



# **Individual property details and recommendations**

**Answered "Yes" to the property being used for predominantly Rural Purposes and "Yes" to earning a livelihood from the property**

Deposited Plan 39989 – Assessment A398340

BYFORD													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A398340	530000	39989	1.2560	2559/99	81	184 LARSEN ROAD BYFORD WA 6122	Yes	Yes	No	Yes	Sheds	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers' guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 81 on Deposited Plan 39989 is a small town lot sized 12560m² and is zoned Urban Development.



ED/VER	AMENDMENT	BY	DATE

**81**  
 1.256 ha.  
**82**  
 7840 m²

LARSEN (102) ROAD

<b>TYPE</b> FREEHOLD	
<b>PURPOSE</b> SUBDIVISION	
<b>PLAN OF</b>	
LOTS 81 & 82	
SSA YES/NO	
<b>DISTRICT</b> SERPENTINE A.A. (COCKBURN SOUND) <b>DOLA FILE</b>	
<b>TOWNSITE</b>	
<b>LOCAL AUTHORITY</b> SHIRE OF SERPENTINE JARRAHDALE	
<b>LOCALITY</b> BYFORD	
<b>FORMER TENURE</b>	<b>ON</b>
LOT 55 PLAN 13067 C/T 1592-665	INDEX BG33 (2) 21.36
<b>FIELD BOOK</b>	
84213	
<b>SCALE:</b> 1:1500	
<b>ALL DISTANCE ARE IN METRES</b>	
0 20 40 60 80 100	
<b>SURVEYOR'S CERTIFICATE - Reg 54</b>	
<b>JOHN L. BULLOCK</b>	
hereby certify that this plan is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	
Licensed Surveyor	Date 23-12-03
<b>SURVEYOR'S CERTIFICATE - Compiled</b>	
hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.	
Licensed Surveyor	Date
<b>LODGED</b>	<b>TYPE OF VALIDATION</b>
DATE 5-2-04	FULL AUDIT
LEGAL COMPONENT EM	ROCKET P 40852
FREE PAID \$280	CERTIFIED CORRECT
ASSESS NO. 408553	ASSESS NO.
<b>IN ORDER FOR DEALINGS</b>	
SUBJECT DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	
27 FEB 2004 116129	
<b>FILE</b>	
FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	
APPROVED	
INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	
DATE	
<b>DEPOSITED PLAN</b>	
39989	
SHEET 1 OF 1	
EDITION 1 VERSION 1	

INTERESTS AND NOTIFICATIONS				
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED
	NOTIFICATION	SECTION 70A OF THE T.L.A.	DOC.	LOTS 81 & 82

**Shire of**  
**10 MAR 2004**  
**Serpentine-Jarrahdale**

**COPY OF SURVEY**  
**APPROVED**  
**27 FEB 2004**  
**BY**  
**WESTERN AUSTRALIAN PLANNING COMMISSION**

**JOHN BULLOCK & ASSOCIATES**  
 Consulting Land Surveyors  
 12b Pepler Avenue, SALTER POINT, WA 6152  
 Phone: (08) 9450 7188 Fax: (08) 9450 7199



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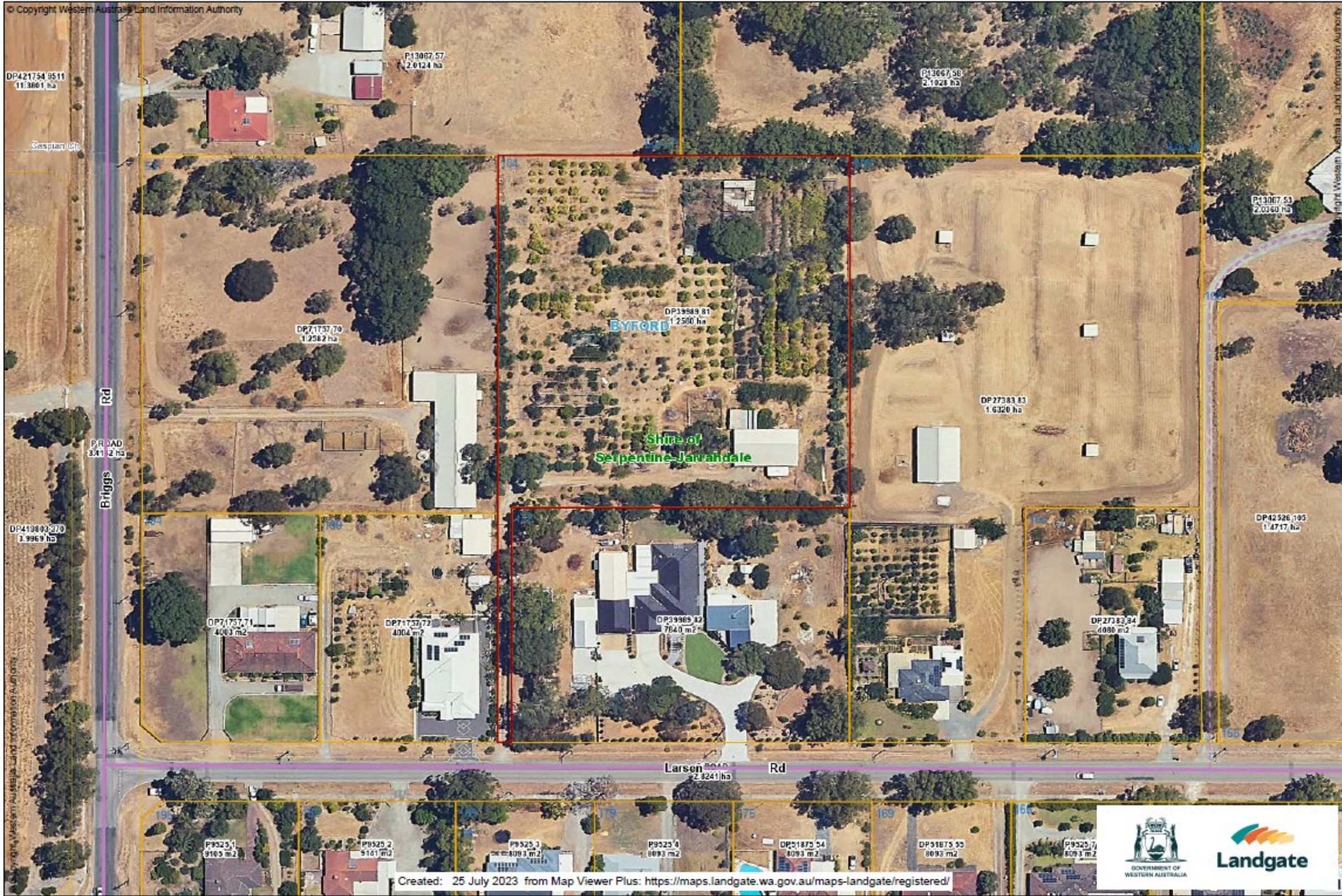




Diagram 75562 – Assessment A202345

BYFORD													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A202345	365000	75562	1.7076	1843/122	4	196 ABERNETHY ROAD BYFORD WA 6122	Yes	Yes	Yes	Yes	Dwelling, Sheds, Swimming Pool	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers’ guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 4 on Diagram 75562 is a small town lot sized 17076m² and is zoned Special Rural.







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Diagram 88749 – Assessment A129002

CARDUP													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A129002	540000	88749	3.7544	2069/193	16	154 GOSSAGE ROAD CARDUP 6122	Yes	Yes	Yes	Yes	Dwelling, Sheds	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers’ guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 16 on Diagram 88749 is a small town lot sized 37544m² and is zoned Rural.



LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	DIA 88749	
LOT 5 of PEEL ESTATE LOT 242	PLAN ..... DIAGRAM 5.2.2.0.3 INDEX BG. 33 (S), 8.13 PUBLIC BG. 33, (10), 4.7	VOLUME 154.7 FOLIO 4.82	66544	TOTAL AREA 75099 ha	
LIMITED IN DEPTH TO 60-96m.					

Diagram details: Lot 15 (3.7555 ha) and Lot 16 (3.7544 ha) are shown. The boundary between them is a Gossage Road. The diagram includes bearings and distances for all boundaries. A north arrow is present. A scale bar indicates 0 to 150 meters.

SURVEYOR'S CERTIFICATE		APPROVED BY		LODGED		SCALE 1:2500	
REG 54.1 A. J. MARSH hereby certify that: (a) this plan of survey is a correct and accurate representation of the survey carried out by me personally/under my own personal supervision, inspection and field check, and recorded in field books lodged for the purposes of this plan of survey; (b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and (c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged.	REG 55D.1 hereby certify that: (a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally/under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan; (b) the measurements are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and (c) this plan of survey conforms with the relevant legislation to which it is lodged.	FILE 90496 DATE 22-3-95 For Chairman M. J. B. B. B.	DATE 9-3-95 FEE PAID \$283 ASSESSMENT NO 83695	DATE 9-3-95 FEE PAID \$283 ASSESSMENT NO 83695	DATE 20-3-95 DOCKET PLAN/CHARGE 20057 LEGALLY CERTIFIED CORRECTED F.S.C. No.	DATE 24-3-95 b. J. B. B. B. For Inspector of Titles and Surveys APPROVED APPROVED Date	OFFICE OF TITLES DIAGRAM 88749

SHIRE OF SERPENTINE-JARRAHDALE  
MUNDIJONG

0 150

REG 54.1  
A. J. MARSH  
hereby certify that:  
(a) this plan of survey is a correct and accurate representation of the survey carried out by me personally/under my own personal supervision, inspection and field check, and recorded in field books lodged for the purposes of this plan of survey;  
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and  
(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged.

Licensed Surveyor Date 30/9/94

Licensed Surveyor Date

LANDGATE COPY OF ORIGINAL NOT TO SCALE 23/11/2023 01:23 PM Request number: 65900184





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Deposited Plan 152071 – Assessment A159500

MUNDIJONG													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A159500	390000	152071	2.0248	1396/81	153	85 LIVESEY STREET MUNDIJONG WA 6123	Yes	Yes	Yes	Partially	Dwelling, Sheds	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers' guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 153 on Deposited Plan 152071 is a small town lot sized 20248m² and is zoned Urban Development.



LANDGATE COPY OF ORIGINAL NOT TO SCALE 10/01/2024 11:43 AM Request number: 66064908

SubLot No	District	C.P. No	Name of Applicant	Acreage	File No
145 to 165	Mundijong Tsite				H.O. 5850/11 3444/1957/28

Case	Bearing	Distance in Links	No. and Mark on Tree	Description of Tree
A				
B				
C				
D				
E				
F				

**SURVEYOR'S CERTIFICATE.**

I hereby certify that this Survey was performed by me personally, (or under my own personal supervision, inspection and field check) in strict accordance with the Regulations for the Guidance of Surveyors, and that this plan is in all respects accurate.

Date 21/7/27 W. F. Rudall  
Licensed Surveyor.

**OFFICE REFERENCE.**

Account No. 12/28/1927 Fol. 18  
Calculation Book No. 3  
Chaining class 1st  
Angular class 1st  
Area 100  
Compared with F.B. 100  
Examined 100  
Diagram passed 100

Date 24.8.27 Examining Draftsman  
Draftsman-in-charge.

Survey approved as adjusted.

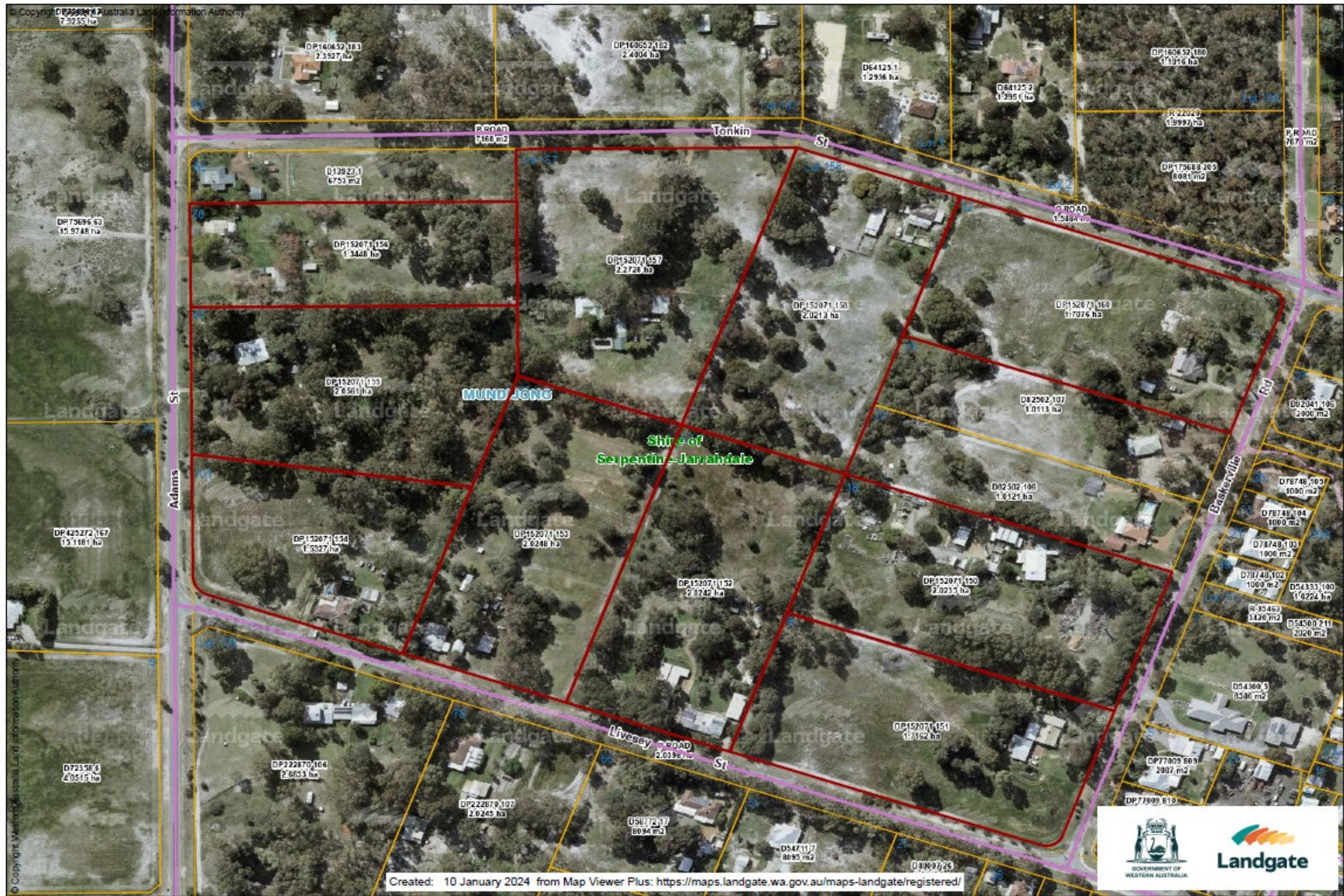
Date 26/8/27 John V. Cairns  
Surveyor General.

On D.O. Public Plan 12.4.27  
On Standard Plan 12.4.27  
On Public Plan 12.4.27  
On Completion 202 Co. 3444/1957/28

**DIAGRAM No. 52071**

Registered 21/7/27





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Plan 8204 – Assessment A320800

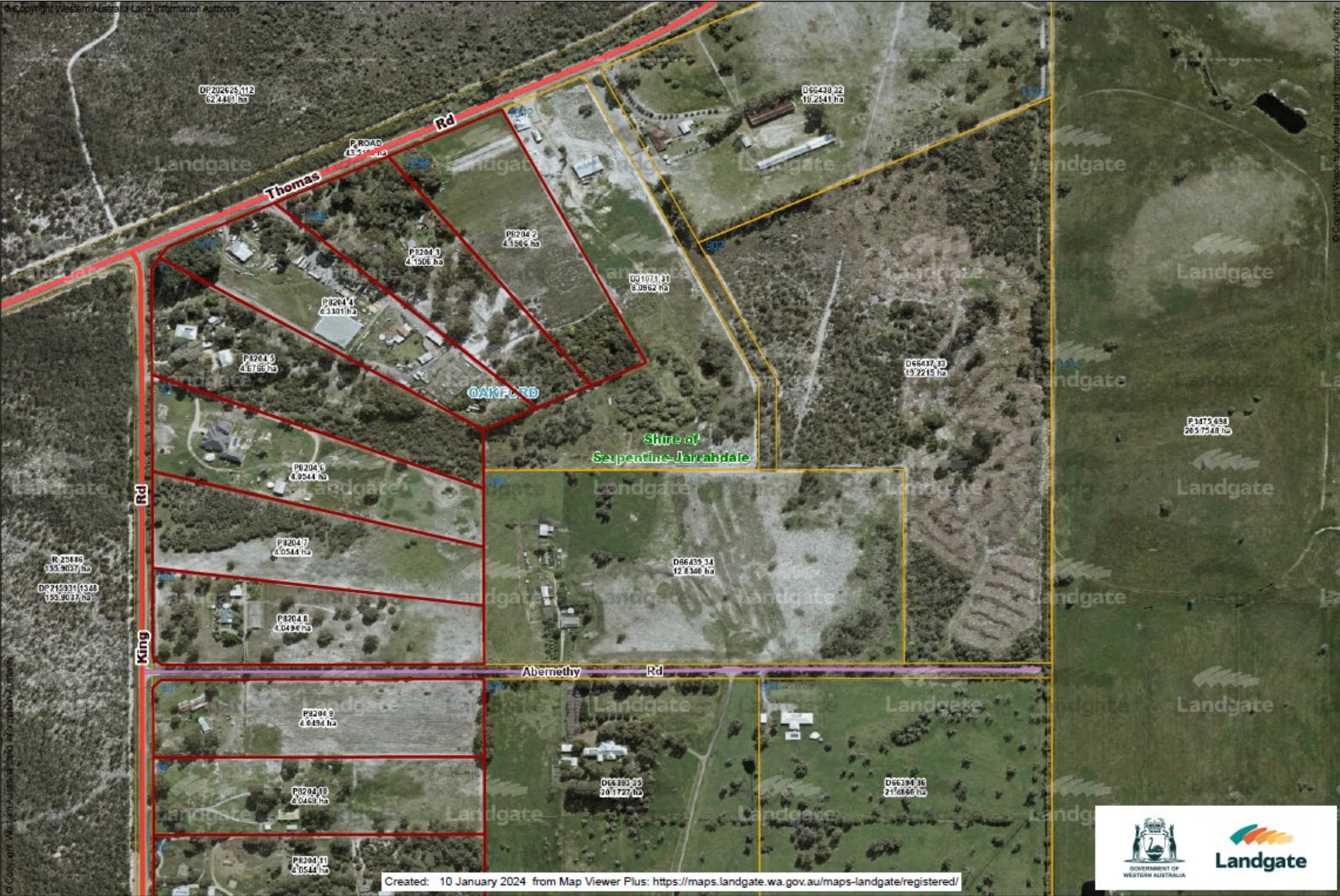
OAKFORD													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A320800	630000	8204	4.1506	110/36A	2	1298 THOMAS ROAD OAKFORD WA 6121	Yes	Yes	Yes	Yes	Vacant Land	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers' guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 2 on Plan 8204 is a small town lot sized 41506m² and is zoned Rural.









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Deposited Plan 55695 – Assessment A400080

OAKFORD													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A400080	540000	55695	2.0000	2686/985	400	726 ROWLEY ROAD OAKFORD 6121	Yes	Yes	Yes	Yes - Its contributor but not solely	Vacant Land	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers' guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 400 on Deposited Plan 55695 is a small town lot sized 20000m² and is zoned Rural.



LANDGATE COPY OF ORIGINAL NOT TO SCALE 24/11/2023 08:40 AM Request number: 65903217

VER	AMENDMENT	AUTHORISED BY	DATE	LIMITED IN DEPTH TO 60.96 METRES	TYPE	PURPOSE	PLAN OF
					FREEHOLD	SUBDIVISION	LOTS 400 AND 401
					SSA YES/NO		
					DISTRICT COCKBURN SOUND DPI FILE		
					LOCAL AUTHORITY SHIRE OF SERPENTINE-JARRAHDALE LOCALITY OAKFORD		
					FORMER TENURE LOT 1 ON P 8432 CT 2064-338	ON INDEX BG33 (5) 07.16	FIELD BOOK 103758
					SCALE: 1:2000 @A3 ALL DISTANCES ARE IN METRES		
					<div style="display: flex; justify-content: space-between;"> <div> <p><b>SURVEYOR'S CERTIFICATE - Reg 54</b></p> <p>I, <b>A.J. MARSH</b> hereby certify that this plan is accurate and is a correct representation of the - (a) "survey, and/or (b) "calculations from measurements, [delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p>Licensed Surveyor Date</p> </div> <div> <p><b>SURVEYOR'S CERTIFICATE - Complied</b></p> <p>I, <b>A.J. MARSH</b> hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.</p> <p>Licensed Surveyor Date</p> </div> </div>		
					<b>LODGED</b> DATE 15-Oct-07 FEE PAID \$295.00 ASSESS No. 2995858	<b>TYPE OF VALIDATION</b> FULL AUDIT LEGAL T. Goodman COMPONENT DOCKET 01732-2005/08 CERTIFIED CORRECT 15-Nov-2007 I.S.C. F.S.C.	<b>SURVEY FIRM</b> A.J. MARSH PO BOX 355 GOSNELLS 6990 PH: 0438 582 441 FAX: 9398 1994  <b>APPROVED BY</b> WESTERN AUSTRALIAN PLANNING COMMISSION FILE 133841 10-3-08 DELEGATED UNDER S.16 P&D ACT 2005
					<b>IN ORDER FOR DEALINGS</b> SUBJECT TO SEC 70A TLA  <b>APPROVED</b> 15.04.2008 INSPECTOR OF PLANS & SURVEYS DATE AUTHORIZED LAND OFFICER		
					<b>DEPOSITED PLAN</b> ORIGINAL <b>55695</b> SHEET 1 OF 1 VERSION 1		

2  
P 8432

1335  
P 8432

10-3-08  
DATE

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	EASEMENT		DOC E743860	LOTS 400 AND 401	STATE ENERGY COMMISSION OF WA	
	NOTIFICATION	SEC 70A OF THE TLA	DOC K 566315	LOTS 400 AND 401	WATER CORPORATION	RURAL DRAINAGE SYSTEM
	NOTIFICATION	SEC 70A OF THE TLA	DOC K 566316	LOT 401	WATER CORPORATION	NON STANDARD WATER SERVICE



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Deposited Plan 56608 – Assessment A400941

OAKFORD													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A400941	540000	56608	2.0475	2760/294	206	37 TUART ROAD OAKFORD WA 6121	Yes	Yes	Yes	Yes	Dwelling, Sheds, Nursery	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers’ guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 206 on Deposited Plan 56608 is a small town lot sized 20475m² and is zoned Rural Groundwater Protection.



ED/VER	AMENDMENT	AUTHORISED BY	DATE	INTERESTS AND NOTIFICATIONS						
				SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
					NOTIFICATION	Sec 165 of the P & D Act Sec 70A of the T.L.A.	Doc Doc	ALL LOTS ALL LOTS		PROXIMITY TO POULTRY FARM LAND USE RESTRICTIONS

**NASTECH SURVEYS**  
LICENSED SURVEYORS  
ABN 19 093 322 840  
nastechsurveys@nastech.wa.au

P: (08) 9344 3939  
F: (08) 9344 3310  
M: 0419 532 221

195 Main Street,  
Osborne Park WA 6017

30 0 SCALE 1: 1500 @ A3 120

ALL DISTANCES ARE IN METRES

LIMITED IN DEPTH TO 60.96 METRES

8  
P 8155

DEPT OF PLANNING  
16 JUL 2010  
FILE 134481

112  
P 21172

113  
P 21172

26  
D 31403

206  
2.0475 ha.

205  
2.0032 ha.

201  
DP 57139

4  
D 30119

6  
D 30119

M.F.R.

185.97

206.55

206.54

271.53

121.03 orig

84.79 orig

179°59'50" orig

90°12'22" orig

90°14'5" orig

90°17'10"

90°13'

89°59'41"

96.98

103.18

TUART ROAD

D/S & Plate in bitumen

M.F.(Adj.) R.

COPY OF SURVEY  
APPROVED  
20 JUL 2010  
BY  
WESTERN AUSTRALIAN  
PLANNING COMMISSION  
(392.56 p.orig)

TYPE PURPOSE	FREEHOLD SUBDIVISION	SSA NO	DISTRICT	PEEL ESTATE (COCKBURN SOUND)	FILE	FORMER TENURE	ON	FIELD BOOK
PLAN OF			LOCALITY	OAKFORD		LOT 7 P 8155 C/T 1724 / 736	INDEX BG33 (5) 06.14	105753 110951
	LOTS 205 & 206		LOCAL AUTHORITY	SHIRE OF SERPENTINE-JARRAHDALE				
			APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 134481	SURVEY FIRM NASTECH (WA) Pty Ltd		SCALE 1: 1500 @ A3 ALL DISTANCES ARE IN METRES		
			DATE	IN ORDER FOR DEALINGS		APPROVED		
			LODGED DATE 6-Apr-10	SUBJECT TO		INSPECTOR OF PLANS & SURVEYS DATE		
			FEE PAID \$316.00			AUTHORIZED LAND OFFICER		
			ASSESS No 6776706					
			TYPE OF VALIDATION FULL AUTH LEGAL COMPONENT E. Milewska DOCKET PLAN/DIAGRAM 00448-2010/03 CERTIFIED CORRECT I.S.C. 23-Apr-2010 F.S.C.					
						SHEET 1 OF 1		
						VERSION 1		

**SURVEYOR'S CERTIFICATE - Reg 54**

I Paul NAS hereby certify that this plan is accurate and is a correct representation of the (a) \* survey; and/or (b) \* calculations from measurements. [\* delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor *Paul NAS* Date 29-Jun-09

SJS TRIM - IN10/11120



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Diagram 78276 – Assessment A294001

OAKFORD													
Assessment	Current UV Valuation	Deposited Plan, Plan, Strata, Diagram	Area (Ha)	Certificate of Title	Lot	Street Address	Land Use Declaration Form Returned (Y/N)	If Land Use Declaration Form Returned – land declared as used for Rural Purposes (Y/N)	Do the agricultural activities carried out on the land, represent the predominant use of the land? (Y/N)	Do you earn a livelihood from these activities ? (Y/N)	Improvements	Investigation & Findings	Officer Recommendation
A294001	560000	78276	2.4000	1890/638	503	810 NICHOLSON ROAD OAKFORD WA 6121	Yes	Yes	Yes	Yes	Dwelling, Sheds, Swimming Pool	Desktop review showed no significant rural activity. Not eligible for Farmland Concession and as per the ministers' guidelines would be classified as a hobby farm.	Change from Unimproved Value (UV) to Gross Rental Value (GRV)

Lot 503 on Diagram 78276 is a small town lot sized 24000m² and is zoned Special Rural.



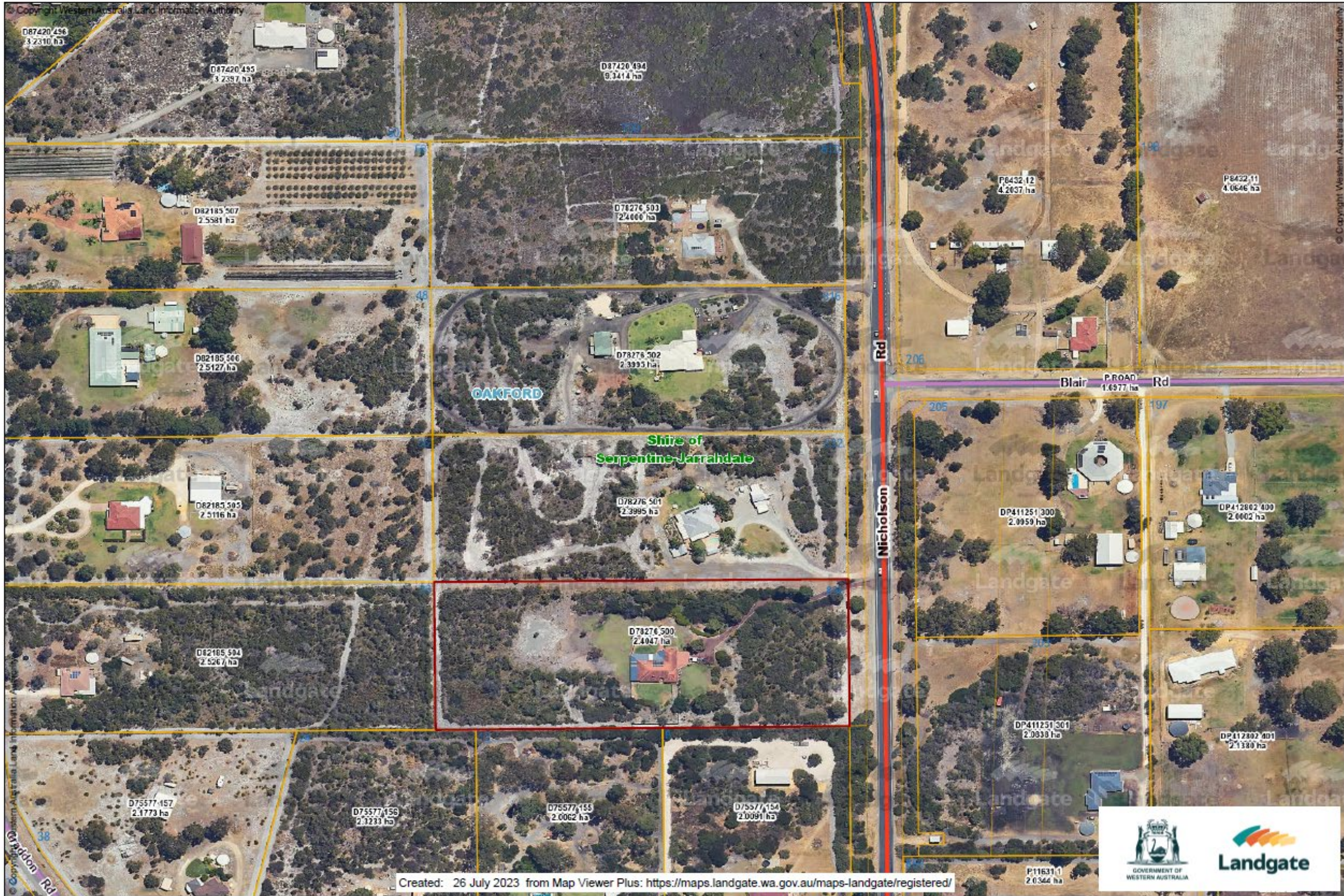




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