

Albero Estate



Stage

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

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.

Fencing and Front Landscaping Included

For more details, please call Dale Miles on 0419966547

or E: dale@terranovis.com.au

VISIT OUR WEBSITE www.alberoestate.com.au

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
- Previous Release
- Future Residential
- 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

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



LOCAL DEVELOPMENT PLAN

Lot 89 (No. 748) Anketell Road, ANKETELL

Plan No. | 23764-03
 Date | 06/09/24
 Drawn | NP
 Checked | JS
 Revision | B

PERTH & FORRESTDAL: Lvl 1, 252 Fitzgerald St PERTH WA 6000
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 T: 08 9495 1947
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ALBANY | BUNBURY | BUSSELTON | FORRESTDAL | PERTH

Scale | 1:750@A3



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

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

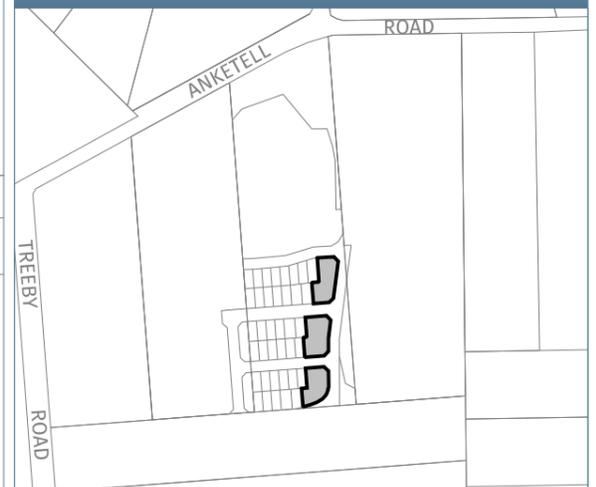
5. Dwellings on corner lots shall include at least one major opening from a habitable room that overlooks the secondary street.

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.

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

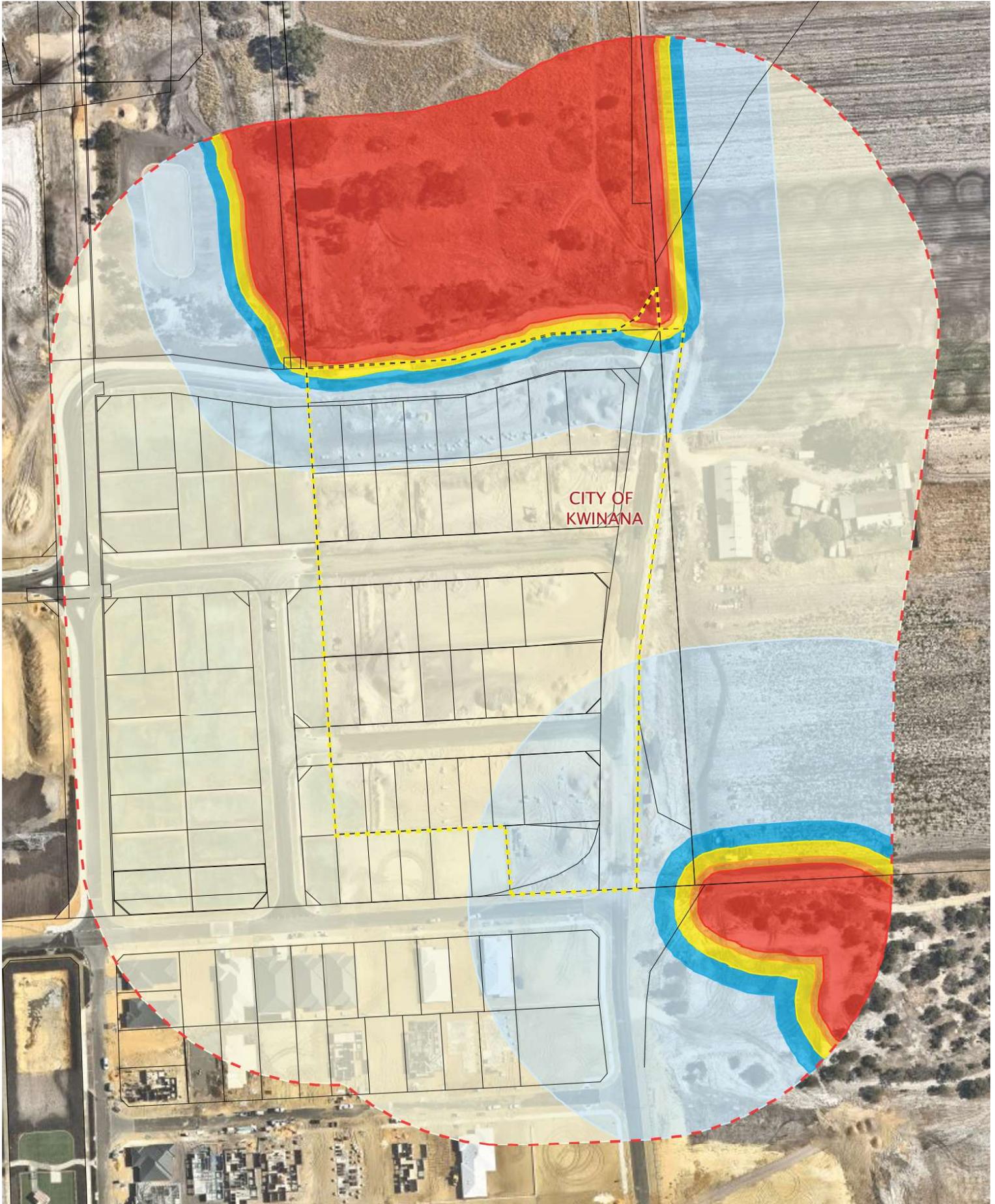
LOCATION MAP



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