



Property Interest Report

20 Belfry Way, Wattle Grove 6107

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.

1. Property information

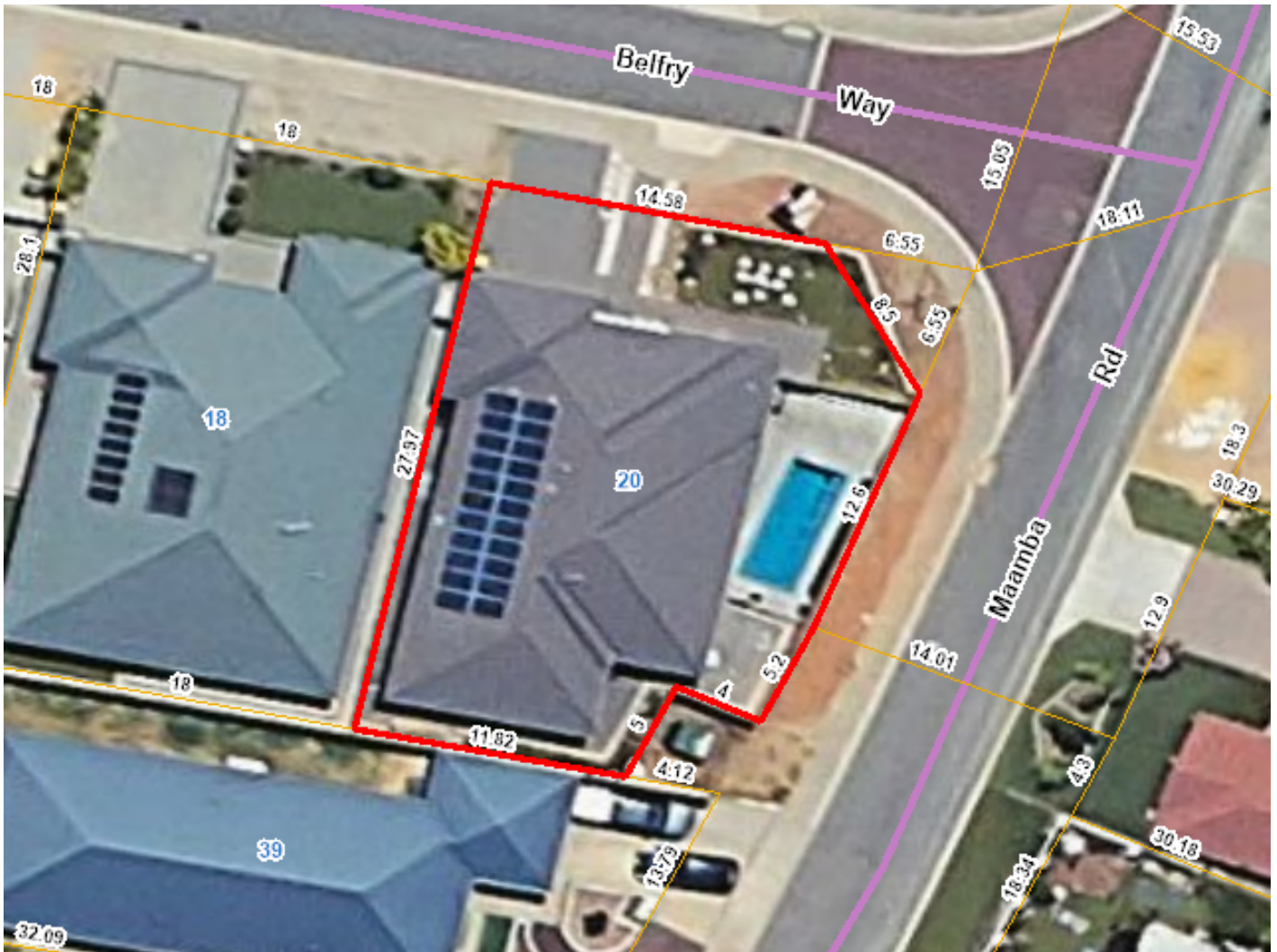


Image captured February 2023



20 Belfry Way, Wattle Grove 6107

Year built	2011
Building area	189.58 m ²
Type of property	House
Property use	Residential
Wall/Roof type	Brick Walls/Tile Roof
Local Government Authority	Kalamunda
Zoning	Residential (R20)
Land area	485 m ²
Land ID	Lot 442 On Deposited Plan 55591
Certificate of title number	2755/636
Number of interests that impact this property	26



Perth CBD
13.8km



Beach
11.0km



Primary School
1.5km



Secondary School
3.3km

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

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.

- Aboriginal Heritage Places
- Acid Sulfate Soil (ASS) Risk
- ATCO Gas Australia Infrastructure
- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- Dampier to Bunbury Natural Gas Pipeline
Development Setback Area
- Dial Before You Dig
- Emergency Services Levy
- European House Borer
- Garden Bore Suitability
- Groundwater Salinity
- Iron Staining Risk
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Metropolitan Region Improvement Tax
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Perth Airport - Aircraft Noise
- Proclaimed Groundwater Areas
- Sprinkler Restrictions & Bans
- State Planning Policy 5.4 - Road and Rail Noise
- Water Corporation Infrastructure (above and below ground)
- Western Power Infrastructure
- Wetlands

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

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 Lands Trust Estate
- APA Group Owned/Operated Gas Transmission Pipeline
- 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
- Development Control Area (Swan and Canning Rivers)
- Environmentally Sensitive Areas
- Environmental Protection Policies
- Former Military Training Area (Unexploded Ordnance)
- Future State Roads
- Harvey Water Infrastructure
- Heritage Council - Agreement
- Heritage Council - Assessment Program
- Heritage Council - Protection Orders
- Heritage Council - State Register of Heritage Places
- Intensive Agricultural Industries
- 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
- Mining Titles
- National Park, Conservation Park and Nature Reserve
- Native Vegetation
- 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 - Land Use Planning
- Perth Parking Policy
- Petroleum Tenure
- Possible Road Widening
- Proclaimed Surfacewater Areas
- Protected Areas - Collaborative Australian Protected Area Database
- Public Drinking Water Source Areas
- Ramsar Wetlands
- Region Schemes
- Residual Current Device
- Residue Management Notice
- Shipping and Pilotage Port Areas
- Smoke Alarm
- State Forest and Timber Reserve
- 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 Buffer Zones
- 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

3. Summary of interests that **DO NOT AFFECT** this property 6

- Water Corporation Special Agreement - Non-Potable
- Water Corporation Water service is supplied by an Agreement
- Water Resource License
- Waterways Conservation Act Management Areas

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

7

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>.

Aboriginal Heritage Places

Responsible agency:
Department of Planning,
Lands and Heritage

Definition of Interest:

Aboriginal Heritage Places are any places or objects that are of importance and significance to Aboriginal people, or have historical, anthropological, archaeological or ethnographic interest.

Affect of Interest:

Aboriginal heritage places that **are identified** within the specified search area are sites which appear on the Register of Aboriginal Sites.

It should be noted that the Register only holds information concerning Aboriginal heritage places that have been recorded and registered by the Department of Planning, Lands and Heritage (DPLH). There are an unknown number of sites within the State that have not as yet been identified or recorded and therefore do not appear on the Register.

These sites however are still afforded protection under the *Aboriginal Heritage Act 1972*.

Aboriginal Heritage Places:

Aboriginal Heritage Place Identifier - 3631

Name of Aboriginal Heritage Place - YULE BROOK A & B

Old Aboriginal Heritage Place Identifier - S02310

Place Status - Registered Site

Site Type - Artefacts / Scatter

Region - Metro/Wheatbelt

Gender Restrictions - No Gender Restrictions

Place File Restricted - No

Place Location Restricted - No

Place Boundary Reliable - Yes

Protected Area - No

National Estate Area -

Duplicate Place Identifier - Contact DPLH for list of duplicate Places

Date spatial information was last updated - 23/09/2021

The following fields and values are provided for each site:

Aboriginal Heritage Place Identifier: Of form 99999

Name of Aboriginal Heritage Place: Name of the Aboriginal Heritage Place (Textual)

Legacy ID: Old Heritage Place identifier, of form X99999 (where this exists)

Status: Heritage Place assessment/registration status. Values are: 'Lodged' (Lodged to register for assessing), 'Registered Site' (on the Aboriginal Heritage Sites Register), 'Stored Data / Not a Site' (Stored to Archive)

Type: Can have multiple entries. Values are: 'Ceremonial', 'Mythological', 'Repository/Cache', 'Skeletal Material', 'Manmade Structure', 'Fish Trap', 'Modified Tree', 'Painting', 'Engraving', 'Grinding Groove', 'Quarry', 'Artefacts Scatter', 'Midden', 'Historical', 'Rockshelter'

Region: Indicative regional location of Place

Gender Restrictions: 'Female' (Female Access Only), 'Male' (Male Access Only), or 'No Gender Restrictions'

File Restricted: Describes whether access to the site file is permitted. Values are:

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

8

'Yes' and 'No'.

Boundary Restricted: Describes whether access to the site location is permitted.

Values are: 'Yes' and 'No'.

Boundary Reliable: Values are: 'Yes' (Reliable) and 'No' (Unreliable)

Protected Area: Denotes if the site is a Protected Area. Value is of form 'Yes' if the Place is a Protected Area, and 'No' if it is not a Protected Area. Protected Areas are Aboriginal Heritage Places of such outstanding importance that they are declared as 'protected areas' pursuant to section 19 of the AHA.

National Estate Area: National Estate Area Number, blank if Place is not a national estate area

Duplicate Place Identifier: List of duplicate Place ID's, else blank if not a duplicate Place. Duplicate Places are Places that have inadvertently been registered more than once owing to errors in field recording work.

Date spatial information was last updated: dd/mm/yyyy

For more information contact our office on (08) 6551 8000 or sites@daa.wa.gov.au.

Legislation governing the interest:

Aboriginal Heritage Act 1972

Acid Sulfate Soil (ASS) Risk

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

The Department of Water and Environmental Regulation has produced Acid Sulfate Soil (ASS) risk maps for most coastal regions of WA to identify high risk ASS areas so disturbance and potential environmental damage can be avoided where possible. ASS risk areas are grouped into two classes according to the probability and depth of ASS and potential for disturbance.

Affect of Interest:

The area of interest is **categorised** into the following class or classes of ASS risk.

Note: Where more than one risk level exists at any one location within a site, the higher risk level will apply.

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.

Acid Sulfate Soil Risk Map, Swan Coastal Plain:

Risk Class - 2.0

Risk Level - Moderate to low risk

Acid Sulfate Soil Areas:

Risk Class - 2.0

Risk Level - Moderate to low risk

- Class 1 – there is a high to moderate risk of disturbing ASS materials at this site. WA Planning Commission will impose a condition on planning proposals in Class 1 areas.

- Class 2 – there is a moderate to low risk of disturbing ASS materials at this site. However, if site characteristics or local knowledge indicate the potential presence of ASS, further investigations are recommended, particularly if excavating more than 100 cubic metres of soil or carrying out dewatering/drainage works.

WA Planning Commission (WAPC) is responsible for land use planning and land

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

9

development in WA. A WAPC Acid Sulfate Soils Self Assessment Form must be submitted to the Department of Water and Environmental Regulation (DWER) before planning approval is granted.

See our website, www.der.wa.gov.au/ass for more information or phone 1300 762 982.

Legislation governing the interest:

Planning and Development Act 2005

Environmental Protection Act 1986

ATCO Gas Australia Infrastructure

Responsible agency:

ATCO Gas Australia

Definition of Interest:

ATCO Gas Australia is a private company delivering safe, reliable, cost-effective natural gas to West Australians. As a gas distribution company, ATCO Gas builds, owns and maintains an underground network of pipelines that bring natural gas to more than 700,000 consumers. Along with building and maintaining the network, we also perform the work to connect your homes and businesses to gas and read your meter.

Affect of Interest:

The selected property is **within the vicinity** of ATCO Gas Australia Infrastructure. Land use, building, demolition and access constraints may apply.

Details are available below:

ATCO Gas Australia Infrastructure:

Infrastructure Type - Gas Distribution Network

Depending on the infrastructure type as indicated above, the following advice will apply:

Gas Distribution Network

If the search area is identified as being within the Gas Distribution Network area, a gas connection might exist or be available for the property. See www.atcogas.com.au for more information about the gas connection process or contact ATCO Gas Australia on 13 13 56.

To view ATCO Gas distribution network maps see: www.atcogas.com.au/About-Us/Coverage-Maps.

Note: A gas connection may not always be available for properties within the Gas Distribution Network Area. If the property is not abutting a suitable existing gas distribution main, a pipeline extension may be required. However, buried pipework may still exist on your property. Visit Dial Before You Dig www.1100.com.au to determine the location of gas mains.

High Pressure Gas Pipeline

No work is permitted within 15 metres of a High Pressure pipeline without prior approval from ATCO Gas Australia. Land use, building, demolition and access constraints may apply.

Construction, excavation and other activities may be restricted in this zone. No

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

pavements (including crossovers) are to be constructed over the pipeline without prior consent from ATCO Gas Australia. Various pipeline safety tests may apply.

For more information contact our office on 1300 926 755, or email hpenquiries@atcogas.com.au.

PLEASE NOTE:

This report is not an alternative to Dial Before You Dig. Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.1100.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:

Energy Coordination Act 1994

Energy Operators (Powers) Act 1979

Gas Standards Act 1972

Gas Standards (Gas Supply and System Safety) Regulations 2000

Gas Standards (Gasfitting and Consumer Gas Installations) Regulations 1999

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 Mines, Industry Regulation and Safety

Definition of Interest:

All new buildings and incidental structure alterations to existing buildings and incidental structures are to be approved by the grant of a building permit by the relevant Permit Authority, in most instances this will be the Local Government Authority.

Affect of Interest:

All new buildings and alterations to existing buildings **are to be approved** by the issuing of a building permit.

For more information contact our office on 1300 489 099, or email bcinfo@commerce.wa.gov.au, or see www.buildingcommission.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. Additional 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), State Planning Policy 3.7 Planning in Bushfire Prone Areas 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:

Bush Fire Prone Areas:

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

DesignationDate - 11/12/21 (since 08/12/15)

LGA - KALAMUNDA

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 Schedule 2 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 GP5.1 and P2.3.4 of the Building Code of Australia apply to certain residential building work 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 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 Planning in Bushfire Prone Areas or the associated Guidelines, contact the Department of Planning, Lands and Heritage Bushfire Policy Officer at bushfire@planning.wa.gov.au or on (08) 6551 9000.

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

12

For general information regarding the Building Code of Australia and requirements for bush fire prone areas, contact the Building Commission at bcinfo@commerce.wa.gov.au or on 1300 489 099.

If the property has a notification on title stating that the land is within a designated bush fire prone area and the Map of Bush Fire Prone Areas confirms that the land is no longer designated as bush fire prone, then the notification on title may be removed through an N2 form 'Removal or modification of notification under section 70A of the Transfer of Lands Act 1893', available from <https://www.landgate.wa.gov.au/land-and-property/land-transactions-hub/land-transaction-forms/land-titling-and-search-forms>. Note that the relevant local government authority will be required to sign the form prior to its submission to Landgate. Fees apply.

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

Dampier to Bunbury Natural Gas Pipeline Development Setback Area

Responsible agency:

Dampier Bunbury Pipeline

Definition of Interest:

The Dampier to Bunbury Natural Gas Pipe (DBNGP) currently passes through the Perth metropolitan region, transporting gas from the north-west to the southwest of the State. The Dampier to Bunbury Natural Gas Pipeline was constructed in 1984. For more information see Western Australian Planning Commission (WAPC) Planning Bulletin 87.

Affect of Interest:

The selected property **is impacted** by the Dampier to Bunbury Natural Gas Pipeline. Restrictions may apply with regard to planning proposals in the vicinity of the pipeline.

Details of the impacted area(s) are provided below:

Dampier to Bunbury Natural Gas Pipeline Development Setback Area:

Description - DBNGP

For planning related enquires please contact the Department for Regional Development and Land, Infrastructure Corridors Branch (for the Dampier to Bunbury Natural Gas Pipeline) on (08) 6552 4572 or email infrastructurecorridors@rdl.wa.gov.au.

For more information about the DBNGP contact our office on (08) 9223 4928, or email landmanagement@dbp.net.au or see www.dbp.net.au/the-pipeline/about.aspx.

Legislation governing the interest:

Dampier to Bunbury Pipeline Act 1997

Petroleum Pipelines Act 1969

WAPC Planning Bulletin 87

Metropolitan Region Scheme

Dial Before You Dig

Responsible agency:

Dial Before You Dig

Definition of Interest:

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

13

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:

The selected property **currently has** the following Emergency Services Levy category classification:

Emergency Service Levy Boundaries:

ESL Category - 1

ESL Boundary - Metropolitan

ESL Calculation - In 2023-24 Category 1 properties pay \$0.013953 x the Gross Rental Value (GRV) subject to a minimum \$98 charge & a maximum charge of \$491 for vacant, residential & farming usages; and \$280,000 for commercial, industrial & miscellaneous usages

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

European House Borer

Responsible agency:

Department of Primary Industries and Regional Development

Definition of Interest:

The European House Borer (EHB) is a destructive pest of untreated dry (seasoned) pinewood and other softwood timbers. This impacts on the movement, storage, treatment and disposal of untreated pinewood located within a Restricted Movement Zone.

Affect of Interest:

The selected property **falls within** a suburb where EHB has been found. Restricted movement of pinewood may apply within all or part of this suburb. Refer to www.agric.wa.gov.au/biosecurity-biosecurity-quarantineeuropean-house-borer for up to date specific information on EHB Restricted Movement Zones and requirements.

The regulations restrict the movement, storage, treatment and disposal of untreated pinewood within EHB affected areas, known as Restricted Movement Zones (RMZ). Penalties of up to \$2000 apply for any regulation breaches. Assistance from individuals and businesses in complying with these regulations has played a large role in reducing the spread and infestation of EHB.

Details are as follows:

European House Borer - Restricted Movement Zone Localities:

Suburb - DARLING SCARP

For more information call us on 1800 084 881 or see our web site www.agric.wa.gov.au/biosecurity-biosecurity-quarantineeuropean-house-borer or email info@agric.wa.gov.au.

Legislation governing the interest:

Agriculture and Related Resources Protection (European House Borer) Regulations 2006

Garden Bore Suitability

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

As part of new water efficiency measures, the Department of Water and Environmental Regulation (DWER) has prepared a Perth groundwater area map showing where additional garden bores are suitable/unsuitable based on available hydrogeological information.

Affect of Interest:

The property **is within** an area where additional garden bores are:

Garden Bore Suitability:

Suitability - Unsuitable

The hydrogeological conditions beneath the property are listed above for the installation of a garden bore.

For more information please contact Water Information at the Department of Water and Environmental Regulation (DWER) on (08) 6364 7600 or waterinfo@water.wa.gov.au, or see www.water.wa.gov.au/urban-water/bores.

Legislation governing the interest:

Rights in Water and Irrigation Act 1914

Rights in Water and Irrigation Exemption (Section 26C) order 2010

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.

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	

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.

Iron Staining Risk

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

Groundwater in many areas in Western Australia contains dissolved iron. When the water is exposed to air, the iron is oxidised and forms a rust-coloured coating on walls and paving's.

Affect of Interest:

The property **is in an area** where there is an elevated iron / manganese staining risk according to data available at the time of publication.

Iron Staining Risk:

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

Risk - Low risk

If you wish to verify whether your proposed garden bore is located in an area of high risk of iron staining, please contact Water Information at the Department of Water and Environmental Regulation (DWER) on (08) 6364 7600 or waterinfo@water.wa.gov.au, or see www.water.wa.gov.au/home.

Legislation governing the interest:

There is no legislation directly related to this Interest.

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 - KALAMUNDA, CITY OF

Local Area Zoning:

Scheme Name - KALAMUNDA

Zoning - Urban development

Label -

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

Label Description -

Gazettal Date - 22/03/2007

Scheme Number - 3

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

Metropolitan Region Improvement Tax

Responsible agency:

Department of Finance and Department of Planning, Lands and Heritage

Definition of Interest:

Metropolitan Region Improvement Tax (MRIT) is an annual tax on land in the metropolitan region that is also liable for land tax. Unpaid MRIT remains a first charge on the land.

Affect of Interest:

The selected property **may be** subject to Metropolitan Region Improvement Tax (MRIT). MRIT is an annual tax on land in the metropolitan region that is also subject to land tax.

Your property falls within the Local Government Authority (LGA) below:

Local Government Authority - KALAMUNDA, CITY OF

For more information contact our office on (08) 6551 1000, or see www.finance.wa.gov.au/landtax.

Legislation governing the interest:

Metropolitan Region Improvement Tax Act 1959

Land Tax Assessment Act 2002

Taxation Administration Act 2003

Planning and Development Act 2005

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 - Low or unknown 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

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

19

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 - 3130
NNTT Number - WI2017/015
Agreement Name - WHADJUK PEOPLE 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 1800 640 501 or see www.nntt.gov.au.

Legislation governing the interest:

Native Title Act 1993 (Commonwealth)

Perth Airport - Aircraft Noise

Responsible agency:
Perth Airport

Definition of Interest:

Property in the vicinity of Perth Airport may be exposed to aircraft noise which can affect individuals in different ways. It is important that aircraft noise impacts are considered and understood when making appropriate property and lifestyle decisions. Perth Airport prepares N65 noise contours which describe the number of aircraft events greater than 65 decibels that can be expected over an average day.

Affect of Interest:

The selected property **is within** the N65 noise contour for Perth Airport and is exposed to aircraft noise. The N65 noise contour map describes the number of aircraft events greater than 65 decibels that can be expected over an average day. This is considered to be the approximate sound level at which conversation and other indoor activities can generally be disturbed. Please note that a property may be located within multiple N65 event zones.

Aircraft Noise:

Number of Events - 20 - 49 Events

For more information contact Perth Airport on (08) 9478 8888 or see www.perthairport.com.au.

Legislation governing the interest:

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

Airports Act 1996

Proclaimed Groundwater Areas

Responsible agency:

Department of Water and
Environmental Regulation

Definition of Interest:

Access to groundwater is regulated under the *Rights in Water and Irrigation Act 1914* in order to manage water resources.

Affect of Interest:

The selected area of land **falls within** a groundwater area that is proclaimed under the *Rights in Water and Irrigation Act 1914*.

Details of the proclaimed area(s) are provided below:

Proclaimed Groundwater Areas:

Groundwater Area Name - Perth

Proclaimed Status - Proclaimed

Relevant Act - RIWI Act 1914

Relevant Act Section - Section 26B (1)

Gazetted (Legal) Name - Perth Groundwater Area

Date Published in Gazette (dd/mm/yyyy) - 20/03/1998

Gazetted Type - Variation

Page in Gazette - 1517

Gazetted Plan Number - WRC3824-1-1

Comments -

You may need a licence or permit from the Department of Water and Environmental Regulation (DWER) if you propose to construct a bore or take groundwater from the shallow (superficial) aquifer or deeper aquifers.

There are exemptions from licensing requirements for certain purposes. For example the majority of garden bores may not require a licence if accessing a shallow (superficial) aquifer only.

To confirm whether you need a licence, go to the water licensing website page or contact your local DWER office.

For more information contact our office on (08) 6364 7600, or see www.water.wa.gov.au.

Legislation governing the interest:

Rights in Water and Irrigation Act 1914

Rights in Water and Irrigation Regulations 2000

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 - Perth/Mandurah

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

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

21

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.

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

State Planning Policy 5.4 - Road and Rail Noise

Responsible agency:

Department of Planning,
Lands and Heritage

Definition of Interest:

Land within the vicinity of the States freight and major traffic routes may be exposed to excessive levels of noise which can affect the health and amenity of nearby communities.

Affect of Interest:

The selected land **is within** the trigger distance of freight and or major traffic route and maybe be exposed to excessive noise. Restrictions on development, may apply to this property. You are required to refer to State Planning Policy 5.4 Road and rail noise to determine if the land is affected and to what extent.

SPP5.4

Policy Title - SPP 5.4 Road and Rail Noise

Description - Strategic freight and/or major traffic route
State Planning Policy (SPP) 5.4 - Road and Rail Noise (2019)

<https://www.dplh.wa.gov.au/draftspp5-4>

A key objective of SPP 5.4 is to minimise the adverse impact of road and rail noise on noise-sensitive land-use within the specified trigger distance of transport routes, whilst protecting future freight operations of these transport corridors.

Where any part of the lot is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise and management/ mitigation required. An initial screening assessment will determine if the lot is affected and to what extent. Refer to table 2 of the Guidelines.

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

Note: the mapped trigger distance includes a margin of error to account for the distance measured from within the carriageway as opposed to the carriageway edge as stipulated in the policy.

Legislation governing the interest:

Planning and Development Act 2005

State Planning Policy 5.4 Road and Rail Noise

Water Corporation Infrastructure (above and below ground)

Responsible agency:

Water Corporation

Definition of Interest:

The Water Corporation operates vast water, sewerage and drainage pipe networks throughout WA. At any given location there may be various infrastructure in the ground of different sizes, depths, alignments and materials belonging to the Water Corporation.

Affect of Interest:

The selected property **is impacted** by Water Corporation pipes or access chambers. No construction is permitted in the proximity of this infrastructure without the consent of the Water Corporation and it should be noted that 24 hour access may be required for maintenance purposes in certain circumstances.

Sewer Infrastructure:

Infrastructure Type - Sewer Connection Point

Water Infrastructure:

Infrastructure Type - Water Meter

Water and sewer services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries. However they can be viewed here, mywater.com.au/css-web-external/pub/propertySearch.

Please be aware that it is a **legislative requirement** to notify the Water Corporation of any proposed construction, alteration or demolition of a building in areas where the Corporation is the licensed provider of water, wastewater or drainage services. A person is not permitted to construct, alter or demolish a building without the prior authorisation of the Water Corporation.

For more information contact our office on 13 13 95, or see www.watercorporation.com.au/Developing-and-building.

PLEASE NOTE:

This report and the Water Corporation online property search tool is not an alternative to Dial Before You Dig.

Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.byda.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:

Water Services Act 2012

Western Power Infrastructure

Definition of Interest:

Western Power is a Western Australian State Government owned corporation which builds, maintains and operates the electricity network in the south west corner of Western Australia.

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

Responsible agency:
Western Power

The Western Power Network forms the vast majority of the South West Interconnected Network (SWIN), which together with all of the electricity generators comprises the South West Interconnected System (SWIS).

Affect of Interest:

The selected property is impacted by Western Power Infrastructure. Land use, Building, Demolition and access constraints may apply.

Details are available below:

Infrastructure Type and ID:

Distribution Underground Cable ID - C2595892

Distribution Underground Cable ID - C2595893

Pillar ID - S2210163

Power services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries.

Based on information provided with the permission of WESTERN POWER, (03/2015).

For more information on our network please refer to our website, www.westernpower.com.au, or contact us on 13 10 87.

PLEASE NOTE:

This report is not an alternative to Dial Before You Dig.

Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.1100.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:

Electricity Industry Act 2004

Electricity Corporations Act 2005

Wetlands

Responsible agency:
Department of
Biodiversity, Conservation
and Attractions

Definition of Interest:

Wetlands are areas that are permanently, seasonally or intermittently waterlogged or inundated with water that may be fresh, saline, flowing or static.

Affect of Interest:

The selected area is impacted by the *Environmental Protection Act 1986*.

The details are as follows:

Geomorphic Wetlands - Swan Coastal Plain:

Unique Feature Identifier - 13619

Wetland Name - unknown

Classification - Palusplain

Evaluation - Multiple Use

As your area of land is impacted by the *Environmental Protection Act 1986*, land use constraints may apply.

For information on the mapping and management of wetlands, contact the Department of Biodiversity, Conservation and Attractions (DBCA) on (08) 9334 0455 or see www.dpaw.wa.gov.au/management/wetlands.

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

24

For more information on how wetlands are protected contact the Department of Water and Environmental Regulation (DWER) office on (08) 6467 5000 or see www.der.wa.gov.au/your-environment/environmentally-sensitive-areas.

Legislation governing the interest:

Environmental Protection Act 1986

Environmental Protection (Clearing of Native Vegetation) Regulations 2004

Disclaimer and Copyright

Disclaimer

To the extent permitted by law, the State Government and its agencies and bodies specified in the Report and the Western Australian Land Information Authority trading as Landgate (State of Western Australia) will in no way be liable to you or anyone else for any loss, damage or costs however caused (including through negligence) which may be directly or indirectly suffered arising from the use of or reliance on any information or data (including incomplete, out of date, wrong, inaccurate or misleading information or data) whether expressed or implied in the Report.

The information contained in this Report is provided by the State of Western Australian in good faith on an “as is” basis. The information is believed to be accurate and current at the date the Report was created. However changes in circumstances may affect the accuracy and completeness of the information. The State of Western Australia makes no representation or warranty as to the reliability, accuracy or completeness, merchantability or fitness for purpose of the information contained in this Report. You should not act on the basis of anything contained in this Report without first obtaining specific professional advice. The information in this Report is not comprehensive or exhaustive and not in the nature of advice and is intended only to provide a summary of the subject matter covered. It is not intended to provide the basis for any evaluation or decision. You must make your own assessment of it and rely on it wholly at your own risk. Where there is any concern about accuracy and currency of the information in the Report, reference should be made to Landgate or the relevant State Government agency or body for verification.

To the extent permitted by law, all representations, warranties and other terms are excluded and where they cannot be excluded, any liability suffered arising out of use of the Report is limited to resupply.

Copyright

Copyright in the Report is owned by the State of Western Australia and is protected by the Copyright Act 1968 (Cth). You may download and print the Report only for your personal and non-commercial use or use within your organisation for internal purposes, unless you have prior written approval.

A registered real estate agent may provide hard copies of a report to potential purchasers or make available a PDF of the report as part of online advertising. As information can change after the report has been generated, Landgate recommends that the report be replaced by a new updated report on a regular basis to capture any changes.

Other than for the purposes of and subject to the conditions prescribed under the Copyright Act, you may not, in any form or by any means:

- adapt, reproduce, store, distribute, transmit, print, display, perform, publish or create derivative works from any part of the Report; or
- commercialise any information, products or services obtained from any part of the Report.

Requests to use Landgate’s copyright material should be addressed to:

Landgate

1 Midland Square

Midland WA 6056

Tel: (08) 9273 7373

Fax: (08) 9273 7666

Email: customerservice@landgate.wa.gov.au.

Requests to use another State Government agency or body’s copyright material should be addressed to the relevant agency or body. Any authorised reproduction however altered, reformatted or redisplayed must acknowledge the source of the information and that the State of Western Australia is the owner of copyright.



1 Midland Square, MIDLAND WA 6056

Telephone: +61 (0)8 9273 7341

Email: customerservice@landgate.wa.gov.au

landgate.wa.gov.au

Image on cover for illustrative purposes only