Wellington & Reeves

# PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

WESTERN AUSTRALIA

| TITLE NUMBER | |
|---|---|
| Volume | Folio |
| **2631** | **373** |

# RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 117 ON DEPOSITED PLAN 50888

**REGISTERED PROPRIETOR:**
(FIRST SCHEDULE)

(T Q616264 ) REGISTERED 13/10/2025

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

1. Q616265 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 13/10/2025.

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

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

**STATEMENTS:**

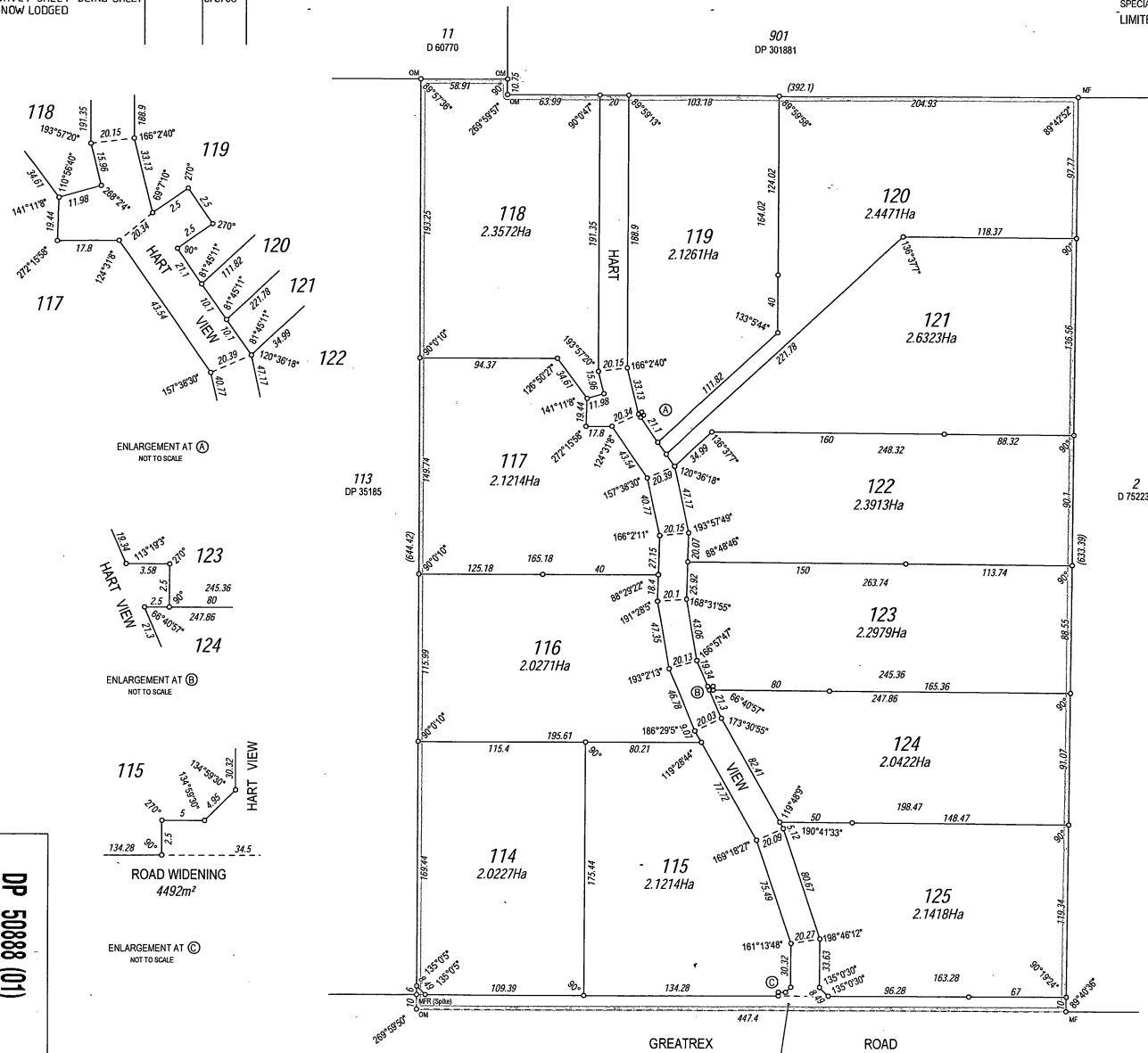
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

| | |
|---|---|
| SKETCH OF LAND: | DP50888 |
| PREVIOUS TITLE: | 1827-955 |
| PROPERTY STREET ADDRESS: | NO STREET ADDRESS INFORMATION AVAILABLE. |
| LOCAL GOVERNMENT AUTHORITY: | CITY OF ALBANY |

LANDGATE COPY OF ORIGINAL NOT TO SCALE 18/03/2026 02:44 PM Request number: 69568124
www.landgate.wa.gov.au
Landgate

| EDIVER | AMENDMENT | BY | DATE |
|---|---|---|---|
| 1/2 | SURVEY SHEET BEING SHEET 2 NOW LODGED | | 8/8/06 |

CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES
LIMITED IN DEPTH TO 60.96 METRES




JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 32 009 240 751

DP 50888 (01)

SPECIAL SURVEY AREA SUBDIVISION

OUR REF. DWG7566Z
FROM JOB. 3886MA

| | |
|---|---|
| TYPE | FREEHOLD |
| PURPOSE | SUBDIVISION |
| PLAN OF | LOTS 114 - 125, ROAD & ROAD WIDENING |
| DISTRICT | PLANTAGENET |
| TOWNSITE | |
| FILE | |
| LOCAL AUTHORITY | CITY OF ALBANY |
| LOCALITY | KING RIVER |
| INDEX ON | OYSTER HARBOUR SE (25) |
| PUBLIC | |
| SSA | YES/NO |
| FORMER TENURE | LOT 1 ON D 75223 C/T 1827/955 |
| FIELD BOOK | 98335 |
| SCALE: (AT A2) ALL DISTANCES ARE IN METRES | 1:2000 (0 25 50 75 100) |

SURVEYOR'S CERTIFICATE - Reg 54
I M. NORMAN
hereby certify that this plan is accurate and is a correct representation of the –
(a) *survey; and/or
(b) *calculations from measurements,
undertaken for the purpose of this plan and that it complies with the relevant written law(s) in relation to which it is lodged
[* delete if inapplicable]
M. N. 2006.04.11 08:18:26 +08'00'
Licensed Surveyor Date

SURVEYOR'S CERTIFICATE - Compiled
I
hereby certify that this compiled plan
(a) is a correct and accurate representation of the survey(s) of the subdivided land ; and
(b) is in accordance with the relevant law in relation to which it is lodged.
Licensed Surveyor Date

SURVEY FIRM JOHN KINNEAR & ASSOCIATES

| LODGED | TYPE OF VALIDATION | APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION |
|---|---|---|
| DATE 11-Apr-06 | FULL AUDIT | FILE 127882 |
| FEE PAID $754.00 | LEGAL COMPONENT A. James | DELEGATED UNDER S.20 WAPC ACT 1985 |
| ASSESS No. 754167 | DOCKET 1681-2005/02 29/4/2006 | DATE 4/8/06 |
| | CERTIFIED CORRECT A. James | |
| | L.S.C. | |
| | F.S.C. 398-2006 | |

IN ORDER FOR DEALINGS

SUBJECT TO
SEC^S 168(1)(2), 168(3) OF THE P.& D. ACT.

b.g. Bristow 9.8.2006
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

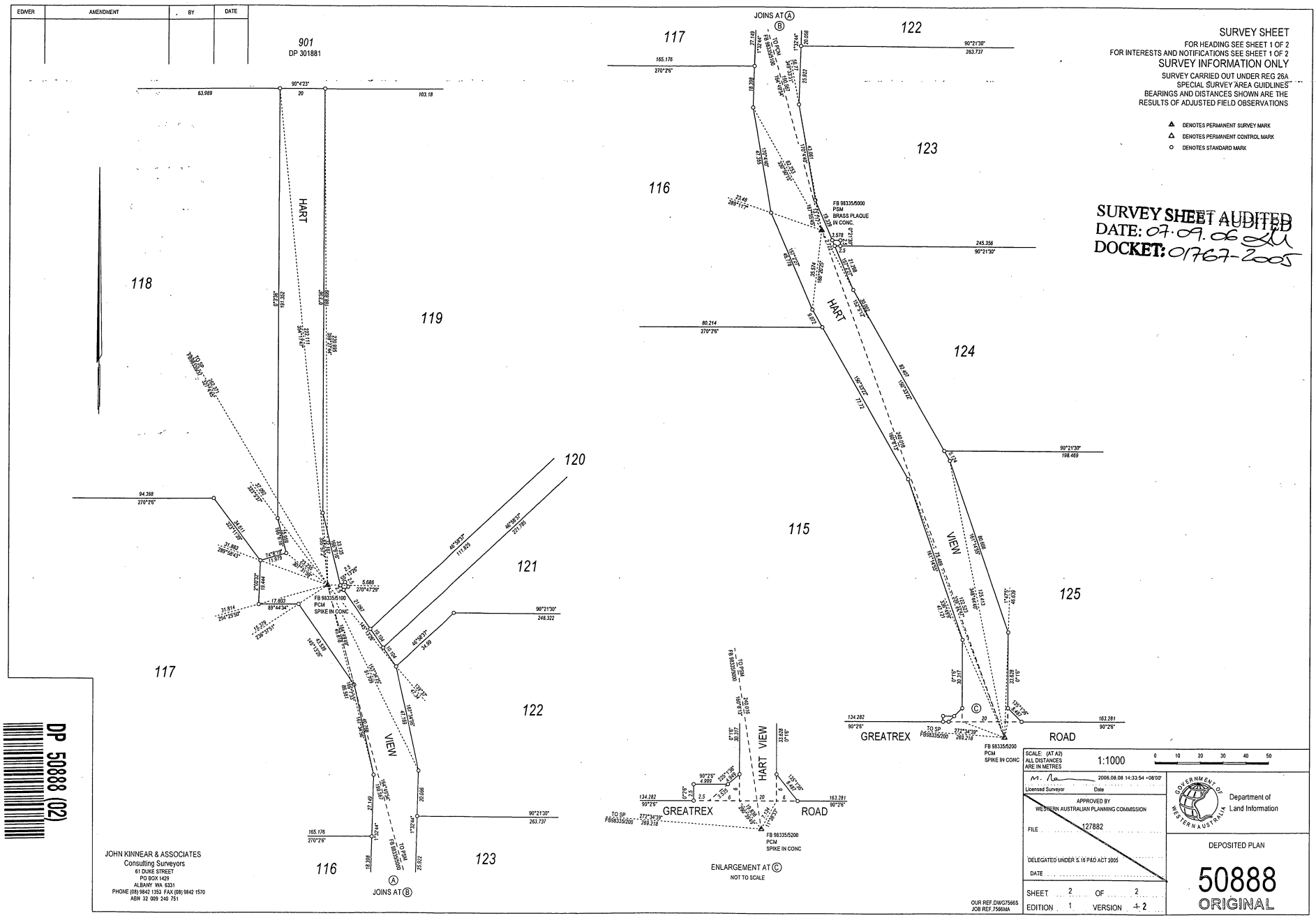
APPROVED REG 26A (4)
16 - 8 - 2006.
INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

Government of Western Australia
Department of Land Information

DEPOSITED PLAN
50888
ORIGINAL
SHEET 1 OF 2
EDITION 1 VERSION 2

LANDGATE COPY OF ORIGINAL NOT TO SCALE 18/03/2026 02:44 PM Request number: 69568124
www.landgate.wa.gov.au

| EDWER | AMENDMENT | BY | DATE |
|---|---|---|---|
| | | | |




SURVEY SHEET
FOR HEADING SEE SHEET 1 OF 2
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1 OF 2
SURVEY INFORMATION ONLY
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDLINES
BEARINGS AND DISTANCES SHOWN ARE THE RESULTS OF ADJUSTED FIELD OBSERVATIONS

▲ DENOTES PERMANENT SURVEY MARK
△ DENOTES PERMANENT CONTROL MARK
○ DENOTES STANDARD MARK

SURVEY SHEET AUDITED
DATE: 07.09.06
DOCKET: 01767-2005

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 32 009 240 751

SCALE: (AT A2) 1:1000
ALL DISTANCES ARE IN METRES
0 10 20 30 40 50

M. [illegible] 2006.08.08 14:33:54 +08'00'
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 127882
DELEGATED UNDER S.16 P&D ACT 2005
DATE

SHEET 2 OF 2
EDITION 1 VERSION 2

Department of Land Information

DEPOSITED PLAN
50888
ORIGINAL

OUR REF.DWG7566S
JOB REF.7566MA

DP 50888 (02)

HELP ARTICLE

# Property details

| Property address | Property use | Lot size |
| --- | --- | --- |
| Hart View King River Lot 117 | Vacant Land (Non-Res) | 2.1214 Hectares |

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## Services charges

$296.90

Total for 2025 - 2026 financial year

$102.80
Amount for current financial year to date.
For period **01/07/2026** to **31/10/2026**
Service charges (water rates) relate to water, wastewater and drainage charges for a property. The charges provided here do not include any payments or water use charges for this property.

You are only charged for services available to the property. Any concession discounts are not included in the rates listed.

Service charges are public information, as they relate to the property and not an individual customer. Learn how are calculated.

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## Services for this property

| | Available | Connected |
|---|---|---|
| Water | ✔ | ✘ |
| Sewerage | ✘ | ✘ |
| Drainage | ✘ | N/A |

Service availability and connection information provided here is indicative only. If you are building or subdividing, please call us on **13 13 95** to confirm service availability.

# Water meters

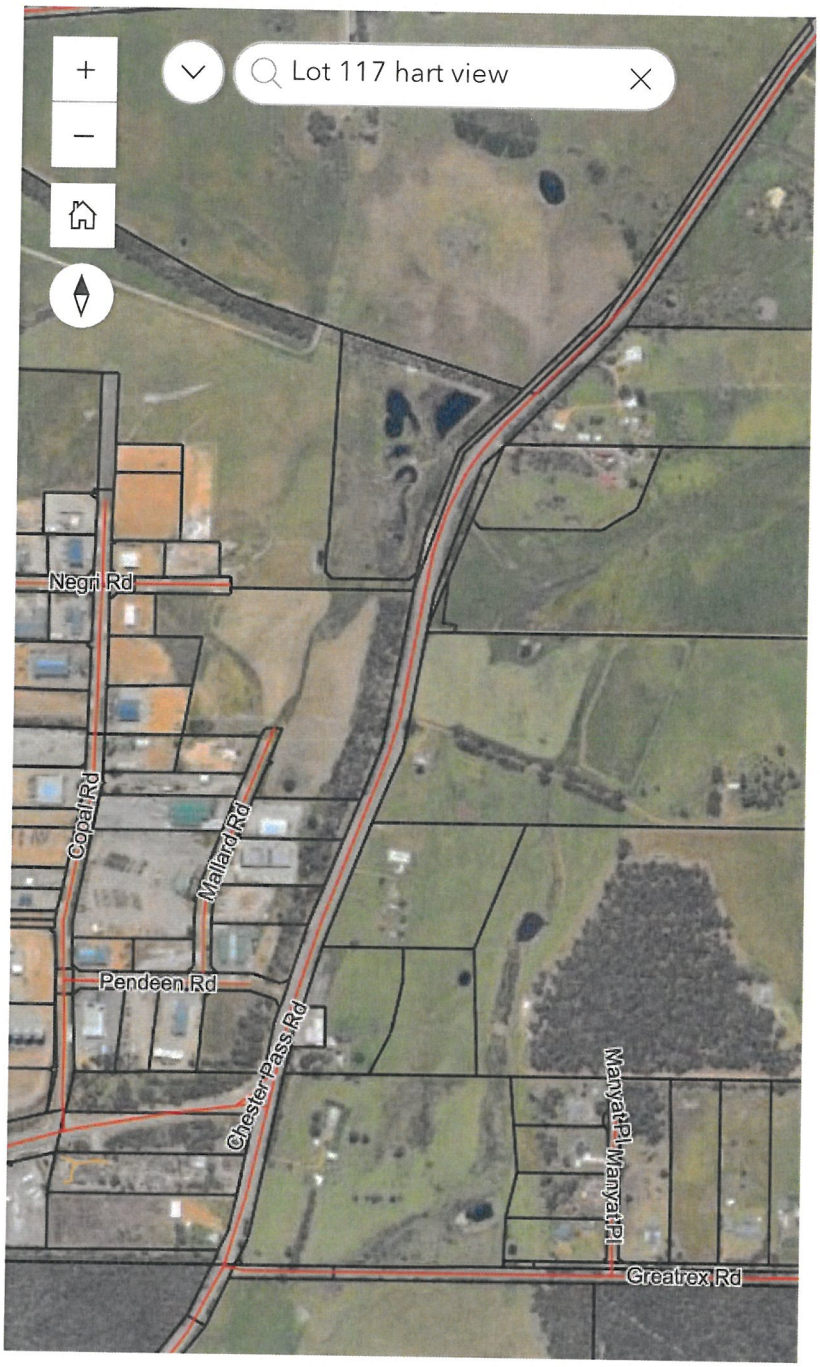
Number of connected water meters: 0

Unfortunately we are unable to display the meter location. This property is either not metered or the position of the meter is not recorded.

**Meter** **Driveway**

Helpful Links Our Systems

Albany Property Map




Property Information

< 30991 of 47711 >

## Local Planning Scheme Information

**LPS2 Zoning:** Rural residential
**LPS2 Special Use:**
**LPS2 Reserve:**
**LPS2 SC Areas:** No Result
**LPS2 SC No:** No Result
**LPS2 R-Code:** No Result
**LPS2 Additional Use:** No Result
**LPS2 Restricted Use:** No Result
**LPS2 Additional Reserve:** No Result
**LPS2 Areas:** T17_No43_Area65
**Scheme Policy Areas:** No Result
**Structure Plans:** No Result
**Local Development Plans:** No Result

## Property Hazards

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

## Heritage Information

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

200 m

Esri, G ce Australia, NASA, NGA, USGS | Esri C... Powered by Esri

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

# Property Interest Report

## 2631/373

landgate.wa.gov.au

# Contents




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** 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 October 2024

## 2631/373

| | |
|---|---|
| **Number of interests that impact this property** | 20 |
| **Certificate of title number** | 2631/373 |
| **Land ID** | Lot 117 On Deposited Plan 50888 |
| **Type of property** | Vacant Land |
| **Property use** | Vacant land |
| **Year built** | N/A |
| **Wall/Roof type** | N/A |
| **Land area** | 21214 m² |
| **Building area** | N/A |
| **Local Government Authority** | Albany |
| **Zoning** | Farming (RRLRES) |

**Perth CBD**
383.7km

**Beach**
5.8km

**Primary School**
3.1km

**Secondary School**
4.4km

# 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.

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

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

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



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

# 4. Details of interests that AFFECT this property



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.

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## Building and Construction Industry Training Levy

**Responsible agency:**
Construction Training Fund Board

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

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

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

**Legislation governing the interest:**
*Building and Construction Industry Training Fund and Levy Collection Act 1990*
*Building and Construction Industry Training Levy Act 1990*

## Building Permit

**Responsible agency:**
Department of Energy, Mines, Industry Regulation and Safety

**Definition of Interest:**
Generally, before any building work can be carried out a building permit must be in effect.

**Affect of Interest:**
A building permit application will be required to be submitted to the relevant local government if the proposal includes the construction, renovation, alteration or improvement of a building.
For information on applying for a building permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

**Legislation governing the interest:**
*Building Act 2011*
Building Regulations 2012

## Bush Fire Prone Areas

**Responsible agency:**
Department of Fire and Emergency Services

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

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

Details are as follows:

**Bush Fire Prone Areas:**
**Designation** - Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
**DesignationDate** - 13/12/25 (since 08/12/15)
**LGA** - ALBANY
**Comments** - This site has been in a designated bush fire prone area for longer than four months. Additional planning and building requirements may apply to development on this site.

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

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

Certain exemptions and exclusions may apply.

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

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

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

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

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

**Legislation governing the interest:**
*Fire and Emergency Services Amendment Act 2015*
*Fire and Emergency Services Act 1998*
Planning and Development (Local Planning Schemes) Regulations 2015
*Building Act 2011*
Building Regulations 2012

## Demolition Permit

**Responsible agency:**
Department of Energy, Mines, Industry Regulation and Safety

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

**Affect of Interest:**
A demolition permit application will be required to be submitted to the relevant local government.
A person named as a demolition contractor on a demolition permit may be required to be appropriately licensed by WorkSafe to carry out demolition work, as well as an asbestos removal licence. The licence from WorkSafe is in addition to the requirement for a demolition permit.

For information on applying for a demolition permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.
For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

**Legislation governing the interest:**
*Building Act 2011*
*Building Regulations 2012*
*Work Health and Safety (General) Regulations 2022*

## Dial Before You Dig

**Responsible agency:**
Dial Before You Dig

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

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

**Legislation governing the interest:**
*Occupational Health, Safety and Welfare Act 1984*
Occupational Safety and Health Regulations1996

## 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 Emergency Services Levy classification of **Category 5.**

The ESL category classifications:

**Category 1:** Availability of a network of career Fire & Rescue Service stations and the State Emergency Service (SES).
Applies in the Perth metropolitan area.

**Category 2:** Availability of a career Fire & Rescue station and a volunteer Fire & Rescue Service brigade and the SES.
Applies in the city centres of Albany, Bunbury, Greater-Geraldton, Kalgoorlie-Boulder and Mandurah.

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

**Category 4:** Availability of a Volunteer Fire & Rescue Service brigade or a Volunteer Emergency Service Unit or a breathing apparatus equipped bush fire brigade and the SES.
Applies in approximately 90 country townsites.

**Category 5:** Availability of a bush fire brigade and the SES.
Applies in all other areas of the State except Indian Ocean Territories.

Please note the following properties are exempt from ESL (by Regulation):
- Vacant land owned by Local Governments;
- Certain Mining Tenements granted for prospecting/exploratory activities only; and
- The Wittenoom town site (a contaminated site);

Use the Emergency Services Levy calculator below to work out how much ESL you are likely to pay on a property, see www.dfes.wa.gov.au/emergencyserviceslevy/pages/eslcalculator.aspx.

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

**Legislation governing the interest:**

*Fire and Emergency Services Act 1998*
Fire and Emergency Services Regulations 1998

## Groundwater Salinity

**Responsible agency:**
Department of Water and Environmental Regulation

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

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

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

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

**Groundwater Salinity:**

**TDS per milligram per litre** - 500-1000

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

The range of salinity of natural water is:

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

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

**Legislation governing the interest:**

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

## 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** - ALBC
**EPA License Number** -
**EPA Description** -
**DAFWA Property ID** - 1525720
**Property Address** - 154 GREATREX ROAD, KING RIVER WA 6330
**Property Name** - HANDASYDE STRAWBERRIES
**Decription of Activity** - Chicken - Eggs
**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 or see 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

## Land Tax

**Responsible agency:**
Department of Finance

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

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

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

**Legislation governing the interest:**

*Taxation Administration Act 2003*
*Land Tax Assessment Act 2002*
*Land Tax Act 2002*

## Local Government Rates

**Responsible agency:**
Department of Local Government, Sport and Cultural Industries

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

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

For more information contact your Local Government Authority.

**Legislation governing the interest:**

*Local Government Act 1995*
Local Government (Financial Management) Regulations 1996

## Local Planning Schemes

**Responsible agency:**
Department of Planning, Lands and Heritage

**Definition of Interest:**
Local Planning Schemes set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development in a locality.

**Affect of Interest:**
The selected area of land **has** the following zoning(s) and/or land-use class(es):

**Local Government Authority:**
**Description** - LGA Boundary
**Name** - ALBANY, CITY OF

**Local Area Zoning:**
**Scheme Name** - ALBANY
**Zoning** - Rural residential

**Label** -
**Label Description** -
**Gazettal Date** - 27/02/2024
**Scheme Number** - 2
For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx. Or contact your Local Government Authority for more information.

**Legislation governing the interest:**
*Planning and Development Act 2005*
*Planning and Development (Consequential and Transitional Provisions) Act 2005*
State Planning Policy 3.1 - Residential Design Codes
Model Scheme Text

## Mosquito-borne Disease Risk

**Responsible agency:**
Department of Health

**Definition of Interest:**
Mosquitoes can be a serious nuisance in certain regions of Western Australia and can spread disease-causing viruses such as Ross River, Barmah Forest, Kunjin and Murray Valley encephalitis viruses.

**Affect of Interest:**
The selected area is impacted by the risk of mosquito-borne diseases.

Details are as follows:
**Mosquito-borne Disease Risk:**
**Risk Level** - 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:**
**native_title_determined_number** - 6117
**nntt_no** - WC1996/041, WC1996/109, WC1997/071, WC1998/058
**federal_court_reference** - WAD6085/1998
**determination_name** - SOUTH WEST SETTLEMENT
**registered_nt_body_corp** - N/A
**data_source** - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
**comments** -
**area_sq_km** - 195128.35
**determination_method** - Consent
**determined_in_full** - Yes
**determined_outcome** - Extinguished
**design_file** -
**design_level** -
**last_updated** - 25/02/2022
**registration_date** - 03/12/2021
**determination_date** - 01/12/2021
**determination_reference** - WCD2021/010

**Indigenous Land Use Agreements:**
**native_title_ilua_number** - 3124

**NNTT Number** - WI2017/014
**Agreement Name** - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT
**Status** - Registered
**Agreement Type** - Area
**Applicant Name** - State of Western Australia
**Date Registered (dd/mm/yyyy)** - 17/10/2018

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

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

**Legislation governing the interest:**
*Native Title Act 1993 (Commonwealth)*

## Occupancy Permit

**Responsible agency:**
Department of Energy, Mines, Industry Regulation and Safety

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

**Affect of Interest:**
Occupancy Permits are required in order to occupy multi-residential, commercial and public buildings.
For information about building work that requires an occupancy permit contact a Building Surveyor (refer to list of registered building surveyors) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

**Legislation governing the interest:**
*Building Act 2011*
*Building Regulations 2012*

## Residual Current Device

**Responsible agency:**
Department of Energy, Mines, Industry Regulation and Safety

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

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

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

For more information see Handy guide to BE Safe – RCD safety switches or call 1300 489 099.

**Legislation governing the interest:**
Electricity Regulations 1947

## Smoke Alarm

**Responsible agency:**
Department of Energy, Mines, Industry Regulation and Safety

**Definition of Interest:**
The Building Code of Australia requires mains powered smoke alarms to be fitted in all newly constructed residential buildings and in new building work, such as alterations and extensions (where smoke alarms are required) in accordance with the building permit.
For existing dwellings, there are laws in Western Australia requiring owners to have mains-powered smoke alarms fitted to all residential properties that are subject to transfer of ownership, rent and hire, regardless of when they were built.

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

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

Owners may be fined up to $5,000 for non-compliance.
Refer to Smoke alarms in dwellings for sale, rent or hire fact sheet or Contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

**Legislation governing the interest:**
*Building Act 2011*
*Building Regulations 2012*

## Sprinkler Restrictions & Bans

**Responsible agency:**
Department of Water and Environmental Regulation

**Definition of Interest:**
Sprinkler restrictions and/or bans apply throughout Western Australia for scheme water users and domestic garden bores.

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

Details are as follows:
**Sprinkler Restrictions:**
**Region** - South-West
**Winter Restrictions** - Stage 6
**Summer Restrictions** - Stage 4

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

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

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

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

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

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

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

**Legislation governing the interest:**

*Water Agencies (Powers) Act 1984*

Water Agencies (Water Use) By-laws 2010

## Swimming Pool

**Responsible agency:**

Department of Energy, Mines, Industry Regulation and Safety

**Definition of Interest:**

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

**Affect of Interest:**

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

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

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

**Legislation governing the interest:**

*Building Act 2011*

*Building Regulations 2012*

## Waterways Conservation Act Management Areas

**Responsible agency:**

Department of Water and Environmental Regulation

**Definition of Interest:**

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

**Affect of Interest:**

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

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

**Conservation Area Details:**

**Name** - ALBANY WATERWAYS MANAGEMENT AREA
**Act** - Waterways Conservation Act
**Status** - Gazetted
**Gazetted Date** - 1.9910517E7
**Other Water Management Areas** - Geographe Catchment, Swan River Trust, Wilson Inlet, Avon, Peel Inlet, Leschenault Management Areas, Cockburn Sound Management Council.

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

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

**Legislation governing the interest:**

*Waterways Conservation Act 1976*
*Water Agencies (Powers) Act 1984*
*Water Resources Legislation Amendment Act 2007*

## Western Power Infrastructure

**Responsible agency:**
Western Power

**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. 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** - C2111663
**Pillar ID** - S2002087

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*

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