



# Preliminary Price List & Information

*"The Southwest Specialists"*



**STOCKER PRESTON**



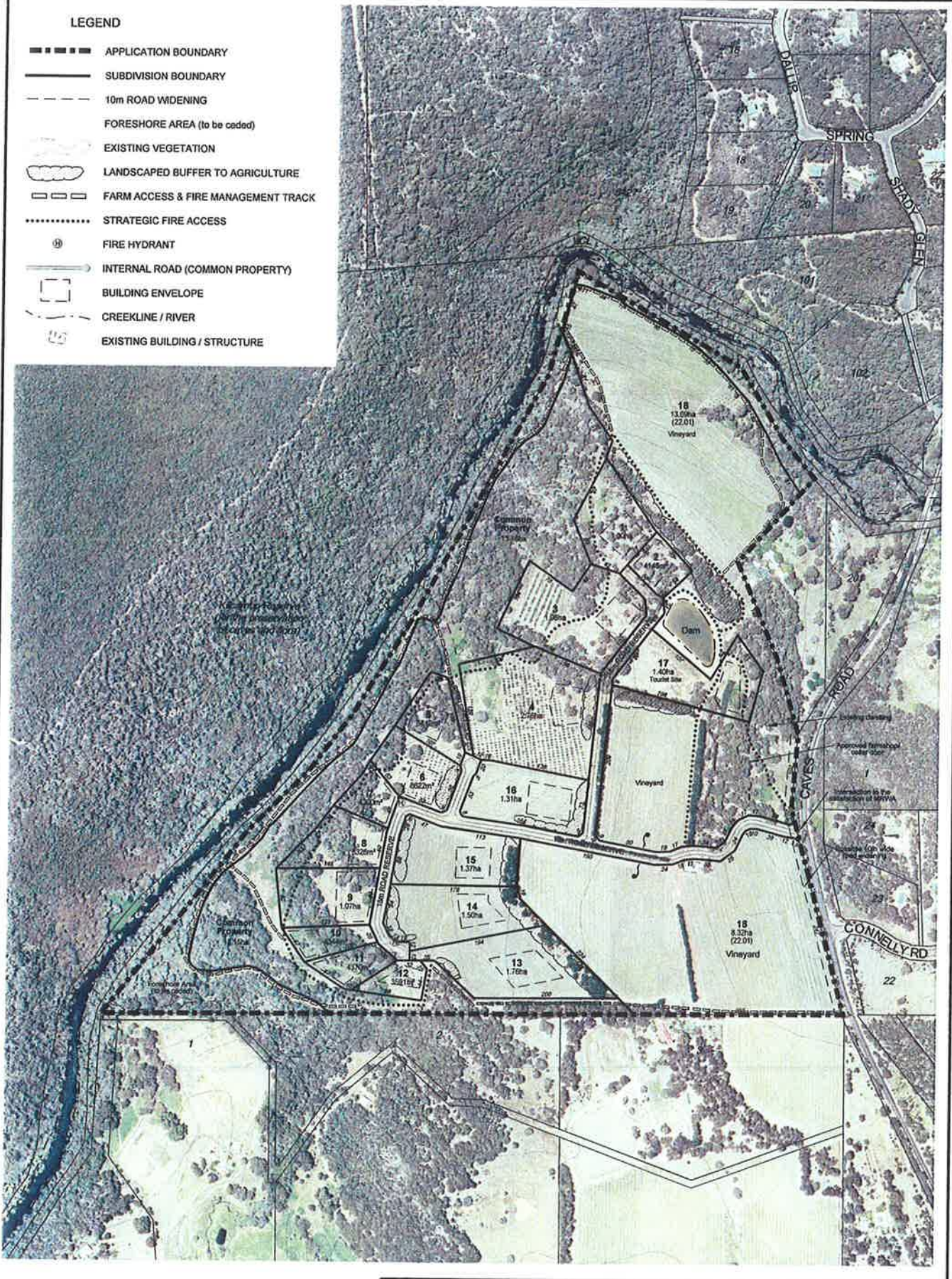
**CAVES ROAD  
MARGARET RIVER  
PRICE LIST\***

<u>LOT NO</u>	<u>AREA</u>	<u>PRICE</u> \$
1	1.0024ha	<b>SOLD</b>
2	3984sqm	<b>SOLD</b>
3	1.9717ha	<b>SOLD</b>
4	3.0284ha	750,000
5	7,293sqm	550,000
6	8,429sqm	<b>SOLD</b>
7	4,432sqm	535,000
8	7,910sqm	575,000
9	1.02ha	<b>SOLD</b>
10	4,563sqm	<b>SOLD</b>
11	4,483sqm	<b>SOLD</b>
12	3,509sqm	<b>SOLD</b>
13	1.73ha	575,000
14	1.52ha	575,000
15	1.41ha	<b>SOLD</b>
16	1.44ha	<b>SOLD</b>

**\*NOTE:** These prices are subject to change without notice

**LEGEND**

- ▬▬▬▬ APPLICATION BOUNDARY
- ▬▬▬▬ SUBDIVISION BOUNDARY
- - - - 10m ROAD WIDENING
- FORESHORE AREA (to be ceded)
- EXISTING VEGETATION
- LANDSCAPED BUFFER TO AGRICULTURE
- ▬▬▬▬ FARM ACCESS & FIRE MANAGEMENT TRACK
- ..... STRATEGIC FIRE ACCESS
- ⊕ FIRE HYDRANT
- ▬▬▬▬ INTERNAL ROAD (COMMON PROPERTY)
- ▭ BUILDING ENVELOPE
- ▬▬▬▬ CREEKLINE / RIVER
- ▭ EXISTING BUILDING / STRUCTURE

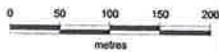


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All areas and dimensions shown on this drawing are subject to final survey.



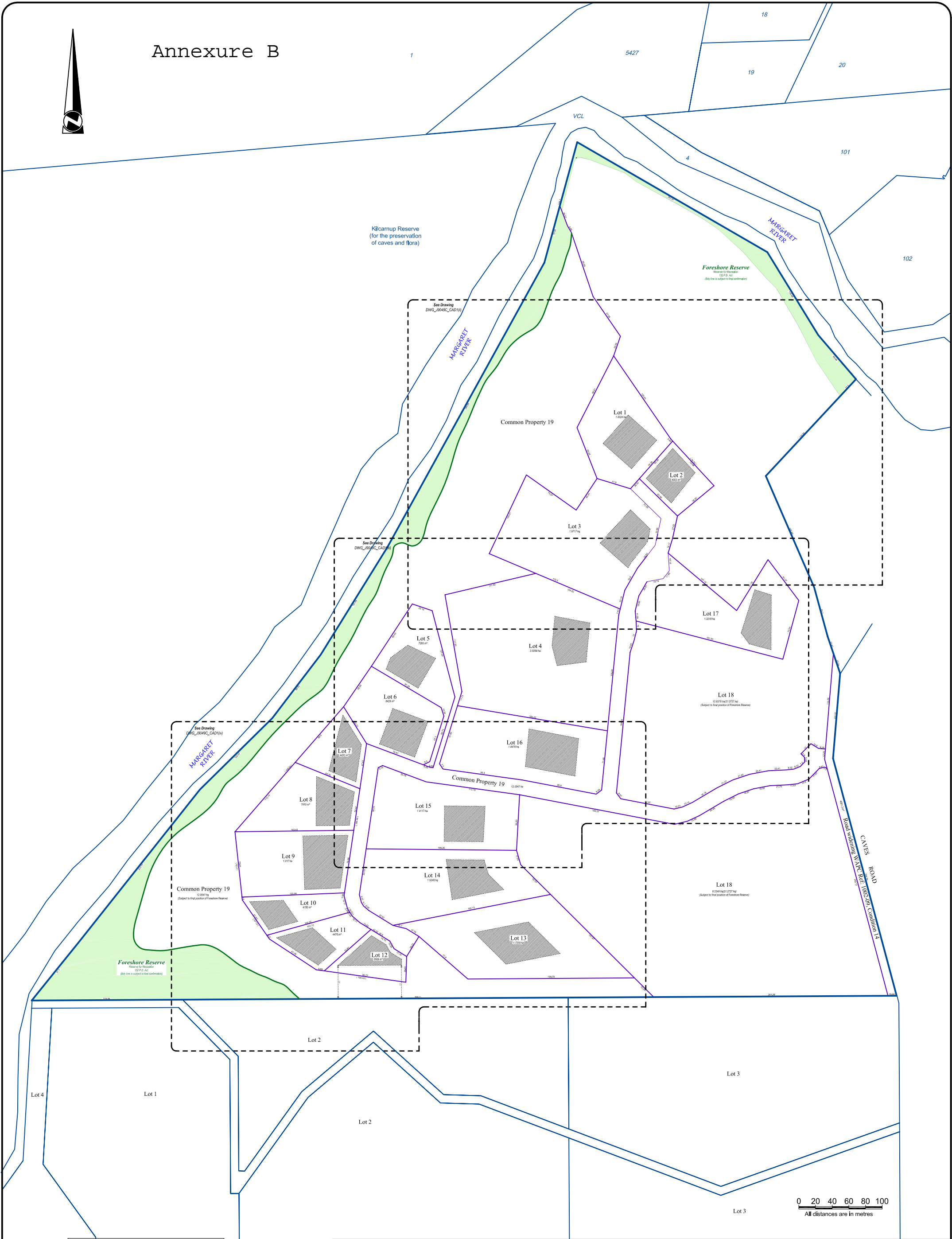
**HALSALL & ASSOCIATES**  
Town Planning Consultants



Title: SUBDIVISION APPLICATION PLAN -  
PART SUSSEX LOCATION 410 CAVES ROAD, MARGARET RIVER

Figure: 1	Scale: 1:5,000	Revision No: A	Drawn: MH
Date: August 2009	Designer: M. Halsall	Job No: -	E Reference: H & L July06

# Annexure B



0 20 40 60 80 100  
All distances are in metres

Note:  
Subject lot is Lot 410 on Deposited Plan 112114 and in Certificate of Title: 1750919.  
WAPC Approval: 1002-09.  
All boundary information has been obtained from Habill & Associates and Thompson McRobert  
Edging.  
All contours are based on MGA, and provided by others.  
Final lot shape, dimensions and areas are subject to survey.  
Additional information may be added at time of survey to comply with conditions of subdivision as  
imposed by the WAPC.  
Refer to drawings DWG\_J9049C\_CAD1(i), (ii) & (iv) for enlargements of strata lots

REF: J9049A_PRECAL PLAN #2 DWG_J9049C_CAD3(i)	DATE: Orig: 2-2-2010 Amend: 25-2-2010	DATUM: Horztl: MGA.	SCALE: 1:2000@A1 Drawn by JW 2010
CLIENT: HOHNEN NOMINEES PTY LTD		LEEWIN SURVEYING	
OVERVIEW OF PRECAL PLAN OF SURVEY-STRATA SUBDIVISION LOT 410 CAVES ROAD, MARGARET RIVER		10 RYANS ROAD P.O. BOX 680 MARGARET RIVER, W.A. 6285	PH: (08) 9758 8852 FX: (08) 9758 8853 leewinsurveying@iinet.net.au
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## SCHEDULE III - SPECIAL USE SITES (Continued)

LOT AND LOCATION	PERMITTED USES (SEE CLAUSE 4.8)
<p>Lot 90 Brockman Road, Cowaramup (Cont'd)</p> <p>AMD 168 GG 12/6/09</p>	<p>10 10 Prior to undertaking any subdivision or development works, the proponent is to submit a dieback survey by a qualified consultant. <b>Dependant on the results of the dieback survey, at the time of subdivision, the Council may recommend that the WAPC impose a condition that a dieback management plan is prepared by qualified consultant.</b></p> <p>10 11 At the time of subdivision, the Council may recommend that the WAPC impose a condition that an ethnographic and archaeological survey be conducted by a qualified consultant</p> <p>10 12 At the time of subdivision Council may recommend that the WAPC impose a condition that a notification be placed on title under Section 70A of the <i>Transfer of Land Act 1893</i> notifying the first and all subsequent purchasers of lots purchasers that:</p> <ul style="list-style-type: none"> <li>• This lot is located within a rural area where rural pursuits and activities on adjacent land may impact periodically upon the residential amenity of the property.</li> </ul>
<p>* Part Sussex Location 410 Caves road, Margaret River</p> <p>AMD 174 GG 31/7/09</p>	<p>1 PURPOSE</p> <p>The purpose of this Special Use Zone is to provide for</p> <p>(a) Additional Rural Residential Development and continued agricultural activity in an integrated manner that is consistent with the objectives and policies of the Leeuwin Naturaliste Ridge State Planning Policy</p> <p>(b) Site specific provisions and a guide plan to control the development and inter-relationship of a rural residential cluster, farming area (for intensive agriculture and grazing) and associated tourism uses</p> <p>2. OVERALL OBJECTIVES</p> <p>(a) To provide for zoning controls to allow for clustered Rural Residential living in areas not suited to intensive agriculture</p> <p>(b) To provide an interesting form of Rural Residential living that respects environmental qualities of the site and integrates with surrounding agricultural uses to provide an alternative lifestyle choice compatible with agriculture, tourism and the amenity of the location.</p> <p>(c) To provide for development location, design and construction standards to be compatible with surrounding character and landscape quality</p> <p>(d) To identify quality of vegetation for inclusion in a Foreshore Reserve and manage other degraded areas through a weed eradication program and introducing vegetation where required to enhance buffers between agricultural and rural residential uses</p> <p>(e) To provide a strata management arrangement to ensure the relationship between the different uses on the site can be adequately managed</p> <p>(f) To ensure that development is environmentally sensitive, does not impact on the environs of the Margaret River and minimises potential threats from wildfire</p>

## SCHEDULE III - SPECIAL USE SITES (Continued)

LOT AND LOCATION	PERMITTED USES (SEE CLAUSE 4.8)
<p>Part Sussex Location 410 Caves road, Margaret River (Cont'd)</p> <p>AMD 174 GG 31/7/09</p>	<p>3 SUBDIVISION AND DEVELOPMENT GUIDE PLAN</p> <p>(a) Subdivision and development shall be generally in accordance with the Subdivision and Development Guide Plan endorsed by the Local Government and the WAPC.</p> <p>(b) The Local Government may endorse or refuse any proposed minor modifications to the approved Subdivision and Development Guide Plan by way of resolution of Council where the modifications are consistent with the purpose and objectives of the zone. Where significant modifications to the Subdivision and Development Guide Plan are proposed, the Local Government shall require the modifications to be advertised for public comment for a period of 21 days prior to considering the proposed modifications.</p> <p>(c) The Local Government shall forward a copy of any modifications referred to in 3 b) above to the WAPC for its consideration. The Plan shall not come into operation until the modifications are endorsed by the WAPC.</p> <p>4. PERMISSIBLE LAND USES</p> <p>The site has been classified into three land use areas on the Development Guide Plan. They are 'Foreshore Area', 'Agricultural Tourism Area' and 'Rural Residential Cluster Area'. The following lists indicate the Uses which may be permitted in the various land use areas nominated on the approved subdivision and development guide plan.</p> <p>4.1 Foreshore Area</p> <ul style="list-style-type: none"> <li>• The Management of this area will be addressed within the Foreshore Management Plan.</li> </ul> <p>4.2 Agricultural Tourism Area</p> <ul style="list-style-type: none"> <li>• Single Dwelling 'P'</li> <li>• Home Occupation 'P'</li> <li>• Residential Building 'SA'</li> <li>• Holiday Cabins and Chalets 'SA'</li> <li>• Licensed Restaurant 'SA'</li> <li>• Shop (Rural Produce) 'SA'</li> <li>• Eating House 'SA'</li> <li>• Rural Industry 'SA'</li> <li>• Intensive Agriculture 'AA'</li> <li>• Rural Pursuit 'AA'</li> <li>• Art and Craft Studio and Sales 'SA'</li> <li>• Cottage Industry 'SA'</li> <li>• Caretakers Dwelling 'IP'</li> </ul> <p>4.3 Rural Residential Cluster</p> <ul style="list-style-type: none"> <li>• Single Dwelling 'P'</li> <li>• Home Occupation 'P'</li> <li>• Ancillary Accommodation 'P'</li> <li>• Rural Pursuit 'AA'</li> <li>• Intensive Agriculture 'SA'</li> <li>• Residential Building/Guesthouse (on designated Lot 17 only--see guide plan 'tourism site') 'SA'</li> </ul>

## SCHEDULE III - SPECIAL USE SITES (Continued)

LOT AND LOCATION	PERMITTED USES (SEE CLAUSE 4.8)
<p>Part Sussex Location 410 Caves road, Margaret River (Cont'd)</p> <p>AMD 174 GG 31/7/09</p>	<p>4.4 Agricultural Tourism Provisions</p> <p>The following provisions shall apply to all land nominated as 'Agricultural Tourism Area' on the approved Subdivision and Development Guide Plan.</p> <ul style="list-style-type: none"> <li>• Buildings shall be setback of 60m from the Caves Road boundary unless determined acceptable with a lesser setback based on a visual impact assessment</li> <li>• Building materials used shall be sympathetic to the surrounding landscape consistent with Visual Management Zone A of the Local Government's Visual Management Policy</li> <li>• Agricultural Development shall be setback a minimum of 40 metres from adjoining residential development with a 20 metre wide vegetated buffer within the setback</li> <li>• Buildings shall be restricted to a height limit of 8m as calculated in accordance with Local Government's Scheme and Policy Requirements.</li> <li>• Local Government policies normally applicable to development within the Rural Zone shall be applied to the use and development of the land.</li> </ul> <p>4.5 Rural Residential Cluster Area Provisions The following provisions shall apply to all land nominated as 'Rural Residential Cluster Area' on the approved Subdivision and Development Guide Plan</p> <ul style="list-style-type: none"> <li>• Residential Development shall be situated within the nominated building envelope area as shown on the Subdivision and Development Guide Plan.</li> <li>• Buildings shall be restricted to a height limited of 8m as calculated in accordance with Council's Scheme and Policy requirements.</li> <li>• Colours and materials shall comply with the requirements of Visual Management Zone A of the Council's Visual Management Policy.</li> <li>• Fencing for each allotment shall be within or around the perimeter of the building envelope and be of rural character, post and wire construction or similar construction. Any form of solid fencing shall not be permitted.</li> </ul> <p>5. SUBDIVISION REQUIREMENTS</p> <p>The following requirements will apply at the time of subdivision approval.</p> <p>5.1 Fire Protection</p> <ul style="list-style-type: none"> <li>• Prior to subdivision (or strata titling), the subdivider shall prepare and implement a Fire Management Plan to the satisfaction of the Local Government and the Fire and Emergency Services Authority. The Fire Management Plan shall have due regard to the significant conservation values of the site and shall, where possible, minimise requirements for the clearing and fragmentation of native vegetation.</li> <li>• At the time of subdivision, notifications shall be placed on all created titles under Section 165 of the <i>Planning and Development Act 2005</i> advising of the landowner's obligations under the Fire Management Plan.</li> <li>• Buildings shall comply with Australian Standard 3959 for Buildings in Fire Prone Areas.</li> <li>• Fire Breaks and access located within individual lots shall be maintained to the satisfaction of the Local Government.</li> </ul>

## SCHEDULE III - SPECIAL USE SITES (Continued)

LOT AND LOCATION	PERMITTED USES (SEE CLAUSE 4.8)
<p>Part Sussex Location 410 Caves road, Margaret River (Cont'd)</p> <p>AMD 174 GG 31/7/09</p>	<p>5.2 Foreshore Area/Pathway</p> <ul style="list-style-type: none"> <li>• Prior to subdivision approval, a biophysical assessment shall be prepared in accordance with EPA Guidance Statement No 33 (2008) - Environmental Foreshore Reserves (2001) Waters and Rivers Commission, River Restoration Report No. RR16 to the satisfaction of the Department of Water.</li> <li>• Prior to subdivision approval, a Foreshore Management Plan shall be prepared by a qualified consultant in accordance with the Shire of Augusta-Margaret River 'Watercourse Restoration/Management Guidelines' and implemented to the satisfaction of the Department of Water and the Local Government. The plan should specially address weed control and revegetation and reflect recommendations of the Margaret River Action Plan. The plan shall include appropriate fencing along the Foreshore Reserve to keep stock from entering foreshore reserve, while maintaining access for residents by providing pedestrian links from all cul-de-sacs within subdivision to the foreshore reserve.</li> <li>• As part of subdivision approval, the applicant is required to cede sufficient land along the Margaret River foreshore to enable construction of a 2.5m wide shared pathway.</li> <li>• Prior to subdivision approval a pathway contribution plan shall be prepared to the satisfaction of the Local Government.</li> </ul> <p>5.3 Heritage Conservation</p> <ul style="list-style-type: none"> <li>• Prior to subdivision approval, an ethnographic and archaeological survey of the application area shall be conducted by a qualified consultant to the specifications of the Department of Indigenous Affairs.</li> <li>• The 'Post and rail boundary fence' should be protected to the satisfaction of the Local Government.</li> </ul> <p>5.4 Management</p> <ul style="list-style-type: none"> <li>• Prior to subdivision approval, an Agricultural Impact Assessment and Management Plan shall be prepared to the satisfaction of the Local Government. The Plan shall investigate the impacts of agricultural practices on the future development and determine the appropriate control measures including separation distance, building design, vegetation planting to screen and buffer the residential component and protect water supply from neighbouring agricultural practices.</li> <li>• Prior to subdivision approval a Management Statement for the 'Rural Residential Cluster Area' and Agricultural Tourism Areas (including common property) shall be prepared to the satisfaction of the Local Government. The management plan shall depict and provide management of potential land use conflicts i.e. agricultural land use, rural residential uses and tourism uses. The management plan shall address issues including management and maintenance of common property, and management of livestock.</li> </ul>

## SCHEDULE III - SPECIAL USE SITES (Continued)

LOT AND LOCATION	PERMITTED USES (SEE CLAUSE 4.8)
<p>Part Sussex Location 410 Caves road, Margaret River (Cont'd)</p> <p>AMD 174 GG 31/7/09</p>	<ul style="list-style-type: none"> <li>• A notification in the form of a section 70A notification, pursuant to the <i>Transfer of Land Act 1893</i> (as amended) shall be placed on the Certificate(s) of Title of the proposed lot(s) advising purchasers, that the subject Land is located adjacent to rural land and rural activity may have a nuisance effect on amenity</li> </ul> <p>5.5 Water Supply</p> <ul style="list-style-type: none"> <li>• Each lot shall be provided with a reticulated water service</li> </ul> <p>5.6 Road Access and Caves Road Widening</p> <ul style="list-style-type: none"> <li>• Road intersections and internal access ways shall be constructed to the standards and specifications of the Local Government with the intersection to Caves Road being designed to the specifications and satisfaction of Main Roads WA</li> <li>• At the time of subdivision, Caves Road is to be widened along the frontage of the land subject of this application, by the applicant/owner transferring the land required to the Crown free of cost in accordance with the Caves Road Management Strategy, to the satisfaction of Main Roads WA</li> </ul> <p>5.7 Power</p> <ul style="list-style-type: none"> <li>• All lots are to be provided with underground power at Subdivision Stage.</li> </ul> <p>5.8 Effluent Disposal</p> <ul style="list-style-type: none"> <li>• The Local Government will request that the WAPC impose a condition of subdivision requiring that a covenant or an alternative mechanism be placed on the title of each lot to alert the first and subsequent purchasers of the following: <ul style="list-style-type: none"> <li>a. The lots are not serviced with reticulated sewer</li> <li>b. The required standards for onsite waste water treatment and disposal</li> <li>c. That septic tanks as a form of waste water treatment are not permitted.</li> </ul> </li> </ul> <p>5.9 Rubbish Collection</p> <ul style="list-style-type: none"> <li>• Prior to subdivision approval a waste disposal and recycling management plan for development on the lots must be prepared to the satisfaction of Local Government.</li> </ul> <p>5.10 Landscaping Plan</p> <ul style="list-style-type: none"> <li>• A landscaping plan shall be prepared and implemented at subdivision stage to provide an appropriate buffer between residential and intensive agricultural uses and weed control</li> </ul> <p>5.11 Water Management</p> <ul style="list-style-type: none"> <li>• Prior to subdivision approval a Local Water Management Strategy/Urban Water Management Plan shall be prepared and implemented to the satisfaction of the Department of Water</li> </ul>

## SCHEDULE III - SPECIAL USE SITES (Continued)

LOT AND LOCATION	PERMITTED USES (SEE CLAUSE 4.8)
<p>Part Sussex Location 410 Caves road, Margaret River (Cont'd)</p> <p>AMD 174 GG 31/7/09</p>	<ul style="list-style-type: none"> <li>• A Stormwater Management Plan to be prepared and implemented by the developer at subdivision stage to address control of stormwater runoff from roadways to the satisfaction of the Local Government incorporating Water Sensitive Urban Design principles.</li> <li>• Stormwater infrastructure shall not be located in the foreshore reserve.</li> <li>• All earth works and or associated drainage shall be in accordance with plans and specification submitted to and approved by the Local Government.</li> <li>• Stormwater shall be detained in compensating/detention basin(s) on the land the subject of this approval before discharge into external drainage systems or natural streams or waterways. The compensation/detention basin(s) should incorporate the use of nutrient stripping vegetation, and be designed to have nutrient stripping functions and wildlife habitat values.</li> </ul> <p>6. DEVELOPMENT CONTROL</p> <ul style="list-style-type: none"> <li>• Development shall incorporate sustainable planning principles including the provision of water conservation initiatives such as rooftop water harvesting and provision of rainwater storage tanks, integration of grey water systems, appropriate solar orientation of dwellings on site for passive heating and cooling, use of solar for power production and water heating and appropriate forms of material of construction.</li> <li>• A site and soil evaluation shall be undertaken by a suitably qualified consultant in accordance with Australian Standards and Government guidelines for each new lot, to determine an appropriate onsite domestic waste water treatment system and its location to meet health and environmental objectives to the satisfaction of the Local Government and Department of Health WA.</li> <li>• Aerobic treatment units (ATUs) or alternative systems shall be used for the onsite treatment and disposal of effluent where specified to the specifications and satisfaction of Council and Department of Health WA.</li> <li>• Effluent disposal areas shall have a minimum 2 metre vertical separation from highest known ground water level and be set back at least 100 metres from the bank of the Margaret River and 50 metres from any creekline, waterway and subsoil drainage system.</li> </ul>
<p>Pt. Sussex Location 1058 Juniper Road, Cowaramup</p> <p>AMD 157 GG 28/8/09</p>	<p>1. Subdivision and development of the land shall be in accordance with the Subdivision and Development Guide Plan (DGP) forming part of this Scheme Amendment No. 157. However, minor variations may be approved by the Council if deemed necessary and if in accordance with the objectives of the Scheme.</p> <p>2. Approval for any clearing must be obtained from the Shire to ensure that no flora and fauna habitats are destroyed, except where clearly stated in the Subdivision and Development Guide Plan</p> <p>Objective</p> <p>3. Subdivision and development of the land is to maintain, protect and enhance the landscape and conservation values in accordance with the Ridge Landscape Amenity Area designation of the land within the Leeuwin-Naturaliste Ridge Statement of Planning Policy.</p> <p>Subdivision</p> <p>4. No further subdivision to that shown on the DGP will be supported by Council.</p>

For further details please contact:

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