

Proposed Development lots 100 and  
256 Clarke Road, Margaret River

## Proposal Content Document

**Table 1:** General proposal content description

<b>Proposal title</b>	Clarke Road Large Format Retail and Hardware Development
<b>Proponent name</b>	Colchester Pty Ltd
<b>Short description</b>	<p>The proposal is to develop and construct a hardware and large format retail development within Lots 100 and 256 Clarke Road, Margaret River.</p> <p>The development will include hardstand areas comprising of a carpark, laydown areas, cross-overs and internal access roads and footpaths, hardware warehouse and plant nursery, large showroom building with 10 separate store fronts, and landscaped areas.</p>

**Table 2:** Proposal content elements

<b>Proposal element</b>	<b>Location / description</b>	<b>Maximum extent, capacity or range</b>
<b>Physical elements</b>		
Hardware and large format retail development comprising, buildings internal roads, hardstand areas and landscaping.	Located within Lots 100 and 256 Clarke Road Margaret River depicted in <b>Plate 1</b> , in <b>Attachment A</b> .	<p>Clearing and earthworks of 2.86 ha which includes clearing of up to 1.65 ha of native vegetation and 1.08 ha of non-native and cleared areas.</p> <p>0.13 ha of native vegetation will be retained. A further 0.06 ha will landscaped and will incorporate local native plants.</p>
<b>Proposal elements with greenhouse gas emissions</b>		
Greenhouse Gas Emissions is not expected to exceed 100,000 tCO <sub>2</sub> -e per annum (Scope 1)		
<b>Rehabilitation</b>		
The Proposal will include the retention of 0.13 ha of existing vegetation.		
<b>Commissioning</b>		
Not applicable.		
<b>Decommissioning</b>		
Not applicable		

<b>Other elements which affect extent of effects on the environment</b>		
Proposal time*	Maximum project life	Not applicable.
	Construction phase	18 months from planning development approval. Construction proposed to commence prior to April 2024, based on deed agreement with Development WA.
	Operations phase	Ongoing
	Decommissioning phase	Not applicable.

*\* Proponents should only provide realistic timeframes to avoid unnecessary change to proposal applications at referral (section 38C), assessment (section 43A) or post assessment (section 45C).*