

FOR SALE



Real estate since 1948



1 Shell Bay Road, Lower King

Mid-High \$1M

TRANQUIL, SCENIC WATERFRONT JETTY ACCESS RETREAT



- Magic bay, harbour, mainland & sunrise & sunset vistas
- Direct access to jetty & Shell Bay kayaking & fishing
- Close to rivers, harbour, beaches, shop, GS Grammar & more
- Classic 1920 wrap-around verandah home with superb deck
- Lined outbuilding & a laundry 2nd shower & toilet off a studio
- Established parkland gardens (Leased @\$700pw 'til Feb. 2027)



Tom Moir

0427 425 872

tom@wralbany.com.au

wellingtonandreeves.com.au

Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt. Barker
Phone: 9841 1455

PROPERTY INFORMATION



Construction

- Walls: Timber cladding
- Roof: Tin

Property Details

- Age of Home: 1920
- Zoning: R5

Rates & Fees

- Water Rates: \$289.66 pa (for the previous financial year)
- Council Rates: \$2,775.64 pa (for the new financial year 2025/2026)

Rental & Tenancy Details

- Rent per week: \$700
- Lease end date: Feb 2027

Insulation & Heating / Cooling

- Fireplace

Hot Water System

- Heat pump

Gas

- Bottles

Phone / NBN / TV / Foxtel

- NBN

Sewer/Septic

- Septic

School Zoning

- Flinders Park Primary School
- Albany Senior High School

(NOTE: school zonings may change; buyers should make their own enquiries)

Other

- Approximate Stamp Duty \$74,275.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$74,275.70 ADMIN incl Mortgage Reg & Transfer Fee.

Based on Listing price for Primary Residence use – no discount applying

Stamp Duty & Govt Grant Calculator 2025/26 available at;

<https://reiwa.com.au/advice/calculator-tools/stamp-duty-calculator-wa/>

Disclaimer

Although every care has been taken in preparing this document, Wellington & Reeves Real Estate, the Agents, nor any of their officers, agents, employees, representatives and advisers (Representatives) verify its accuracy. The information provided is not a complete or accurate statement of the information which a Recipient would need to determine whether to make an offer for the Property.



15/05/2026

The Client
C/O- Wellington & Reeves
197 York Street
ALBANY WA 6330

To whom it may concern,

RE: Rental Estimate – 1 Shell Bay Road, Lower King WA 6330

Thank you for allowing Wellington & Reeves the opportunity to provide a rental estimate for the above property.

The property has many features to prospective tenants which include;

- Absolute waterfront lifestyle with direct jetty access, stunning bay and harbour views, plus kayaking and fishing from your doorstep.
- Private and peaceful setting featuring a charming 1920s cottage surrounded by expansive lush gardens, arbours and gazebo areas.
- Flexible living spaces including a separate studio, lined outbuilding, multiple entertaining areas and garaging.
- Convenient scenic location only 15.6km to Albany CBD, close to beaches, waterways, schools, local store and public transport.

This property is currently being rented out at \$700.00 per week. However, taking the above information into consideration and comparing this property and its features to other homes on the current rental market, we feel you could expect to achieve a rent range of \$690.00 to \$720.00 per week if the property was to be re-tenanted.

Depending on the time of the year and the demand for rental properties this will also affect where it sits in this rent range with summer being the busier time of the year.

We know it is important to obtain the maximum possible rental price and will work hard to achieve this for you.

All residential tenancy properties must meet minimum standards for security, blind cords and RCD & Smoke Alarms prior to a lease being signed. As part of the service that Wellington & Reeves provide to our landlords we would be happy to assist you in ensuring your property meets these requirements.



Wellington & Reeves

Real estate since 1948

If you have any further queries regarding any of this information or any other real estate issue, please feel free to call me on 9841 1455.

Yours sincerely,

Zoe Toovey
Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken to arrive at this figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must also emphasize that we shall not be held responsible should the statements or any part thereof be incorrect or incomplete in any way. This estimate is deemed valid for 30 days from the date completed, or such earlier date if we become aware of any factors that have any effect on the property value.

1 Shell Bay Road, Lower King

Local Planning Scheme Information

LPS2 Zoning: Residential
LPS2 Special Use:
LPS2 Reserve:
LPS2 SC Areas: No Result
LPS2 SC No: No Result
LPS2 R-Code: R5
LPS2 Additional Use: No Result
LPS2 Restricted Use: No Result
LPS2 Additional Reserve: No Result
LPS2 Areas: No Result
Scheme Policy Areas: No Result
Structure Plans: No Result
Local Development Plans: No Result

Property Hazards

Bushfire Prone Area: Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
Coastal Hazards: No [More Info](#)

Heritage Information

Heritage List: No Result
Heritage Drain: No Result
Local Heritage Survey: No Result
State Register: No Result
Aboriginal Cultural Heritage Register: No Result
Aboriginal Cultural Heritage Lodged: No Result
Aboriginal Cultural Heritage Historic: No Result

General Information

Ward: No Result
Locality: LOWER KING
Polygon Number: 588182
PI Parcel: D045894 52
Lot Number: 52
Usage Description: Transfer of Land Act (Type 1)
Usage Code: 1
Area(m2): 4343.787

Planning Considerations

Consideration: No Result
Scheme Standards: No Result
More info: No Result

Building Applications

Application Number: 271043
Description: SHED
Decision Description: Approved
Decision Date: 12/10/2007





Property address

1 Shell Bay Rd Lower King
Lot 52

Property use

House



Services for this property

	Available	Connected
Water	✓	✓
Sewerage	✗	✗
Drainage	✗	N/A

Services charges

\$289.66

Total for 2024 - 2025 financial year

\$247.28

Amount for current financial year to date.
For period **01/07/2025** to **30/04/2026**

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1376 97

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 52 ON DIAGRAM 45894

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

(T O363514) REGISTERED 11/3/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. L064042 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 58684 REGISTERED 10/9/2009.
2. O363515 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 11/3/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1376-97 (52/D45894)
PREVIOUS TITLE: 404-100A
PROPERTY STREET ADDRESS: 1 SHELL BAY RD, LOWER KING.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: K617333 DEPOSITED PLAN (INTEREST ONLY) 58684 LODGED



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T

CT 1376 0097 F

Application A801139

WESTERN

AUSTRALIA

Volume 404 Folio 100A



1376 097

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 26th March, 1974

M. Edwards
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 50 and being Lot 52 on Diagram 45894, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

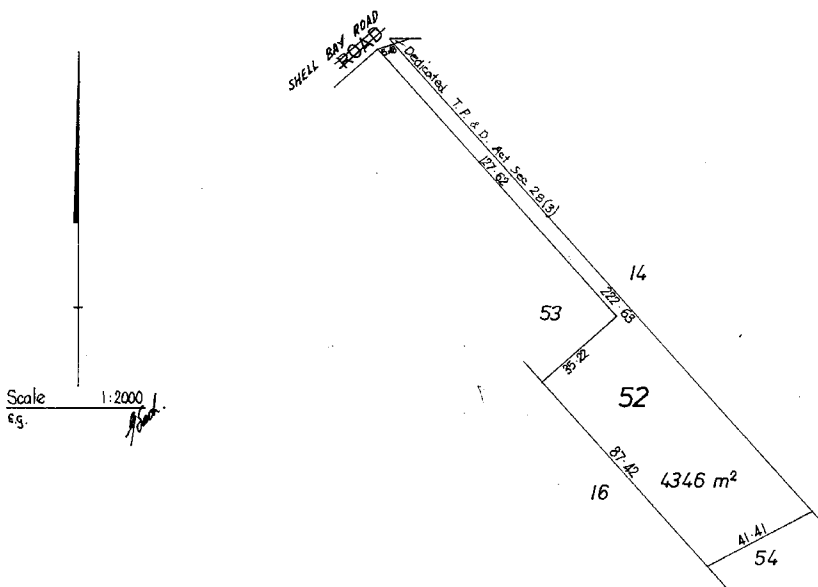
~~James Bertram Taylor of Lower King via Albany, Farmer.~~

SECOND SCHEDULE (continued overleaf)

NIL

M. Edwards
REGISTRAR OF TITLES

THIRD SCHEDULE



Scale
eg. 1:2000

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

90971/8/71-30M-O/SOL

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

[illegible]**SECOND SCHEDULE (continued)**

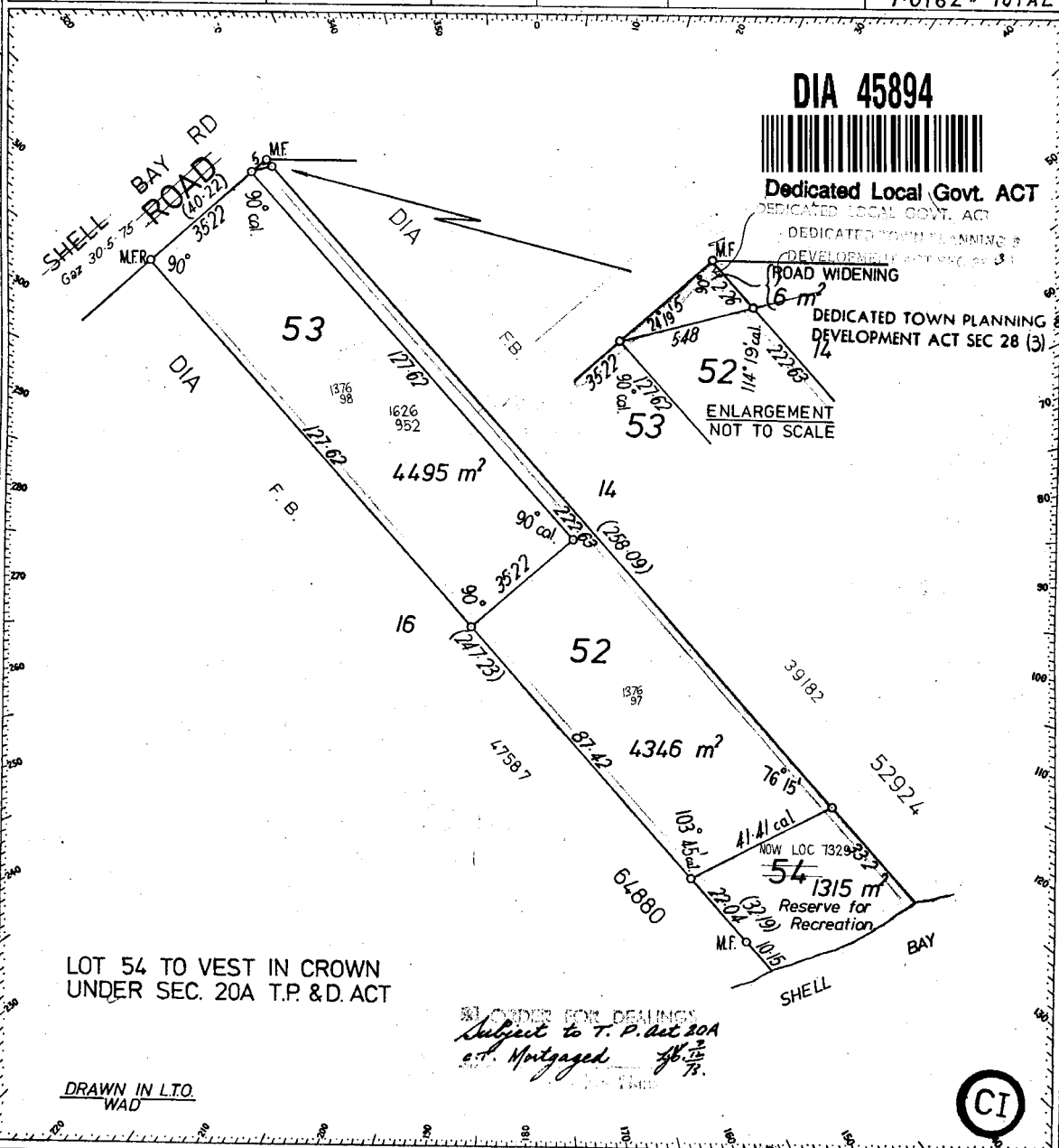
NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

[illegible]

CERTIFICATE OF TITLE VOL.

1376 097

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	LOT 15 OF LOC 50	34040	1:1250	Vol. 404.. Fol. 100A. N.T.G.	1.0156 ha. Green 0.0006 ha. Brown 1.0162 ha. TOTAL



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 Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.		Approved by Town Planning Board 31351 <i>David Can</i> Chairman	
Date _____ Licensed Surveyor.		Date 16/10/73	
Approved APPROVED Inspector of Plans and Surveys Examined <i>26.3.74</i> Date 26.3.74	On 3645 (2) Diagram Index Plan CORIMUP. 2000. 14/14 " " " 14/13	Registered Fee Paid 13.00 2416 1.7.10.73	Diagram No. 45894

10/14/74-21-0

Dkt Dia 40962

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

L 64042 BC E 10 Sep 2009
04 Sep 2009 18:00:00 Midland
REG \$ 110.00
809



REG \$ 110.00

PA 178624...
B78

Lodged By

CS LEGAL

Address

PO Box 8288
PERTH BC WA 6848
Tel: 0476 4498
Fax: 0326 8538
Issuing Box No. 2088

Phone No.

Fax No

E-Mail

Reference No.

Issuing Box No.

Prepared By HAYNES ROBINSON

70-74 FREDERICK STREET
ALBANY WA 6330

Address

Phone No. (08) 9841 1122

Fax No. (08) 9841 7867

E-Mail

Reference No. PW:SM 3031386

Issuing Box No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER
THAN LODGING PARTY.

(4)

CA
FR

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

	Received Items
1. _____	Nos.
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND
ACT 1893 as amended on the day and time shown above and
particulars entered in the Register.

EXAMINED



CONSENT

The Mortgagee, Australia and New Zealand Banking Group Ltd of Albany Highway, Albany, Western Australia, under Mortgage Numbers I560740 and K242412 consents to this Easement.

Signed for and on behalf of)
AUSTRALIA AND NEW ZEALAND)
BANKING GROUP LTD)
by its duly authorised)
attorney)
in the presence of)

Power of Attorney No.

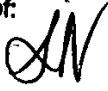
.....
Witness

**NAZAREEN WILLIAMS
ACTING MANAGER SECURITIES**

SEALED With the seal of

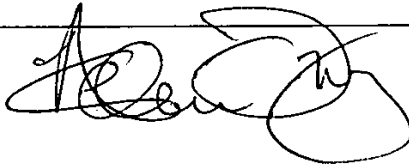
**the Attorney of AUSTRALIAN AND
NEW ZEALAND BANKING GROUP
LIMITED A.C.N. 005 357 522
and signed by him/her on behalf
of the said Bank under Power of
Attorney No. I486779 in the
presence of:**

**Australia
and New
Zealand
Banking
Group
Limited
by its
Attorney**

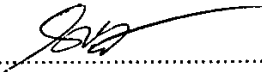

Sophia Nguyen

.....
An Officer of the said Bank

SIGNED by
HELEN MARIE FRY
in the presence of:

) )

Witness



Print Name

Susette Daves

Address

9 Geraldine St Cottlesloe

Occupation

Comp Director

Australian
and New
Zealand
Banking
Group
Limited
by its
Attorney

SEALING WITH THE SEAL OF
THE ATTORNEY OF AUSTRALIAN AND
NEW ZEALAND BANKING GROUP
LIMITED A.C.N. 008 321 525
and signed by him/her on behalf
of the said Bank under Power of
Attorney No 148673 in the
presence of:

.....
An Officer of the said Bank

3. MAINTENANCE OF THE ACCESSWAY

- (a) The Grantor and Grantee will contribute in equal shares to the cost of maintaining the Accessway in good repair and condition from time to time;
- (b) Each party at its own expense will make good any damage done to the Accessway and/or the Servient Tenement and/or the Dominant Tenement in the course of maintenance of the Accessway caused by that party or its invitees.

4. CLOSURE OF THE ACCESSWAY

The Grantor will be entitled to close off the Accessway on Good Friday and Christmas Day in each year in order to prevent the creation of any right in favour of any member of the public over the Accessway or the Servient Tenement.

5. LEGAL COSTS AND STAMP DUTY

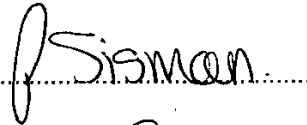
The Grantee will pay the costs of and incidental to the instructions for and the preparation, execution, stamping and registration of this deed and all stamp duties and registration fees relating to the Deed.

EXECUTED as a deed the 28th day of May 2009.

SIGNED by
DONALD SISMAN
in the presence of:



Witness



Print Name

PATRICIA SISMAN

Address

17 BATESFORD ST.
ALBANY.

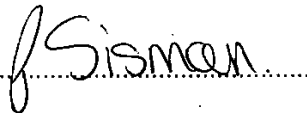
Occupation

PRISON OFFICER

SIGNED by
CHRISTINE SISMAN
in the presence of:

C. Sisman.

Witness



Print Name

PATRICIA SISMAN

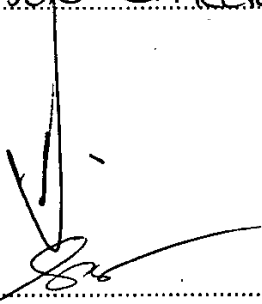
Address

17 BATESFORD ST.
ALBANY.

Occupation

PRISON OFFICER

SIGNED by
RICHARD MALCOM FRY
in the presence of:



Witness

Print Name

Susette Davies

Address

9 Geraldine & Collesloe

Occupation

Comp Director

Dominant Tenement means the land situated at Lot 51 Shell Bay Road, Albany, Western Australia and being:

Lot 51 on Deposited Plan 58683 and being the whole of Land comprised in Certificate of Title
Volume Folio ;

Encumbrance means Mortgages I560740 and K242412 to the Australia and New Zealand Banking Group Ltd;

Servient Tenement means the land situated at Lot 52 Shell Bay Road, Albany, Western Australia and being:

Lot 52 on Diagram 45894 and being the whole of Land comprised in Certificate of Title Volume 1376 Folio 97.

1.2 Headings, Number, Gender and Person

Headings and underlinings are for convenience only and do not affect the interpretation of this deed. Words importing the singular include the plural and vice versa. Words importing a gender include any gender. A reference to a person includes a reference to a natural person, a corporation and any entity capable of being the subject of legal proceedings;

1.3 Party

A reference to a party includes permitted assigns and in the case of a corporation includes its successors, and in the case of a natural person that party's personal representative;

1.4 Governing Law

This deed must be construed in accordance with and governed by the laws of Western Australia;

1.5 Joint and Several

An obligation on the part of two or more persons binds them jointly and severally.

2. GRANT OF RIGHT OF CARRIAGEWAY

The Grantor transfers and grants to the Grantee a right of carriageway in the terms of the Ninth Schedule to the Transfer of Land Act, 1893, as amended (as relating to transfers of freehold land) over the Accessway, the Servient Tenement being subject to the Encumbrance but reserving unto the Grantor full free and uninterrupted right and liberty to lay mains, pipes, wires, cables and drains under the Accessway and to temporarily close the Accessway to enable maintenance of the Accessway to be effected provided that in carrying out maintenance, the Grantor will cause as little inconvenience to persons entitled to use the Accessway as is reasonably possible.

FORM B?

FORM APPROVED
NO. B4682

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

Deed of Right of Carriageway

(Note 1)

ABN 66 012 878 629
WESTERN AUSTRALIA DUTY
TSF 19/11/09 10:15 003024220-001 VG N
DUTIABLE VALUE \$ *****6,000
DUTY \$ *****114.00
PEN *****2.00

THIS DEED is made

BETWEEN:

DONALD SISMAN and CHRISTINE SISMAN both of 3 Shell Bay Road, Albany, Western Australia, ("the Grantee")

AND

RICHARD MALCOM FRY and HELEN MARIE FRY both of 1 Shell Bay Road, Albany, Western Australia ("the Grantor")

RECITALS:

- A. The Grantor is registered as the Proprietor of the Servient Tenement which is subject to the Encumbrance but otherwise free from encumbrances and the Grantee is registered as the proprietor of the Dominant Tenement.
- B. The Grantor and the Grantee have agreed to create the right of carriageway on the terms and conditions contained in this Deed.

OPERATIVE PART:

1. DEFINITIONS AND INTERPRETATIONS

1.1 Definitions

In this deed, unless the context indicates to the contrary:

Accessway means that part of the Servient Tenement marked "A" on Deposited Plan 58684;



Property Interest Report

1 Shell Bay Road, Lower King 6330

landgate.wa.gov.au

1.

Property information

This section includes an aerial photograph and details of this property.

2.

Summary of interests that **AFFECT** this property

This section helps you to see at a glance interests pertaining to this property.

3.

Summary of interests that **DO NOT AFFECT** this property

This section helps you to see at a glance interests that do not affect this property.

4.

Details of interests that **AFFECT** this property

This section provides details of how an interest specifically relates to this property.

What is a property interest?

A property interest gives rights to a land owner but also, could imply restrictions or impose responsibilities which may impact on their use or enjoyment of the land. Most interests are created by government legislation, policies and guidelines.

Where does property interest information come from?

This service gathers interest information from multiple government bodies and private organisations in Western Australia and consolidates that information into the Property Interest Report. This report will show interests that do and do not affect the property.

Does this report include all interests?

This Property Interest Report only serves as a guide to interests that relate to this property not recorded on the Certificate of Title.

Landgate does not have access to all interest information that affects property in Western Australia. There may be other interests that relate to the property, where that information is currently not available to Landgate. For information on other known interests not in this report, see

<https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

Are interests on the Certificate of Title in this report?

No, this report does not include interest information registered on the Certificate of Title. Limitations, Interests, Encumbrances and Notifications may be registered on the Certificate of Title under Second Schedule Endorsements.

It is recommended that a copy of the Certificate of Title is obtained to identify any registered interests and/or information. Visit [landgate.wa.gov.au](https://www.landgate.wa.gov.au) to order a copy of the Certificate of Title.

How do I find out more information?

For further information about interests including information, contact details and relevant legislation on any interests in this report, see

<https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

If you have any queries or concerns, please contact the responsible agency of the interest in question, contact details can be found in this report or the interest dictionary.

Notice

This Property Interest Report has been produced by Landgate on behalf of the State of Western Australia. This report has direct access to property interest information held by multiple government bodies and private organisations in Western Australia.

This report is believed to be accurate and current at the time it was generated. However, circumstances and interests may change and can differ from the contents of this report. You must make your own assessment of it and rely on it at your own risk. Please see the full Disclaimer at the end of this report for further details.

Please note: Where risk has been identified to a property within this report and construction has occurred on the land, contact your relevant Local Government Authority for management remediation plans relevant to your property, or for properties being purchased off the plan, contact your developer.

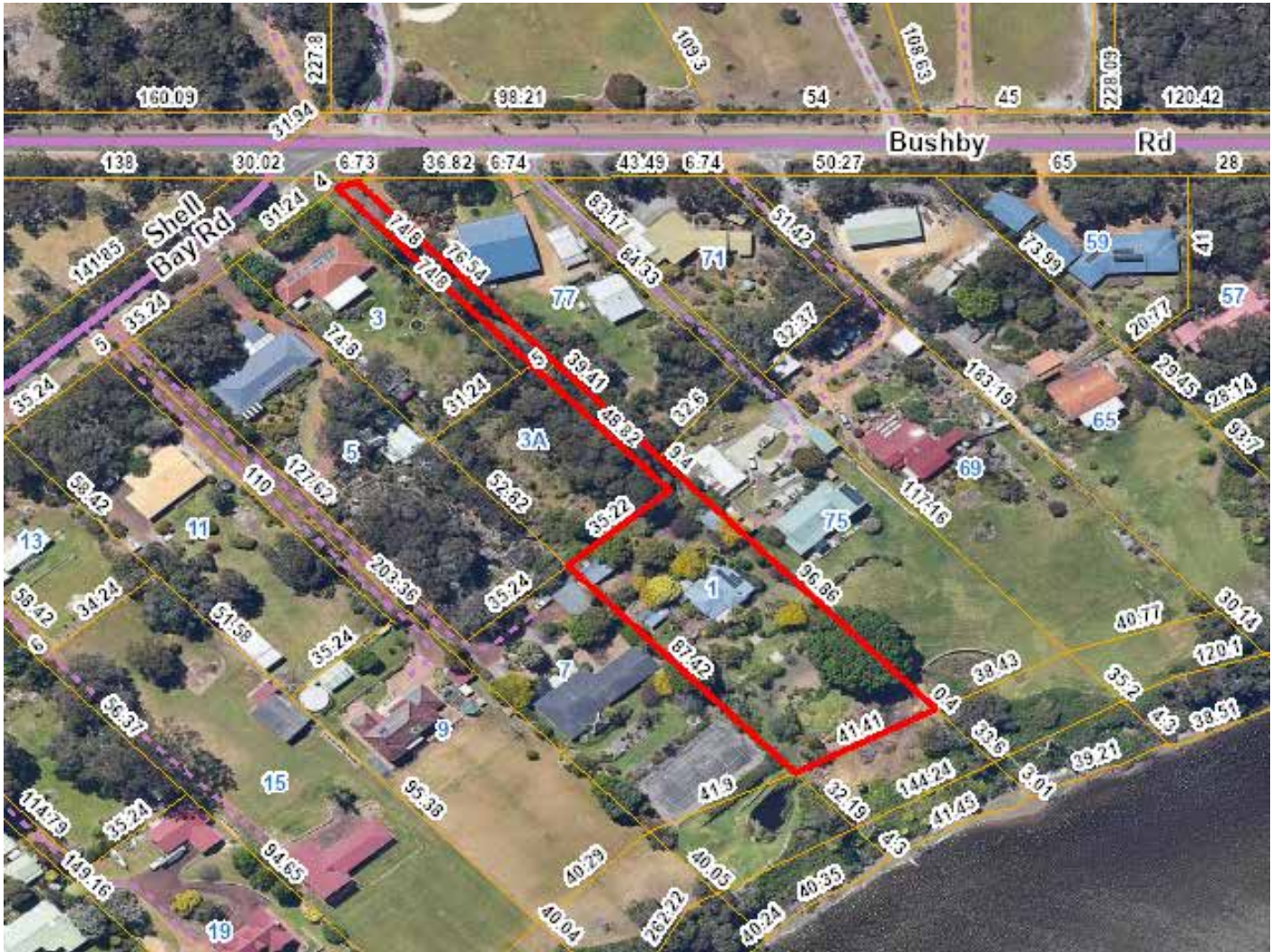


Image captured October 2024



1 Shell Bay Road, Lower King 6330

Number of interests that impact this property	19
Certificate of title number	1376/97
Land ID	Lot 52 On Diagram 45894
Type of property	House
Property use	Residential
Year built	1950
Wall/Roof type	Weather Board Walls/Tile Roof
Land area	4346 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R5)



Perth CBD
383.8km



Beach
6.5km



Primary School
2.4km



Secondary School
2.4km

2. Summary of interests that **AFFECT** this property

4

Interests below specifically affect this property but do not appear on the Certificate of Title. For information and details on how the below interests may impact your property, please see section four of this report.

- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Native Vegetation
- Occupancy Permit
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- Swimming Pool
- Waterways Conservation Act Management Areas

3. Summary of interests that **DO NOT AFFECT** this property

5

Information currently available to Landgate suggests that these interests do not affect this property. For further information and contact details on these interests, please see the interest dictionary

<https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

-
- 1 in 100 AEP Floodplain Development Control Area
 - Aboriginal Cultural Heritage - Historic
 - Aboriginal Cultural Heritage - Lodged
 - Aboriginal Cultural Heritage - Protected Area
 - Aboriginal Cultural Heritage - Registered
 - Aboriginal Lands Trust Estate
 - Acid Sulfate Soil (ASS) Risk
 - APA Group Owned/Operated Gas Transmission Pipeline
 - ATCO Gas Australia Infrastructure
 - Australian Natural, Indigenous and Historic Heritage
 - Bush Forever Areas
 - Clearing Control Catchments
 - Commercial Building Disclosure
 - Contaminated Sites (Contaminated Sites Database)
 - Control of Access on State Roads
 - Dampier to Bunbury Natural Gas Pipeline Development Setback Area
 - Development Control Area (Swan and Canning Rivers)
 - Environmentally Sensitive Areas
 - Environmental Protection Policies
 - European House Borer
 - Former Military Training Area (Unexploded Ordnance)
 - Garden Bore Suitability
 - Harvey Water Infrastructure
 - Heritage Council - Agreement
 - Heritage Council - Assessment Program
 - Heritage Council - Protection Orders
 - Heritage Council - State Register of Heritage Places
 - Intensive Agricultural Industries
 - Iron Staining Risk
 - Jandakot Airport - Aircraft Noise
 - Jandakot Airport - Land Use Planning
 - Lands owned or managed by the Department of Biodiversity, Conservation and Attractions
 - Liquor Restrictions
 - Local Heritage Surveys
 - Marine Harbours Act Areas
 - Marine Navigation Aids
 - Metropolitan Region Improvement Tax
 - Mining Titles
 - National Park, Conservation Park and Nature Reserve
 - Navigable Water Regulations
 - Notices on Properties under the Biosecurity and Agriculture Management Act 2007
 - Notices on Properties under the Soil and Land Conservation Act 1945
 - Perth Airport - Aircraft Noise
 - Perth Airport - Land Use Planning
 - Perth Parking Policy
 - Petroleum Tenure
 - Possible Road Widening
 - Proclaimed Groundwater Areas
 - Proclaimed Surfacewater Areas
 - Protected Areas - Collaborative Australian Protected Area Database
 - Public Drinking Water Source Areas
 - Ramsar Wetlands
 - Region Schemes
 - Residue Management Notice
 - Shipping and Pilotage Port Areas
 - State Forest and Timber Reserve
 - State Planning Policy 5.4 - Road and Rail Noise
 - State Underground Power Program
 - Threatened Ecological Communities
 - Threatened Fauna
 - Threatened Flora
 - Titanium - Zircon Mineralization Areas
 - Water Corporation Beneficiary Lot Water and/or Sewer
 - Water Corporation Brighton Non-Drinking Water
 - Water Corporation Effluent Discharge Scheme
 - Water Corporation Farmlands Service Conditions
 - Water Corporation Infrastructure (above and below ground)
 - Water Corporation Infrastructure Buffer Zones

3. Summary of interests that **DO NOT AFFECT** this property

6

- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- Water Corporation Non-Standard Services (Private Fire Service)
- Water Corporation Pressure Exempt
- Water Corporation Private Pressure Sewer System
- Water Corporation Reserve Sewer, Water and Drainage Infrastructure Contribution Charge
- Water Corporation Saline Water
- Water Corporation Sewer System
- Water Corporation Special Agreement - Nitrate Water Condition
- Water Corporation Special Agreement - Non-Potable
- Water Corporation Water service is supplied by an Agreement
- Western Power Infrastructure
- Wetlands

4. Details of interests that **AFFECT** this property

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Interests below in alphabetical order specifically affect this property but do not appear on the Certificate of Title. For further information and Legislation details, see <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

Building and Construction Industry Training Levy

Responsible agency:

Construction Training Fund Board

Definition of Interest:

The Building and Construction Industry Training Levy is used to support training for people working within the building and construction industry, and is payable prior to the commencement of a project or upon application for a building license.

Affect of Interest:

The levy of 0.2% on the contract price is **applied to all** residential, commercial and civil engineering projects undertaken in Western Australia where the total value of construction is over \$20,000. The project owner pays the levy when an application for a building permit is made to the Local Government Authority.

For more information contact our office on (08) 9244 0100 or see www.bcitf.org.

Legislation governing the interest:

[Building and Construction Industry Training Fund and Levy Collection Act 1990](#)
[Building and Construction Industry Training Levy Act 1990](#)

Building Permit

Responsible agency:

Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:

Generally, before any building work can be carried out a building permit must be in effect.

Affect of Interest:

A building permit application will be required to be submitted to the relevant local government if the proposal includes the construction, renovation, alteration or improvement of a building.

For information on applying for a building permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)
[Building Regulations 2012](#)

Bush Fire Prone Areas

Responsible agency:

Department of Fire and Emergency Services

Definition of Interest:

A bush fire prone area is an area that is subject to, or likely to be subject to, a bushfire attack. Additionally planning and building requirements may apply to developments within areas designated as bush fire prone by the Fire and Emergency Services Commissioner. A further assessment of bushfire risk may also be required under the Planning and Development (local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Bushfire and the Building Code of Australia.

Affect of Interest:

The selected property **is identified** as being fully or partially within a designated bush fire prone area. Additional planning and building requirements may apply, in accordance with Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Building Code of Australia.

Details are as follows:

4. Details of interests that **AFFECT** this property

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Bush Fire Prone Areas:

Designation - Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)

DesignationDate - 13/12/25 (since 08/12/15)

LGA - ALBANY

Comments - This site has been in a designated bush fire prone area for longer than four months. Additional planning and building requirements may apply to development on this site.

A Bushfire Attack Level (BAL) assessment or BAL Contour Map may be required in certain circumstances under Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015 if the site has been located in a bush fire prone area for a period of at least four months. Development approval must be obtained in areas with a BAL rating of BAL-40 or BAL-Flame Zone (FZ) before commencing any development, including instances where development approval would not normally be required. A bushfire management plan may also be required.

Bushfire construction requirements set out in the Building Code of Australia apply to certain buildings in designated bush fire prone areas if the site has been located in a bush fire prone area for a period of at least four months. A further assessment of bushfire risk, such as a BAL assessment, will assist in determining the appropriate level of bushfire resistant construction that should be incorporated into the building. In general a building permit is required before undertaking most new building work.

Certain exemptions and exclusions may apply.

Local governments may also have locally specific planning or building requirements.

For specific requirements contact the planning or building section of your local government.

For further information about the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Bushfire or the associated Guidelines, contact the Department of Planning Bushfire Policy Officer at bushfire@dph.wa.gov.au or on (08) 6551 9000.

For general information regarding the Building Code of Australia and requirements for bush fire prone areas, contact the Department of Energy, Mines, Industry Regulation and Safety - Building and Energy Division at be.info@demirs.wa.gov.au or on 1300 489 099.

If the property has a notification on the title stating that the land is within a designated bushfire prone area, and the Map of Bushfire Prone Areas confirms that the land is **no longer** designated as bushfire prone, the notification on the title may be removed by lodging the Removal of Notification e-form under section 70A of the Transfer of Land Act 1893. This form is available from [Landgate's Land Titling & search forms](#). Please note that the relevant local government authority will be required to sign the form before submission to Landgate. Fees apply.

4. Details of interests that **AFFECT** this property

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Legislation governing the interest:

[Fire and Emergency Services Amendment Act 2015](#)

[Fire and Emergency Services Act 1998](#)

[Planning and Development \(Local Planning Schemes\) Regulations 2015](#)

[Building Act 2011](#)

[Building Regulations 2012](#)

Demolition Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

Generally, a demolition permit is required for the demolition, dismantling or removal of a building or incidental structure or to do one or more stages of demolition work.

Affect of Interest:

A demolition permit application will be required to be submitted to the relevant local government.

A person named as a demolition contractor on a demolition permit may be required to be appropriately licensed by WorkSafe to carry out demolition work, as well as an asbestos removal licence. The licence from WorkSafe is in addition to the requirement for a demolition permit.

For information on applying for a demolition permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

[Work Health and Safety \(General\) Regulations 2022](#)

Dial Before You Dig

Responsible agency:

Dial Before You Dig

Definition of Interest:

Dial Before You Dig is a referral service for information on locating underground utilities anywhere in Western Australia. Australia's national referral service for information on underground pipes and cables.

Affect of Interest:

This will affect the property when ground disturbance works are planned, for further information or plans on location of underground utilities see www.1100.com.au or contact our office on 1100.

Legislation governing the interest:

[Occupational Health, Safety and Welfare Act 1984](#)

[Occupational Safety and Health Regulations 1996](#)

Emergency Services Levy

Responsible agency:

Department of Fire and
Emergency Services

Definition of Interest:

The Emergency Service Levy (ESL) category classification of a property (declared by the Minister for Emergency Services) determines the ESL assessment rate that will be applied to the Gross Rental Value (GRV) of a property to calculate the ESL charge each year (subject to minimum and maximum ESL charge declarations). ESL category classification boundaries are managed by the DFES based upon cadastral information.

Affect of Interest:

4. Details of interests that **AFFECT** this property

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The selected property **currently has** the Emergency Services Levy classification of **Category 5**.

The ESL category classifications:

Category 1: Availability of a network of career Fire & Rescue Service stations and the State Emergency Service (SES).

Applies in the Perth metropolitan area.

Category 2: Availability of a career Fire & Rescue station and a volunteer Fire & Rescue Service brigade and the SES.

Applies in the city centres of Albany, Bunbury, Greater-Geraldton, Kalgoorlie-Boulder and Mandurah.

Category 3: Availability of a Volunteer Fire & Rescue Service brigade or bush fire brigade with frequent support from the metropolitan network of career Fire & Rescue Service stations and the SES.

Applies in the periphery of the metropolitan area.

Category 4: Availability of a Volunteer Fire & Rescue Service brigade or a Volunteer Emergency Service Unit or a breathing apparatus equipped bush fire brigade and the SES.

Applies in approximately 90 country townsites.

Category 5: Availability of a bush fire brigade and the SES.

Applies in all other areas of the State except Indian Ocean Territories.

Please note the following properties are exempt from ESL (by Regulation):

- Vacant land owned by Local Governments;
- Certain Mining Tenements granted for prospecting/exploratory activities only; and
- The Wittenoom town site (a contaminated site);

Use the Emergency Services Levy calculator below to work out how much ESL you are likely to pay on a property, see

www.dfes.wa.gov.au/emergencyserviceslevy/pages/eslcalculator.aspx.

For more information contact our office on (08) 9395 9485, or see www.dfes.wa.gov.au.

Legislation governing the interest:

[Fire and Emergency Services Act 1998](#)

[Fire and Emergency Services Regulations 1998](#)

Groundwater Salinity

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

The salinity in groundwater varies greatly in Western Australia. This depends on many factors such as geology, topography, climate and coastal seawater intrusion. The Department of Water and Environmental Regulation (DWER) categorises the groundwater salinity according to the salt content and its application for public drinking, irrigation, stock water etc.

Affect of Interest:

The salinity in groundwater in Western Australia varies considerably. This depends on many factors such as geology, topography, climate and coastal seawater intrusion.

Due to the fluid nature of ground conditions it is only possible to report on a indicative reading for the groundwater salinity that exists at this location.

4. Details of interests that **AFFECT** this property

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If the groundwater salinity at this location is important then you should contact the closest regional office for advice on this subject.

Groundwater Salinity:

TDS per milligram per litre - 500-1000

Salinity is the measure of total dissolved solids (TDS) or salts in water and is reported as milligrams per litre (mg/L).

The range of salinity of natural water is:

Category	Salinity range
Fresh	0-500 mg/L TDS (suitable for selected agricultural use)
Marginal	500-1000 mg/L TDS (suitable for selected agricultural use)
Brackish	1000-3000 mg/L TDS (used for parkland irrigation)
Saline	3000-35,000 mg/L TDS (industrial use and stock watering up to 10,000mg/L)
Hypersaline	>35,000 mg/L TDS

To verify the groundwater salinity at a particular location contact our office on (08) 6364 7600 or waterinfo@water.wa.gov.au, or see www.water.wa.gov.au/water-topics/groundwater.

Legislation governing the interest:

The Department of Water advises against drilling garden bores in areas underlain by the saltwater interface. There is no legislative basis or implications for this advice.

Land Tax

Responsible agency:

Department of Finance

Definition of Interest:

Land tax is an annual tax based on the ownership and usage of land at midnight on 30 June and is levied in respect of the financial year following that date. Various exemptions or concessions may apply. Until land tax is paid it remains a first charge on the land.

Affect of Interest:

Land tax is an annual tax based on the ownership and usage of land at midnight on 30 June and is levied in respect of the financial year following that date. Various exemptions or concessions may apply; for example, primary residences.

For more information contact our office on (08) 9262 1200 or see www.finance.wa.gov.au/landtax.

Legislation governing the interest:

[Taxation Administration Act 2003](#)

[Land Tax Assessment Act 2002](#)

[Land Tax Act 2002](#)

Local Government Rates

Responsible agency:

Department of Local Government, Sport and Cultural Industries

Definition of Interest:

A Local Government Authority can levy rates on any rateable land within its district in accordance with the provisions of the *Local Government Act 1995* and its associated regulations.

Affect of Interest:

Local Government Authorities can levy rates on any rateable land within its district in accordance with the provisions of the *Local Government Act 1995* and its associated regulations.

For more information contact your Local Government Authority.

Legislation governing the interest:

[Local Government Act 1995](#)

[Local Government \(Financial Management\) Regulations 1996](#)

Local Planning Schemes Responsible agency: Department of Planning, Lands and Heritage	Definition of Interest: Local Planning Schemes set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development in a locality. Affect of Interest: The selected area of land has the following zoning(s) and/or land-use class(es): Local Government Authority: Description - LGA Boundary Name - ALBANY, CITY OF Residential Code: R Code Number - R5 Gazettal Date - 27/02/2024 Scheme Name - ALBANY Scheme Number - 2 Local Area Zoning: Scheme Name - ALBANY Zoning - Residential Label - Label Description - Gazettal Date - 27/02/2024 Scheme Number - 2 For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx. Or contact your Local Government Authority for more information. Legislation governing the interest: Planning and Development Act 2005 Planning and Development (Consequential and Transitional Provisions) Act 2005 State Planning Policy 3.1 - Residential Design Codes Model Scheme Text
Mosquito-borne Disease Risk Responsible agency: Department of Health	Definition of Interest: Mosquitoes can be a serious nuisance in certain regions of Western Australia and can spread disease-causing viruses such as Ross River, Barmah Forest, Kunjin and Murray Valley encephalitis viruses. Affect of Interest: The selected area is impacted by the risk of mosquito-borne diseases. Details are as follows: Mosquito-borne Disease Risk: Risk Level - Occasional very high risk Frequent high risk The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes. Occasional very high risk The selected area is in a region that experiences severe problems with nuisance and disease carrying mosquitoes in some years, depending on environmental conditions. Frequent high and occasional very high risk The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes, and severe issues are also experienced in some years depending on environmental conditions. Low or unknown risk

4. Details of interests that **AFFECT** this property

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This location has not experienced high rates of mosquito-borne disease in the past. However, the sporadic nature of mosquito-borne disease outbreaks means that this not necessarily a precise indicator of future risk. Furthermore, regions with low or no resident human population may also be classified as low risk even though there may be an undocumented high risk in the area. Finally, significant mosquito nuisance issues may still be experienced, despite a low health risk.

Residents are advised to avoid exposure to mosquitoes and minimise mosquito breeding around the home as appropriate, particularly following extreme weather events such as heavy rainfall, high tides (in coastal areas) or localised flooding that may create abnormally large areas of mosquito breeding habitat.

For information on mosquito control in your local area or to report a mosquito problem please contact your Local Government Environmental Health Officer.

For more information about mosquito management, contact the Environmental Health Directorate on (08) 9388 4999 or email medical.entomology@health.wa.gov.au or see http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management.

Legislation governing the interest:

[Health Act 1911](#)

Native Title and Indigenous Land Use Agreements

Responsible agency:

National Native Title Tribunal

Definition of Interest:

Native title is the recognition in Australian law that some Indigenous people continue to hold rights to lands and waters. An Indigenous Land Use Agreement (ILUA) is an agreement about native title made between one or more native title groups and other people.

Affect of Interest:

Your area of interest **is within** the geographic extent(s) of the following Native Title Applications, Determinations or Indigenous Land Use Agreements (ILUAs):

IMPORTANT INFORMATION: PLEASE NOTE

WHILE NATIVE TITLE INTERESTS MAY HAVE BEEN IDENTIFIED OVER THE AREA OF YOUR SEARCH, IT MUST BE NOTED THAT:

Native Title cannot generally exist over the following types of tenure:

- residential freehold;
- farms held in freehold or;
- pastoral or agricultural leases that grant exclusive possession;
- residential, commercial or community purpose leases, or
- public works like roads, schools or hospitals.

Native Title can generally only exist over the following types of tenure:

- vacant (unallocated) crown land;
- some state forests, national parks and public reserves depending on the effect of state or territory legislation establishing those parks and reserves;
- oceans, seas, reefs, lakes and inland waters;
- some leases, such as non-exclusive pastoral and agricultural leases, depending on the state or territory legislation they were issued under, or
- some land held by or for Aboriginal people or Torres Strait Islanders.

The status of a Native Title Application will determine the rights and restrictions within the boundary of that Application.

Applications as Determined by the Federal Court:

4. Details of interests that **AFFECT** this property

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native_title_determined_number - 6117
nntt_no - WC1996/041, WC1996/109, WC1997/071, WC1998/058
federal_court_reference - WAD6085/1998
determination_name - SOUTH WEST SETTLEMENT
registered_nt_body_corp - N/A
data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
comments -
area_sq_km - 195128.35
determination_method - Consent
determined_in_full - Yes
determined_outcome - Extinguished
design_file -
design_level -
last_updated - 25/02/2022
registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010
Indigenous Land Use Agreements:
native_title_ilua_number - 3124
NNTT Number - WI2017/014
Agreement Name - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT
Status - Registered
Agreement Type - Area
Applicant Name - State of Western Australia
Date Registered (dd/mm/yyyy) - 17/10/2018

Please refer to the Interest Dictionary (<https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>) for terms used in this report.

For more information contact our office on 07 3052 4040 or see www.nntt.gov.au.

Legislation governing the interest:

[Native Title Act 1993 \(Commonwealth\)](#)

Native Vegetation

Responsible agency:

Department of Primary Industries and Regional Development

Definition of Interest:

The clearing provisions of the *Environmental Protection Act 1986 (EP Act)* require the clearing of native vegetation to be authorised by a clearing permit, unless the clearing is subject to an exemption.

Affect of Interest:

Native Vegetation is mapped as occurring **within the** selected property or area of land.

It is the responsibility of the person undertaking the clearing to determine whether an exemption is applicable in each circumstance. If an exemption does not apply, a clearing permit will be required to authorise the clearing.

Native Vegetation:

ID Number - 255302

Area and Date - MOUNTBARKER FEB 2016

Comments - REMNANT VEGETATION

Capture Scale - 10000

ID Number - 262007

4. Details of interests that **AFFECT** this property

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Area and Date - MOUNTBARKER FEB 2016

Comments - REMNANT VEGETATION

Capture Scale - 10000

For more information on native vegetation on your property or Clearing Permit applications see www.der.wa.gov.au/our-work/clearing-permits/46-clearing-permit-application-forms or contact DWER on (08) 6364 7098, or email admin.nvp@dwer.wa.gov.au.

Legislation governing the interest:

[Environmental Protection Act 1986](#)

[Environmental Protection \(Clearing of Native Vegetation\) Regulations 2004](#)

Occupancy Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

The building approvals process in Western Australia is legislated under *The Building Act 2011* from the design stage right through to occupation of a building.

Affect of Interest:

Occupancy Permits are required in order to occupy multi-residential, commercial and public buildings.

For information about building work that requires an occupancy permit contact a Building Surveyor ([refer to list of registered building surveyors](#)) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Residual Current Device

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

Residual Current Devices (RCDs) monitor the flow of electricity from the main switchboard and prevent electrocution by cutting the electricity supply if an imbalance in the current is detected. At least two RCDs must be fitted before land title is transferred.

Affect of Interest:

All home sellers and landlords must ensure that RCDs are installed in accordance with the Electricity Regulations to protect all power points and lighting circuits. RCDs cut the electricity supply instantly if a person touches a live part and receives a shock. By installing two or more RCDs, the property's circuits can be divided evenly between them, ensuring some light and power remains if one RCD operates. Multiple RCDs also avoid nuisance operation caused by appliances with low-level leakage currents. All properties constructed after 2000 should already have two RCDs fitted. Two RCDs must be fitted to protect all power points and lighting circuits in all homes before the land title is transferred. If you are planning to sell your home and it does not already have two RCDs protecting all power point and lighting circuits, you will need to engage a licensed electrical contractor to install them to comply with the Electricity Regulations.

Landlords must ensure RCDs are installed in accordance with the Electricity Regulations. If RCDs are not fitted, tenants should contact the managing agent or landlord and request that RCDs be installed as required.

For more information see [Handy guide to BE Safe – RCD safety switches](#) or call 1300 489 099.

Legislation governing the interest:

[Electricity Regulations 1947](#)

Smoke Alarm

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

The Building Code of Australia requires mains powered smoke alarms to be fitted in all newly constructed residential buildings and in new building work, such as alterations and extensions (where smoke alarms are required) in accordance with the building permit.

For existing dwellings, there are laws in Western Australia requiring owners to have mains-powered smoke alarms fitted to all residential properties that are subject to transfer of ownership, rent and hire, regardless of when they were built.

Affect of Interest:

The Building Regulations 2012 in Western Australia requires owners to have mains-powered smoke alarms fitted to all dwellings that are subject to transfer of ownership, rent and hire, regardless of when they were built.

The smoke alarms must:

- be installed in the dwelling in accordance with the Building Code of Australia applicable at the time of installation of the alarms;
- be not more than 10 years old and have not passed their expiry date;
- be in working order; and
- be permanently connected to the mains power supply.

Owners may be fined up to \$5,000 for non-compliance.

Refer to [Smoke alarms in dwellings for sale, rent or hire fact sheet](#) or Contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Sprinkler Restrictions & Bans

Responsible agency:

Department of Water and
Environmental Regulation

Definition of Interest:

Sprinkler restrictions and/or bans apply throughout Western Australia for scheme water users and domestic garden bores.

Affect of Interest:

The selected property **is identified** as being fully or partially within in an area designated to have sprinkler restrictions.

Details are as follows:

Sprinkler Restrictions:

Region - South-West

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers.

These restrictions include permanent efficiency measures, an annual winter sprinkler ban that applies to domestic sprinkler use and some non-domestic use, and can also include extra efficiency measures and restrictions from time to time such as extensions of the winter sprinkler ban period or other restrictions.

Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010.

www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_11731_homepage.html

Additional restrictions may also apply to specific locations. Please refer to your water service provider for more information relating to your area.

4. Details of interests that **AFFECT** this property

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For more information please see www.water.wa.gov.au/urban-water/water-restrictions/garden-bores.

For more information contact our office on 13 10 39 or see www.water.wa.gov.au and go to the Domestic Garden Bore website page.

Legislation governing the interest:

[Water Agencies \(Powers\) Act 1984](#)

[Water Agencies \(Water Use\) By-laws 2010](#)

Swimming Pool

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

In Western Australia, private swimming and spa pools with water that is more than 300mm deep must have a compliant safety barrier.

Affect of Interest:

This includes above-ground, in-ground, and portable swimming and spa pools, but not spa baths which are typically located in a bathroom and drained after each use. Safety barriers must comply with the technical requirements of the Building Regulations 2012, Building Code of Australia, and Australian Standard AS 1926.1. Building and Energy has produced "[Rules for Pools and Spas](#)", a guidance document on safety barrier requirements.

Generally, a building permit is required prior to the construction, erection, assembly, placement, renovation, alteration, extension, improvement or repair of a private swimming pool.

For information on safety barrier requirements, including exclusions and exemptions that may apply in limited circumstances, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Waterways

Conservation Act Management Areas

Responsible agency:

Department of Water and
Environmental Regulation

Definition of Interest:

Under the *Waterways Conservation Act 1976*, the Minister for Water and Department of Water and Environmental Regulation (DWER) have responsibility for the conservation of the waters and associated land in declared management areas. The Department of Water and Environmental Regulation has an approval process for certain works affecting these waterways and their foreshore areas.

Affect of Interest:

The selected property is **located within** a management area under the *Waterways Conservation Act 1976*.

This is within the following Department of Water and Environmental Regulation (DWER) Region:

Conservation Area Details:

Name - ALBANY WATERWAYS MANAGEMENT AREA

Act - Waterways Conservation Act

Status - Gazetted

Gazetted Date - 1.9910517E7

4. Details of interests that **AFFECT** this property

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Other Water Management Areas - Geographe Catchment, Swan River Trust, Wilson Inlet, Avon, Peel Inlet, Leschenault Management Areas, Cockburn Sound Management Council.

Activities within or adjacent to waterways outside the Waterways Conservation Act must still comply with the requirements for protection of waterways and foreshore areas established under local government, WAPC policy and DWER Policies.

For more information contact our office on (08) 6364 7600, further information and advice can be sought the DWER's regional offices. Contact information for regional offices is available at www.water.wa.gov.au.

Legislation governing the interest:

[Waterways Conservation Act 1976](#)

[Water Agencies \(Powers\) Act 1984](#)

[Water Resources Legislation Amendment Act 2007](#)

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