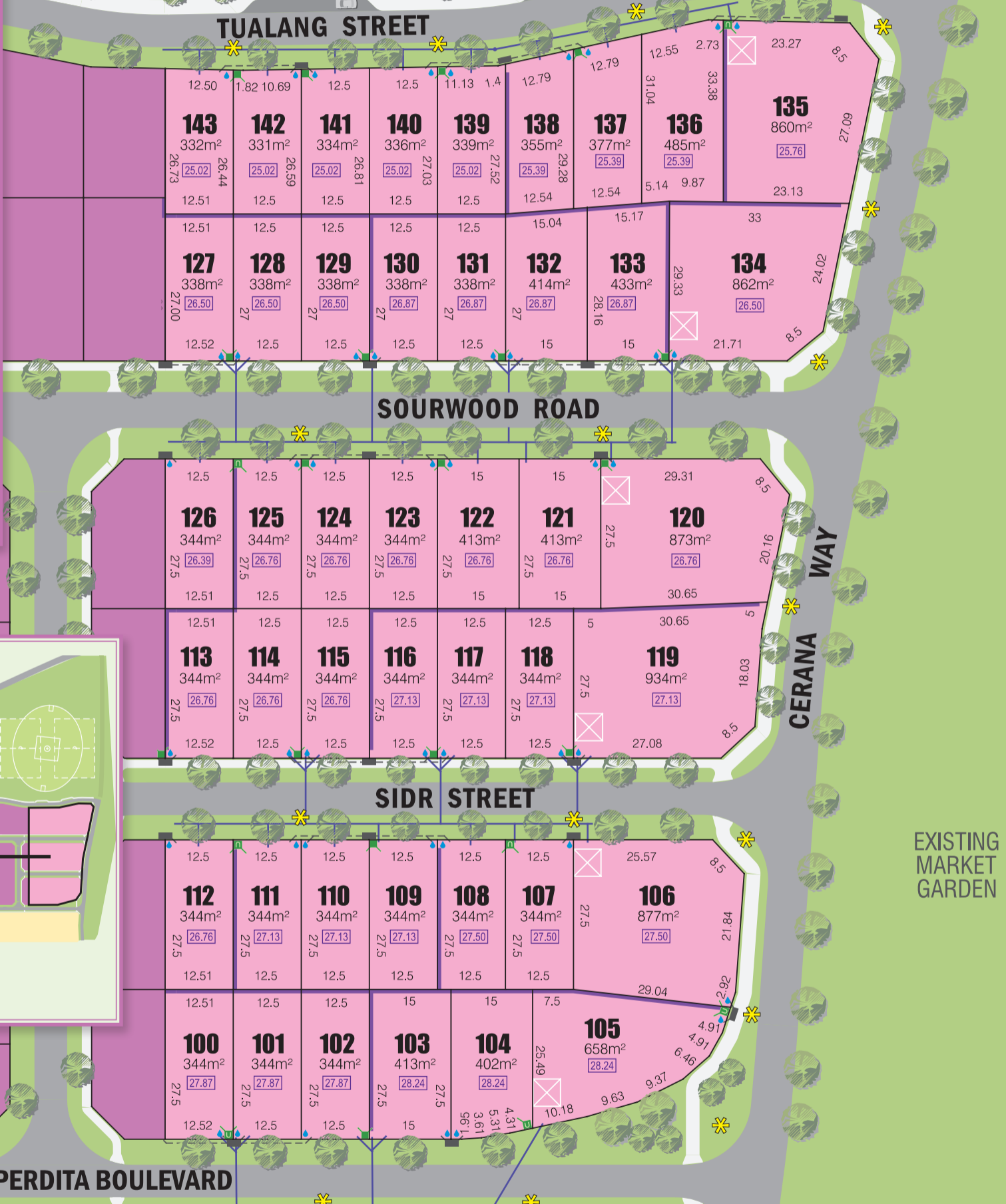
### Legend

- Stage 10B
- Previous Release
- 24.72 Lot Height
- Streetlight
- Designated Garage Location
- Telecommunications
- Retaining Wall
- Sewer; connection
- Electrical connection
- Water Connection
- Transformer Site

### Albero Estate Plan

**CURRENT RELEASE**

- Stage 10B
- Future Residential
- Previous Release
- Future Commercial



### LEGEND

- Stage 10B
- Previous Release
- 27.24 Lot Height
- Retaining Wall
- Sewer; connection
- Electrical connection
- Streetlight
- Telecommunications
- Designated Garage Location

Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey

Selling agent

**terrano**vis  
HEAD OFFICE: 9435 3900 [.com.au](http://terrano.com.au)



### LEGEND

- Lots Subject to this LDP
- Residential R10
- Primary/Orientation of Dwelling and Vehicle Access
- Designated Garage Location

### APPLICATION OF LOCAL DEVELOPMENT PLAN

**GENERAL PROVISIONS**  
The requirements of the Residential Design Codes (R-Codes) will apply to all lots in the Local Development Plan (LDP) unless otherwise varied below or illustrated on the LDP map.

**Garages**  
1. Any proposed garage must be located within the designated garage location.

**Fencing**  
2. Front fences within the primary street setback shall be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.  
3. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a length of up to 3m behind the truncation with a habitable room addressing the street.

**Dwelling Design & Streetscape**  
4. All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:  
a) Articulation in dwelling facade (i.e. varied wall setbacks);  
b) A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);  
c) Major habitable room openings incorporating large windows to provide surveillance;  
d) Roof forms that incorporate gables;  
e) A balcony, portico, or verandah; or  
f) A built-in planter box.

**Surveillance**  
5. Dwellings on corner lots shall include at least one major opening from a habitable room that overlooks the secondary street.

### APPROVAL

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless the City earlier revokes its approval.

Delegated Authority City of Kwinana	DA10926 City Ref.	11 Nov 2024 Approval Date  17 Dec 2025 Expiry Date
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### LOCATION MAP



# LOCAL DEVELOPMENT PLAN

Lot 89 (No. 748) Anketell Road, ANKETELL

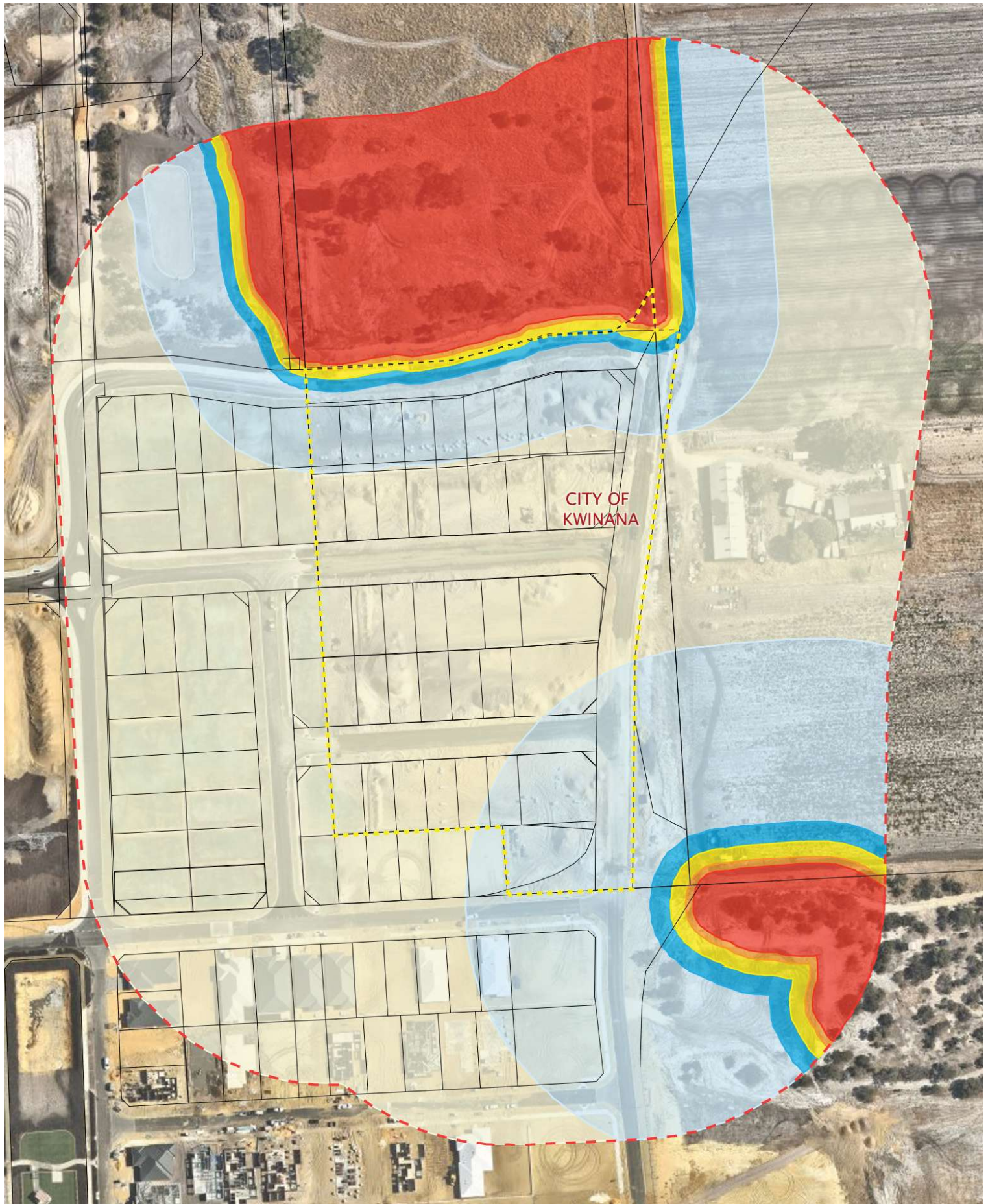
Plan No.   23764-03 Date   06/09/24 Drawn   NP Checked   JS Revision   B	<b>PERTH &amp; FORRESTDAL:</b> Lvl 1, 252 Fitzgerald St PERTH WA 6000 15/2 Hensbrook Loop, FORRESTDAL WA 6112 T: 08 9495 1947 E: metro@harleydykstra.com.au ALBANY   BUNBURY   BUSSELTON   FORRESTDAL   PERTH	<b>COPYRIGHT:</b> This document is and shall remain the property of HARLEY DYKSTRA. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.
Scale   1:750@A3		

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

**Harley Dykstra**

PLANNING & SURVEY SOLUTIONS

ATTACHMENT 1: BUSHFIRE ATTACK LEVEL CONTOUR MAP  
DP 430503 - LOT 7 ANKETELL ROAD, ANKETELL



**Legend**  
100m Assessment Boundary  
DP Area

**Bushfire Attack Level Contour**  
BAL-FZ  
BAL-40  
BAL-29  
BAL-19  
BAL-12.5