

Stage 1

| LOT# | LOT SQM | FRONTAGE METERS | DESCRIPTION | ZONING | BAL RATING | PRICE |
|------|---------|-----------------|-------------------------|---------|------------|-----------|
| 1 | 274 | 10 | Strata Lot Wirra Corner | LDP/R40 | 12.5 | \$300,000 |

All lots have a Geotech Classification of A Class and are Titled

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

Fencing and front landscaping rebate included.

If this property is marked on the DFES website (www.dfes.wa.gov.au) and is indicated as being in a Bush Fire prone area you are recommended to seek advice from your Builder and the Local Authority about any additional controls that may be required to develop this property.

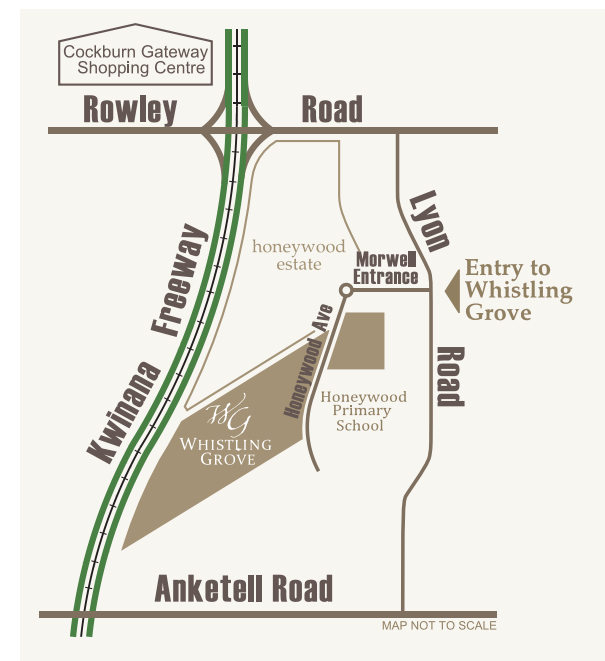
For more details, please call Dale Miles on 0419 966547

dale@terranovis.com.au

VISIT OUR WEBSITE www.whistlinggrove.com.au



WHISTLING GROVE



LEGEND

Retaining Wall
Lot Height
Street Light
Electricity
NBN



Water
Gas
Sewer
Transformer
Easement
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.

Phone Dale on 0419 966547

Selling agent

terranovis
HEAD OFFICE: 9435 3900 terranovis.com.au



Local Development Plan Variations to the Residential Design Codes

The provisions of 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.

Garages / Vehicle Access

- Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
- For Lot 326, the garage may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage, subject to complying with the following:
 - a clear indication of the dwelling entrance.
 - the dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or verandah with a minimum depth of 1.5m.
 - garages are to be set back at least 0.5m behind the dwelling alignment.
- For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

Dwelling Facade Treatment

- 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:
 - 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.

Street Trees

- In accordance with the City's Streetscape Policy (LPP 2), a minimum of one street tree per lot and two street trees for corner lots are required. Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.

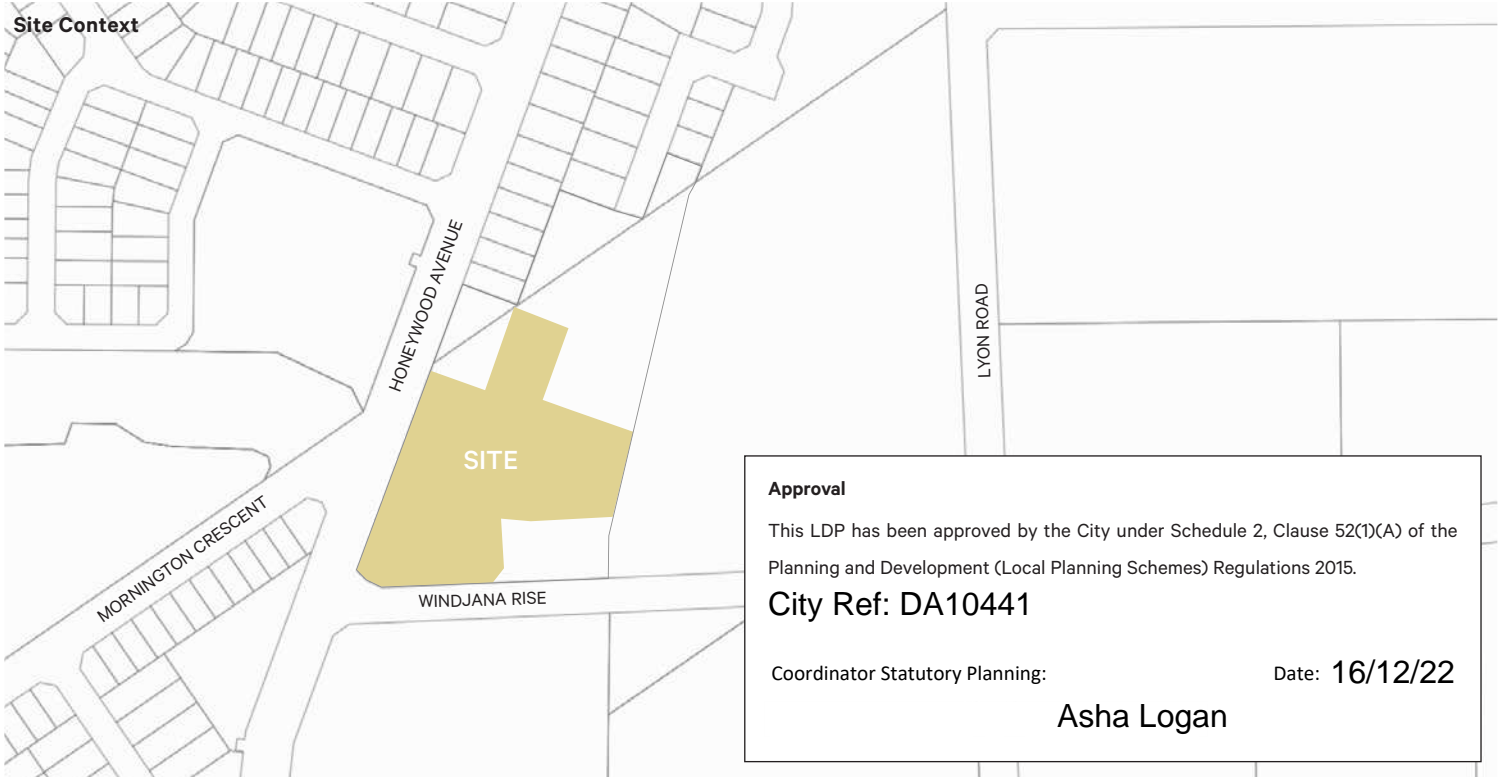
Lot 327 Specific Requirements for Non-Residential Development

- Orientation of the development shall address Windjana Rise as shown on this LDP through:
 - appropriate building articulation;
 - well defined entry points;
 - variation in materials/colours/textures;
 - substantial clear glazing; and
 - the use of blank walls is not permitted.
- Architectural character and visual interest is to be provided to all sides of the building that are viewed from the public realm. This can be achieved through articulation, colour and/or materials (glazing).
- Vehicular access to the development is to be provided via Windjana Rise as shown on this LDP.
- Areas for parking shall generally be in accordance with the indicative location shown on this LDP.
- Waste / storage area(s) are to be located behind the built form where possible and shall be screened from public roads and adjacent residences to enhance amenity.
- A landscaping strip averaging 1.5m in width (with a minimum dimension of 1m) is to be provided generally at the location show on the LDP.

Lot 360 (Strata Lots 1-6) Development Provisions

Garages

- The preferred location for garages is shown in this LDP. Where alternative locations for garage(s) are proposed, vehicle manoeuvring to access and egress the garage(s) shall be to the satisfaction of the local authority.



Local Development Plan - Stage 3

Windjana Rise, Wandí

