

## Stage Albero Stage 10 A

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
44	507	Cnr	Corner Lot	R25	LOW	\$410,000
49	450	15	Corner Lot	R40	LOW	\$410,000
HOLD50	359	15	Corner Lot	R40	LOW	\$360,000
HOLD51	387	16.68	Standard Lot	R40	LOW	\$360,000
52	386	13.76	Standard Lot	R40	LOW	\$385,000
55	435	Cnr	Corner Lot	R40	LOW	\$380,000
57	481	Cnr	Corner Lot	R40	LOW	\$385,000
59	405	13.5	Standard Lot	R40	LOW	\$390,000
60	450	15	Standard Lot	R40	LOW	\$400,000
61	434	Cnr	Corner Lot	R40	LOW	\$375,000
66	450	15	Standard Lot	R25	LOW	\$405,000
67	450	15	Standard Lot	R25	LOW	\$405,000
68	450	15	Standard Lot	R25	LOW	\$405,000
69	450	15	Standard Lot	R25	LOW	\$405,000
70	456	15	Standard Lot	R30	LOW	\$385,000
HOLD72	443	15	Standard Lot	R30	LOW	\$375,000
HOLD73	436	15	Standard Lot	R30	LOW	\$375,000

All lots have a Geotech Classification of A and expect Titles Due October 2025

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**  
**Dale@terranois.com.au**

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# Alberó AT ANKETELL



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. Road names are subject to final approval.

Selling agent



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

Please contact Dale Miles on 0419 966 547

LOT#	LOT SQM	FRONTAGE METRES	DESCRIPTION	ZONING	BAL RATING	PRICE
106	877	Cnr	Standard Lot	r10	12.5	\$580,000
107	344	12.5	Standard Lot	R25	12.5	\$350,000
108	344	12.5	Standard Lot	R25	12.5	\$350,000
109	344	12.5	Standard Lot	R25	12.5	\$350,000
110	344	10.5	Standard Lot	R25	12.5	\$350,000
111	344	12.5	Standard Lot	R25	12.5	\$350,000
112	344	12.5	Standard Lot	R25	LOW	\$350,000
114	344	12.5	Standard Lot	R25	LOW	\$350,000
116	344	12.5	Standard Lot	R25	12.5	\$350,000
117	344	12.5	Standard Lot	R25	12.5	\$350,000
118	344	12.5	Standard Lot	R25	12.5	\$350,000
119	934	Cnr	Standard Lot	R10	12.5	\$620,000
120	873	Cnr	Standard Lot	R10	LOW	\$580,000
121	413	15	Standard Lot	R30	LOW	\$390,000
122	413	15	Standard Lot	R30	LOW	\$390,000
123	344	12.5	Standard Lot	R30	LOW	\$350,000
126	344	12.5	Standard Lot	R30	LOW	\$350,000
127	338	12.52	Standard Lot	R30	LOW	\$345,000
128	338	12.5	Standard Lot	R30	LOW	\$345,000
129	338	12.5	Standard Lot	R30	LOW	\$345,000
130	338	12.5	Standard Lot	R30	LOW	\$345,000
131	338	12.5	Standard Lot	R30	LOW	\$345,000
132	414	15	Standard Lot	R30	LOW	\$390,000
133	433	15	Standard Lot	R30	LOW	\$390,000
134	862	Cnr	Standard Lot	R30	LOW	\$580,000

All lots have a Geotech Classification of 'A' and expect Titles December 2025

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# Alberó AT ANKETELL



#### LEGEND

- Stage 10B
- Previous Release
- 27.24 Lot Height
- Retaining Wall
- S

 Sewer; connection
- E

 Electrical connection
- Streetlight
- T

 Telecommunications
- X

 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. Road names are subject to final approval.

Selling agent



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## Stage Stage 9 Albero

LOT#	LOT SQM	FRONTAGE METRES	DESCRIPTION	ZONING	BAL RATING	PRICE
206	285	10.5	Halbert Rise	R40	12.5	\$305,000
213	284	10.5	Halbert Rise	R40	LOW	\$311,000

**All lots have a Geotech Classification of 'A' and are now Titled**

Fencing and Front Landscaping Included

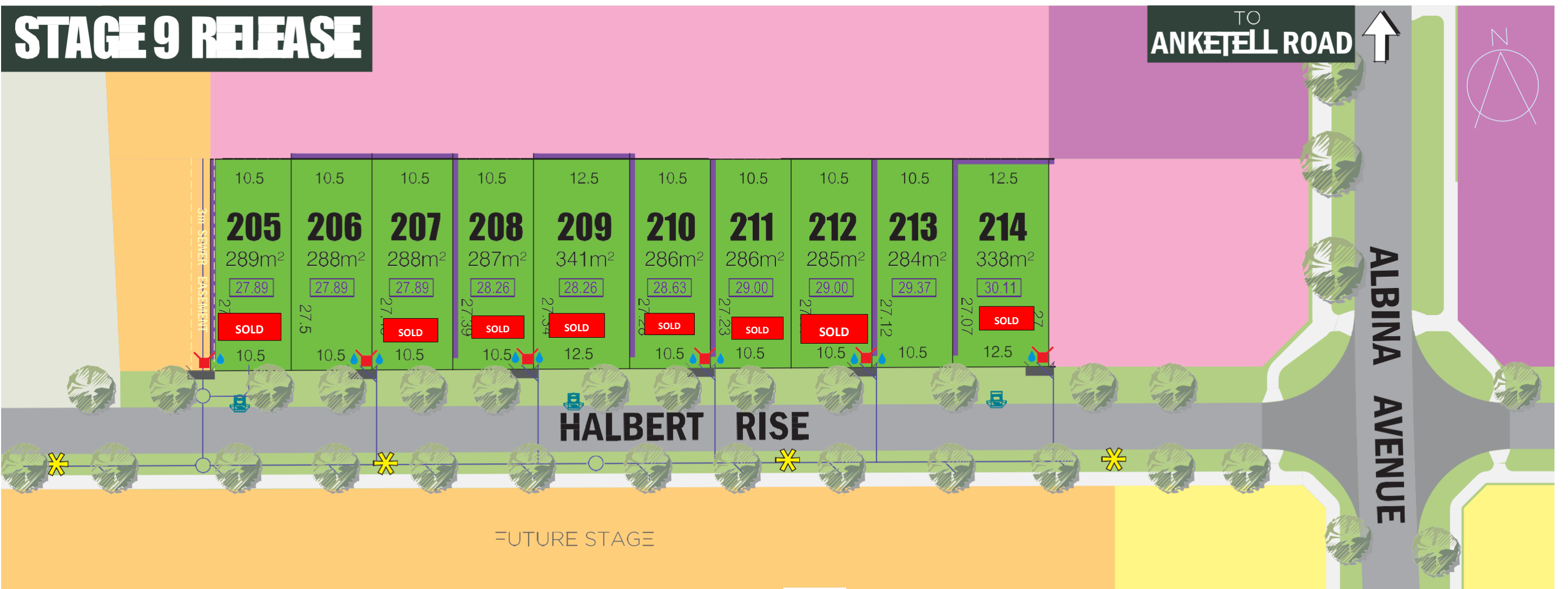
**For more details, please call Dale Miles on 0419966547**

**Dale@terranois.com.au**

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

# Alberó AT ANKETELL



## LEGEND

- Stage 9
- Lot -eight
- Retaining Wall
- Sewer; connection
- Drainage
- Telecommunications
- Electrical connection
- Streetlight
- Water Connection
- Garage Location
- Retained Tree



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Call Dale Miles on 0419 966 547



Selling agent

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## Local Development Plan Variations to the Residential Design Codes

The provisions outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and City of Kwinana Town Planning Scheme No. 2 (TPS 2). The requirements of the R-Codes and TPS 2 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP will not be required.

### Setbacks

- (a) A 2m minimum and 5m maximum primary street setback applies to all lots with a lot depth less than 28 metres (no average).  
(b) A 2m minimum and 4m maximum primary street setback applies to all lots with a lot depth equal to or less than 24 metres (no average).
- Secondary street setback minimum 1.0m.
- For lots with a frontage of 10.5m or less or where otherwise designated on this LDP, nil setbacks are permitted to both side boundaries behind the primary street setback line to a minimum of 4m from the rear boundary for a wall height of 3.5m or less. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling.
- For lots with a frontage of more than 10.5m or where otherwise designated on this LDP, a nil setback is permissible to one side boundary behind the primary street setback line to a minimum of 4m from the rear boundary for a wall height of 3.5m or less. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling.
- Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
- A porch, balcony, verandah or the equivalent may project not more than 1 m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

### Garages

- Minimum primary street setback maybe reduced to 4.0m, provided the garage is in line with or behind the dwelling alignment and where a footpath is setback 0.5m or greater from the lot boundary. For Lots 121-132 and 205-217, where the footpath is 0.3m setback from the lot street boundary, the minimum garage primary street setback is 4.2m, in order to achieve a minimum separation distance of 4.5m from the garage to the footpath.
- Where a lot(s) have a frontage of 12m or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- Where a garage exceeds 50% of the primary lot frontage, it shall comply with the following:
  - A clear indication of the dwelling entrance;
  - The dwelling entrance shall be the dominant feature of the front elevation and shall include a projecting portico or verandah with a minimum depth of 1.5m; and
  - Garages are to be setback at least 0.5m behind the dwelling alignment with the exception of two storey dwellings.
- All garages are to have doors to enclose them.
- Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling subject to a 4m setback being achieved for the garage
- Garages may be forward of the dwelling alignment to a maximum of 1 m for two storey dwellings where the following requirements are met:
  - The garage alignment complies with the primary street setback;
  - A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and

(c) A verandah or portico feature is provided to the front facade of the dwelling which extends in front of the garage.

### Open Space

- Site cover may be increased to 65% (for lots with depth less than 28m) subject to the provision of 20m<sup>2</sup> of outdoor living area with a minimum dimension of 4m, two thirds of this area uncovered and located behind the street setback area.
- Site cover may be increased to 70% (for Lots 142, 143, 148-155, 161-174, 187-189, 256-259 & 107-132 inclusive) subject to the provision of 16m<sup>2</sup> outdoor living area with a minimum dimension of 4m.

### Bushfire Management

- The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

### Fencing

- 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.
- 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.

### Design Elements

- Dwellings shall provide a high quality design interface with the surrounding streetscape by incorporating at least three of the following architectural design features;

- Articulation in dwelling facade (i.e. varied wall setbacks);
- A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
- Major habitable room openings incorporating large windows to provide surveillance;
- Roof forms that incorporate gables;
- A balcony, portico or verandah; or
- A built in planter box

### Streetscape

- In accordance with the City's Policy, a minimum of one street tree per lot and three street trees for corner lots is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this Local Development Plan, subject to detailed landscape design. Street trees are not to be relocated or removed by landowners.

### Noise Attenuation

- Lots 101-105, 133-135 and 225-232 are subject to noise attenuation and accordingly dwelling design is to address Western Australian Planning Commission Statement of Planning Policy 5.4 'Road and Rail Noise' (SPP 5.4) through implementation of 'Quiet House Design Package B' to achieve an acceptable level of noise mitigation, unless supported by a noise assessment from a suitably qualified acoustic consultant which demonstrates an alternative form of noise mitigation which complies with SPP 5.4 to the satisfaction of the City of Kwinana.



### Approval

This Local Development Plan (LDP) has been approved by the City of Kwinana under Clause 52 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This LDP is an amendment to the LDP approved on 4 September 2017 and is valid to 4 September 2027.

Manager/Coordinator: \_\_\_\_\_ Date: 25/10/22 City Ref: DA8879.4