

GREENLAND PEMBERTON STAGE 1

BUYER INFORMATION

Stage 1 of the Greenland Pemberton Estate contains 27 * 1ha (10,000m²) lots fronting Golf Links Road. The lots will be sold with Underground Power, constructed shared double crossovers to Golf Links Road and boundary fencing. The unsealed section of Golf Links Road east of Pemberton North Road will be upgraded and sealed by the Developer.

The whole of the Greenland Pemberton Estate is zoned Special Use and is identified as Zone No. 7 in Schedule 6 of the Shire of Manjimup's Town Planning Scheme No 4 (see <https://www.dplh.wa.gov.au/getmedia/69d7347b-9cf2-4b06-bd69-043252744c66/ManjimupScheme-Text.>)

The Greenland Pemberton Estate will be subdivided generally in accordance with the Scheme provisions allowing for a variety of lot sizes ranging from 1,000m² to 1ha.

Setback for housing from existing agriculture / horticulture activity north of Golf Links Road is 170m from the farm's Golf Links Road boundary (northern Golf Links Road boundary). An 80m vegetated buffer will be established by the Developer at the front of the lots. Side and rear housing setbacks are 10m. The vegetated buffer is required to be maintained by the landowner in perpetuity. This is a requirement by the Shire of Manjimup and will be protected by a Restrictive Covenant registered on the Certificate of Title.

The land is subject to a Bushfire Management Plan.

Buyers and subsequent landowners are required to comply with the relevant Town Planning Scheme requirements and the Fire Management requirements which can be subject to change.

Notifications will be registered on the Certificates of Title informing:

1. The land is within a bushfire prone area and may be subject to additional planning and building requirements.
2. This lot is located within an agricultural area and has the potential to be affected by odours, noise, spray drift and dust that are associated with the continued operation of adjoining agricultural land uses.

Design Guidelines were approved by the Manjimup Shire Council on 30 October 2014 that provide for a minimum design standard for dwellings and other structures acknowledging climate sensitivity and sustainable principles. The document can be found on the Shire's website at:

<https://www.manjimup.wa.gov.au/repository/libraries/id:2dsd3ekxd17q9s83uxq6/hierarchy/SITE%20COLLECTION%20DOCUMENTS/our-documents/policies/planning/6.1.10%20to%206.1.19/6.1.17%20Greenland%20Estate%20Residential%20Development%20Standards>

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