Lyon Vista

NEW RELEASE

Stage 1 & 2

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
103	1201	19	Standard Lot	R10	See Bal Map	$875,000
105	1160	19	Standard Lot	R10	See Bal Map	$875,000
110	1332	Cnr	Standard Lot	R10	See Bal Map	$925,000

Titles are expected September 2026

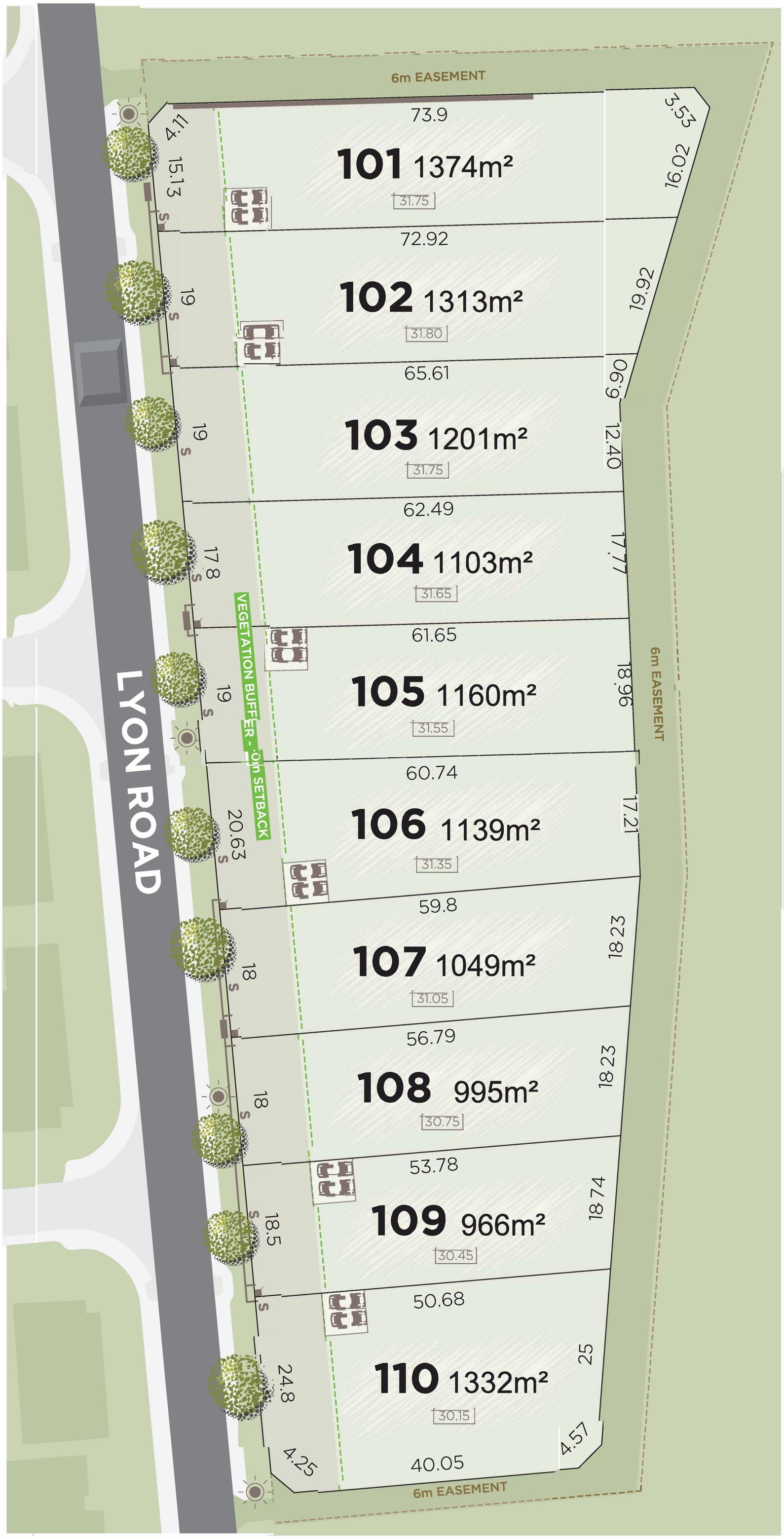
All Lots have a Geotech Classification of A.

Please refer to the attached Earthworks Plan for rear batter detail.

Side and rear fencing and front landscaping (up to $7,500) are included.

Prices are subject to change without notice. All areas and dimensions are subject to final survey.

For more details, please call Dale Miles on0419 966 547 or email to dale@terranovis.com.au



LYON VISTA WANDI



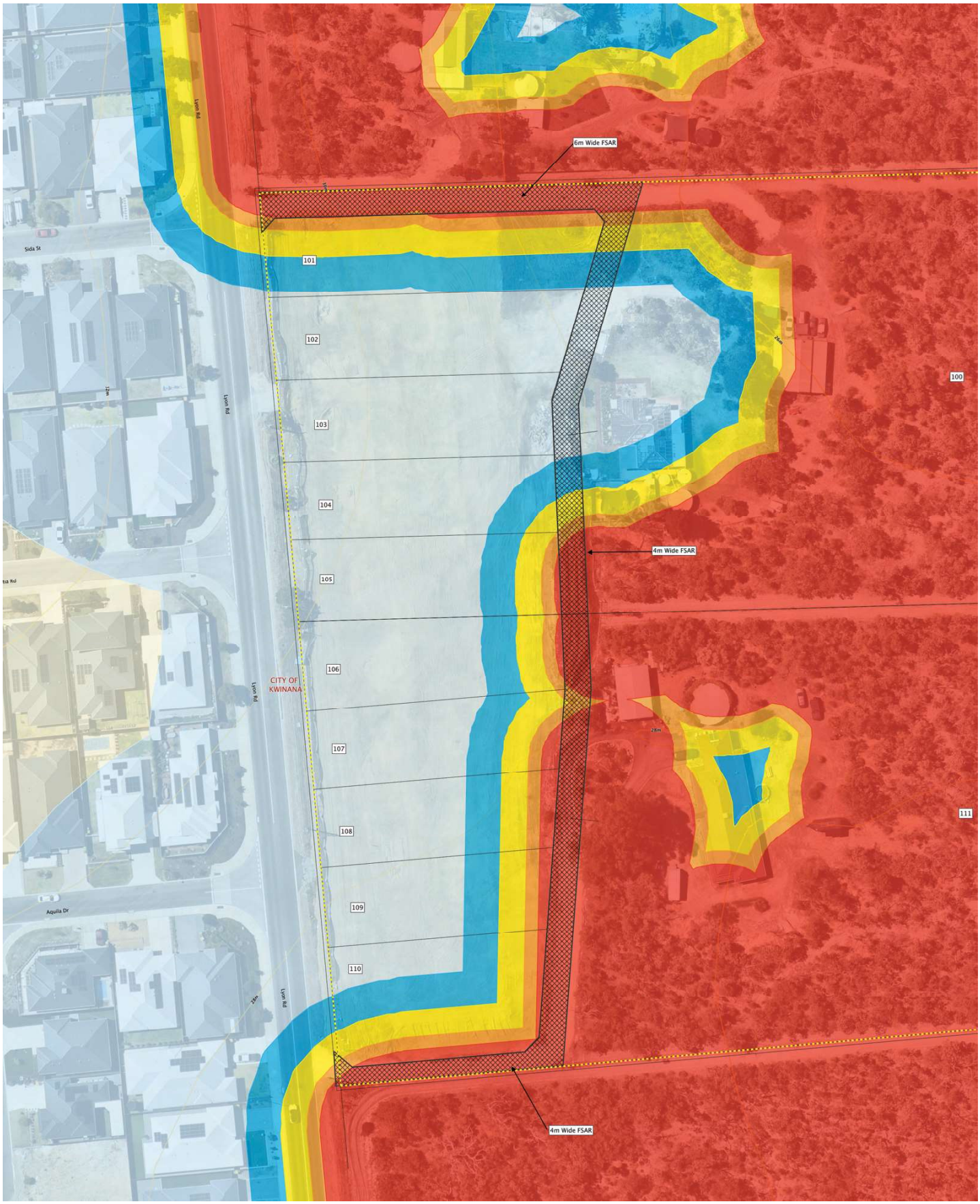
LEGEND

- Electricity Connection
- Retaining Wall
- Lot Height — 30.75
- Sewer — S
- Street Light
- NBN
- Garage

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

FIGURE 4: BUSHFIRE ATTACK LEVEL CONTOUR MAP
LOT 10 (NO.653) & LOT 11 (NO.665) LYON ROAD, WANDI



Legend

- Photopoint
- 100m Assessment Boundary
- 150m Assessment Boundary
- Subject Land
- Fire Service Access Route

Bushfire Attack Level Contour

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5

N

Bushfire Logic

23 February 2026

30 June 2025

Harley Dykstra Pty Ltd
PO Box 316
KELMSCOTT WA 6991

PARCEL: 5678
ASSESS: 7425

Dear Sir / Madam

DA11230 – Local Development Plan – Lots 10 & 11 Lyon Road WANDI

Thank you for your application for the abovementioned Local Development Plan (LDP).

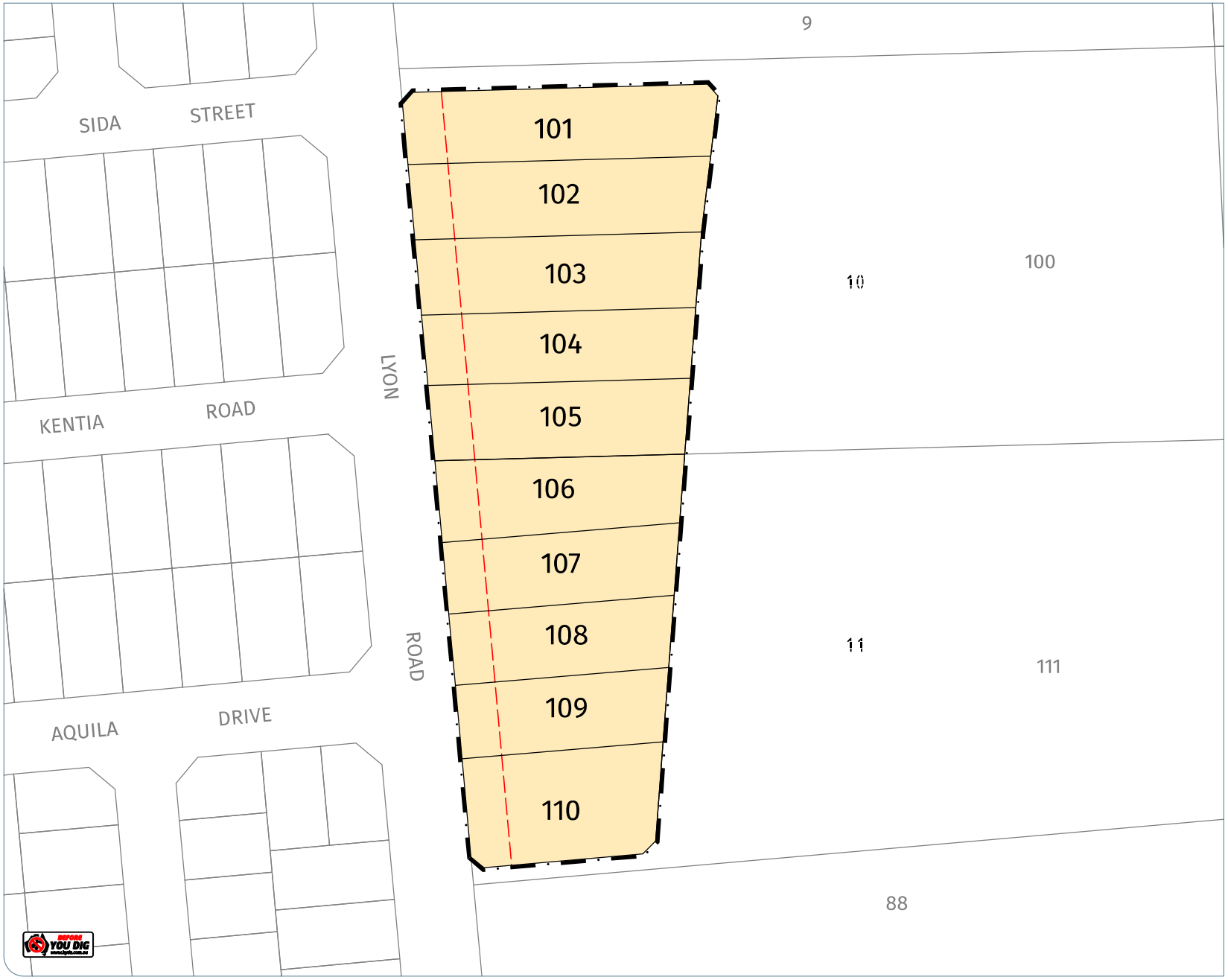
I am pleased to inform you that your application has been approved in accordance with Clause 52 of the Deemed Provisions.

Please find enclosed an endorsed copy of the approved LDP for your records.

Should you have any queries regarding this matter, please do not hesitate to contact Adam Prestage of the City's Planning Department on 9439 0239.

Yours faithfully

Asha Logan
Coordinator Statutory Planning



LEGEND

- Lots Subject to this LDP
- Residental
- 10m Primary Street Setback

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.

Streetscape

a. A primary street setback of 10m is to be provided to accomodate landscaping.
b. Vehicular crossovers are to be located to ensure the retention of trees, where possible.
c. An appropriate vehicle manoeuvring area is to be provided within the lot boundary to enable vehicles to exit onto Lyon Road in forward gear.

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.

.....	DA11230	30 June 2025
Delegated Authority City of Kwinana	City Ref.	Approval Date
		30 June 2035
		Expiry Date

LOCATION MAP



LOCAL DEVELOPMENT PLAN

Lots 10 (No. 653) and 11 (No. 665) Lyon Road, WANDI

Plan No.	24421-01
Date	20/12/24
Drawn	NP
Checked	JS
Revision	A
Scale	1:1000@A3

0 10m 20m 30m

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

PERTH & FORRESTDALE:
Lvl 1, 252 Fitzgerald St
PERTH WA 6000
15/2 Hensbrook Loop,
FORRESTDALE WA 6112
T: 08 9495 1947
E: metro@harleydykstra.com.au

ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

COPYRIGHT:
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

Harley Dykstra®
PLANNING & SURVEY SOLUTIONS



LEGEND

- EXTENT OF EARTHWORKS
- 4.0 / 6.0 / ×27.25 — FINISHED SURFACE CONTOURS (0.25m INTERVALS) / EXISTING SURFACE CONTOUR (0.25m INTERVALS) / EXISTING SURFACE SPOT LEVEL
- 24.00 — PROPOSED LOT LEVEL (FLAT LOT)
- (23.80) — PROPOSED AVERAGE LOT LEVEL (SLOPING LOT)
- CLEARING AREA
- PRIMARY 10m SETBACK TO ACCOMMODATE LANDSCAPING
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- PROPOSED RETAINING WALL

EARTHWORKS NOTES:

1. GENERAL
   - 1.1. LEVELS ARE REDUCED FROM A.H.D
   - 1.2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION
   - 1.3. DESIGN LEVELS SHOWN ON THIS DRAWING ARE THE FINISHED SURFACE LEVELS INCLUDING 100mm TOPSOIL IN LOTS
   - 1.4. WORKS ARE TO BE COMPLETED WITHIN THE DESIGNATED BOUNDARY ONLY AND BATTERED TO E.S.L.
2. TOPSOIL
   - 2.1. THE CONTRACTOR SHALL RETAIN ALL TREES WHERE POSSIBLE OR AS DIRECTED BY THE SUPERINTENDENT, CLEAR VEGETATION FROM THE EARTHWORKS AREA AND REMOVE TOPSOIL (100mm MIN.) TO A STOCKPILE
   - 2.2. FOLLOWING THE COMPLETION OF EARTHWORKS THE CONTRACTOR SHALL RESPREAD TOPSOIL OVER THE WORKS AREA
   - 2.3. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE
3. EARTHWORKS
   - 3.1. THE CONTRACTOR SHALL LIMIT THE MOVEMENT OF EQUIPMENT AND MANPOWER TO THE MINIMUM AREA NECESSARY AND PROTECT ALL VEGETATION
   - 3.2. THE CONTRACTOR SHALL CUT AND FILL THE SITE AS SPECIFIED
   - 3.3. FOR DESIGN DETAILS OF EARTHWORKS WITHIN THE ROAD RESERVES REFER TO THE LONGITUDINAL AND CROSS SECTION DRAWINGS
   - 3.4. THE CONTRACTOR SHALL GRADE EVENLY BETWEEN THE DESIGN CONTOURS AND SPOT LEVELS SHOWN
   - 3.5. EXISTING ROAD VERGES ARE TO BE TRIMMED AT 2% FROM TOP OF KERB
4. DUST CONTROL
   - 4.1. THE CONTRACTOR SHALL ALLOW FOR DUST CONTROL MEASURES AS SPECIFIED
5. STABILISATION
   - 5.1. THE COMPLETED LOTS SHALL BE STABILISED WITH SEEDED HYDROMULCH AS SPECIFIED

ESL & FSL @ VERGE TREE LOCATIONS

TREE No.	FSL	ESL	DIFFERENCE
T1	32.59	32.12	0.47
T2	32.66	32.11	0.55
T3	32.60	32.18	0.42
T4	32.40	32.05	0.35
T5	32.81	32.46	0.35
T6	32.54	32.10	0.44
T7	32.70	32.23	0.47
T8	32.15	31.80	0.35

1:500 (A1)

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

Copyright
"This document shall remain the property of Development Engineering Consultants Pty. Ltd. The document may only be used for the purpose for which it was commissioned & in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited" ©

No.	DATE	BY	REVISION	
2	9/09/25	PMS	LEGEND NOTATION AMENDED	SRA
1	5/09/25	PMS	CLEARING AREA EXTENDED	SRA
0	20/08/25	PMS	ISSUED FOR CONSTRUCTION, FSL'S TABLE & BATTER FROM VERGE TO LOTS AMENDED	SRA
D	4/08/25	PMS	AMENDED TO SUIT COUNCIL COMMENTS	SRA
5	12/11/25	PMS	CLEARING AREA AMENDED TO SUIT LATEST PRECAL	SRA
4	10/11/25	PMS	LOT LEVELS NOTATION CORRECTED	SRA
3	18/09/25	PMS	RETAINING WALL ADDED	SRA

CLIENT: **TERRANOVIS PTY LTD**

DEVELOPMENT ENGINEERING CONSULTANTS
SUITE 3, 123A COLIN ST,
WEST PERTH, 6005
WESTERN AUSTRALIA
Ph: (08) 9481 1900
Fax: (08) 9481 1700

PROJECT: **LOTS 10 & 11 LYON ROAD WANDI**
W.A.P.C. No. - 200273

DRAWING: **EARTHWORKS LAYOUT PLAN**
COORDINATE SYSTEM: PCG2020, VERTICAL DATUM: AHD

SCALE	DRAWN	CHECK	REV No.
1:500	PMS	SRA	5
DATE: MAR '25	DESIGNED: PMS	APPROVED: SRA	

PROJECT NUMBER: **WDITER03** DRAWING NUMBER: **E01**
S:\TER\WDITER03\Drawings\WDITER03 E01.dwg 12/11/2025