



# Property Interest Report

Lot 115 Terrier Place, Southern River 6110

[landgate.wa.gov.au](http://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 January 2024



## Lot 115 Terrier Place, Southern River 6110

<b>Number of interests that impact this property</b>	24
<b>Certificate of title number</b>	1516/873
<b>Land ID</b>	Lot 115 On Plan 12610
<b>Type of property</b>	House
<b>Property use</b>	Residential
<b>Year built</b>	1981
<b>Wall/Roof type</b>	Brick Walls/Tile Roof
<b>Land area</b>	4001 m <sup>2</sup>
<b>Building area</b>	N/A
<b>Local Government Authority</b>	Gosnells
<b>Zoning</b>	Farming (KENNEL)



**Perth CBD**  
20.4km



**Beach**  
12.5km



**Primary School**  
1.8km



**Secondary School**  
2.3km

## 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.

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- Acid Sulfate Soil (ASS) Risk
- ATCO Gas Australia Infrastructure
- Building and Construction Industry Training Levy
- Building Permit
- Dial Before You Dig
- Emergency Services Levy
- Environmentally Sensitive Areas
- European House Borer
- Garden Bore Suitability
- Groundwater Salinity
- Intensive Agricultural Industries
- 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
- Proclaimed Groundwater Areas
- Smoke Alarm
- Sprinkler Restrictions & Bans
- State Planning Policy 5.4 - Road and Rail Noise
- Water Corporation Infrastructure (above and below ground)
- 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>.

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- 1 in 100 AEP Floodplain Development Control Area
- Aboriginal Cultural Heritage - Historic (New)
- Aboriginal Cultural Heritage - Lodged (NEW)
- Aboriginal Cultural Heritage - Registered (New)
- Aboriginal Lands Trust Estate
- APA Group Owned/Operated Gas Transmission Pipeline
- Australian Natural, Indigenous and Historic Heritage
- Bush Fire Prone Areas
- 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)
- Environmental Protection Policies
- Former Military Training Area (Unexploded Ordnance)
- Harvey Water Infrastructure
- Heritage Council - Agreement
- Heritage Council - Assessment Program
- Heritage Council - Protection Orders
- Heritage Council - State Register of Heritage Places
- 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 - Aircraft Noise
- 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
- 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

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

- Water Corporation Special Agreement - Nitrate Water Condition
- Water Corporation Special Agreement - Non-Potable
- Water Corporation Water service is supplied by an Agreement
- Water Resource License
- Waterways Conservation Act Management Areas
- Western Power Infrastructure



## 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>.

### **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 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](http://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:**

#### **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

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

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ATCO Gas Australia

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](http://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](http://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](http://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 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](mailto: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](http://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*



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

*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](http://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](mailto:bcinfo@commerce.wa.gov.au), or see [www.buildingcommission.wa.gov.au](http://www.buildingcommission.wa.gov.au).

#### **Legislation governing the interest:**

*Building Act 2011*  
Building Regulations 2012

### **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](http://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

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

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### 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](http://www.dfes.wa.gov.au/emergencyserviceslevy/pages/eslcalculator.aspx).

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

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

**Legislation governing the interest:**

*Fire and Emergency Services Act 1998*

Fire and Emergency Services Regulations 1998

**Environmentally Sensitive Areas**

**Responsible agency:**

Department of Water and Environmental Regulation

**Definition of Interest:**

The clearing provisions of the EP Act require the clearing of native vegetation to be authorised by a clearing permit, unless the clearing is subject to an exemption. Within Environmentally Sensitive Areas (ESAs) the exemptions from the requirement for a clearing permit provided through the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 do not apply.

**Affect of Interest:**

The selected property or area of land **falls within** an area mapped as an ESA. Exemptions from requiring a clearing permit for low impact routine land management practices under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 do not apply in ESAs and a clearing permit may be required for the clearing of any native vegetation. ESA mapping is intended to be used as a guide only. Further information to assist in determining whether an ESA exists can be obtained from [www.der.wa.gov.au/your-environment/environmentally-sensitive-areas](http://www.der.wa.gov.au/your-environment/environmentally-sensitive-areas)

Details are as follows:

**Environmentally Sensitive Areas:**

**Sensitive Area** - Environmentally Sensitive Area

For more information on ESA's, native vegetation on your property or Clearing Permit applications see [www.der.wa.gov.au/our-work/clearing-permits/46-clearing-permit-application-forms](http://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](mailto:admin.nvp@dwer.wa.gov.au).

**Legislation governing the interest:**

*Environmental Protection Act 1986*

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

**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](http://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:**

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

**Suburb** - SOUTHERN RIVER

For more information call us on 1800 084 881 or see our web site [www.agric.wa.gov.au/biosecurity-biosecurity-quarantineeuropean-house-borer](http://www.agric.wa.gov.au/biosecurity-biosecurity-quarantineeuropean-house-borer) or email [info@agric.wa.gov.au](mailto: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** - Suitable

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](mailto:waterinfo@water.wa.gov.au), or see [www.water.wa.gov.au/urban-water/bores](http://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)



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

6364 7600 or [waterinfo@water.wa.gov.au](mailto:waterinfo@water.wa.gov.au), or see [www.water.wa.gov.au/water-topics/groundwater](http://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.

### Intensive Agricultural Industries

#### Responsible agency:

Department of Primary Industries and Regional Development

#### Definition of Interest:

The Department of Primary Industries and Regional Development (DPIRD) is responsible for advice to the state's agrifood industries and other government agencies on activities such as dairies, piggeries, tanneries, abattoirs, feedlots, saleyards, vineyards and commercial chicken production facilities. DPIRD associates such activities to land management units (properties) through the Client Property Database.

#### Affect of Interest:

The selected property is **located close** to an intensive agricultural industry, identified by Department of Primary Industries and Regional Development (DPIRD). Sensitive uses, such as residential dwellings, which are located within the recommended separation distance for this industry may be subject to noise, dust and odour from this established business.

Details are as follows:

#### **Intensive Agricultural Industry:**

**Local Government Authority** - ARMA

**EPA License Number** -

**EPA Description** -

**DAFWA Property ID** - 3163316

**Property Address** - 10 SKEET ROAD, FORRESTDALE WA 6112

**Property Name** -

**Description of Activity** - Chicken - Meat

**Secondary Activity** -

**Separation Distance (Meters)** - 1000

The recommended EPA separation distance is generic and is based on the 2005 Environmental Protection Authority Guidance Statement No 3 Separation distances between industrial and sensitive land uses. More specific information on restrictions to use may be available from local government. Relevant state level policies include the Western Australian Planning Commission's State Planning Policy 4.1 State Industrial Buffer Policy, State Planning Policy 2.5 – Land use planning in rural areas and for poultry enterprises, State Planning Policy 4.3 Poultry Farm Policy.

For more information call us on (08) 9368 3333, or email [gis@agric.wa.gov.au](mailto:gis@agric.wa.gov.au) or see [www.agric.wa.gov.au](http://www.agric.wa.gov.au).

#### Legislation governing the interest:

*Environmental Protection Act 1986*

*Biosecurity and Agriculture Management Act 2007*

State Planning Policy 4.1 State Industrial Buffer Policy

### 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:**

**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](mailto:waterinfo@water.wa.gov.au), or see [www.water.wa.gov.au/home](http://www.water.wa.gov.au/home).

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

### 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](http://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** - GOSNELLS, CITY OF

#### Local Area Zoning:

**Scheme Name** - GOSNELLS

**Zoning** - Kennels

**Label** -

**Label Description** -

**Gazettal Date** - 15/02/2002

**Scheme Number** - 6

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

For more information see [www.planning.wa.gov.au/Local-planning-schemes.aspx](http://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** - GOSNELLS, CITY OF

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

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

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](mailto:medical.entomology@health.wa.gov.au) or see [http://ww2.health.wa.gov.au/Articles/J\\_M/Mosquito-management](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:**

**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



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**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](http://www.nntt.gov.au).

### Legislation governing the interest:

*Native Title Act 1993 (Commonwealth)*

### 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](http://www.water.wa.gov.au).

**Legislation governing the interest:**

*Rights in Water and Irrigation Act 1914*

Rights in Water and Irrigation Regulations 2000

### Smoke Alarm

**Responsible agency:**

Department of Mines,  
Industry Regulation and  
Safety

**Definition of Interest:**

Since 1997, it has been mandatory to fit mains powered smoke alarms in all newly constructed residential buildings. 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 sale, rent or hire, regardless of when they were built.

**Affect of Interest:**

The selected area of interest **is impacted** by the National Construction Code Series, (Volume Two of the Building Code of Australia). In Western Australia it is unlawful to sell, rent or hire out residential dwellings that do not have mains-powered smoke alarms fitted in accordance with the Building Regulations 2012.

Details are as follows:

**Year Property Built:**

**Year Built** - 1981

**Description** - HOUSE

Mains-powered smoke alarms must be fitted in existing residential buildings that are subject to sale, lease or hire.

For more information contact the Department of Fire and Emergency Services on 9395 9300, visit [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au), contact your Local Government Authority or access the laws (Building Regulations 2012) at [www.legislation.wa.gov.au](http://www.legislation.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** - Perth/Mandurah

**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](http://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](http://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](http://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

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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.

#### **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](http://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](http://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](http://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*

### **Wetlands**

#### **Responsible agency:**

#### **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:**



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

Department of  
Biodiversity, Conservation  
and Attractions

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

The details are as follows:

**Geomorphic Wetlands - Swan Coastal Plain:**

**Unique Feature Identifier** - 15551

**Wetland Name** - unknown

**Classification** - Sumpland

**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](http://www.dpaw.wa.gov.au/management/wetlands).

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](http://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

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