Wellington & Reeves

PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

Albany Property Map

Property Information

< 38718 of 47722 >

29A Marine Terrace, LITTLE GROVE 6330

Local Planning Scheme Information

LPS2 Zoning: Urban development
LPS2 Special Use:
LPS2 Reserve:
LPS2 SC Areas: Princess Royal Harbour Inundation Special Control Area
LPS2 SC No: SCA15
LPS2 R-Code: No Result
LPS2 Additional Use: No Result
LPS2 Restricted Use: No Result
LPS2 Additional Reserve: No Result
LPS2 Areas: Area12_T17Nil
Scheme Policy Areas: Development Approval Exemption Policy (Rollover)
Structure Plans: 12_Urban_SP_Little_Grove (Normalise)
Local Development Plans: No Result

Property Hazards

Bushfire Prone Area: Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
Coastal Hazards: You are in a CHRMAP area. For advice in developing in a CHRMAP area, please contact the planning department. More Info

Heritage

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

Albany Property Map

Property Information

please contact the planning department. More Info

Heritage Information

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

General Information

Ward: No Result
Locality: LITTLE GROVE
Polygon Number: 12345565
PI Parcel: P414653 50
Lot Number: 50
Usage Description: Transfer of Land Act (Type 1)
Usage Code: 1
Area(m2): 1180.416

Planning Considerations

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

Building Applications

No Result

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Powered by

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2965	303

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 50 ON DEPOSITED PLAN 414653

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T Q538523) REGISTERED 8/8/2025

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

1. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 414653 AS CREATED ON DEPOSITED PLAN 414059
2. N999246 RESTRICTIVE COVENANT TO CITY OF ALBANY SEE DEPOSITED PLAN 414653 REGISTERED 2/10/2018.
3. N999243 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 2/10/2018.
4. N999244 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 2/10/2018.
5. N999245 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 2/10/2018.
6. EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 414653
7. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 414653
8. Q538524 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 8/8/2025.

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: DP414653

END OF PAGE 1 - CONTINUED OVER

REGISTER NUMBER: 50/DP414653 VOLUME/FOLIO: 2965-303 PAGE 2

PREVIOUS TITLE: 2956-545
PROPERTY STREET ADDRESS: 29A MARINE TCE, LITTLE GROVE
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 414653

Lot	Certificate of Title	Lot Status	Part Lot
50	2965/303	Registered	
51	2965/304	Registered	

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Landgate
www.landgate.wa.gov.au

No.	AMENDMENT	AUTHORISED BY	DATE
1	[illegible]	M. NORMAN	[illegible]

LIMITED IN DEPTH TO 12.19 METRES

SUBJECT	PURPOSE	SHOWN ON PLAN	TERMINUS	LAND BENEFITED	WIDTH (m)	COMMENTS
(B)	RESTRICTIVE COVENANT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
(B)	RIGHT OF CARRIAGEWAY	[illegible]	[illegible]	[illegible]	[illegible]	
(D)	RESTRICTIVE COVENANT [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
(D)	RIGHT OF CARRIAGEWAY [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

• DENOTES NAIL & PLATE IN BITUMEN

TYPE FREEHOLD S.S.A. NO

PURPOSE SUBDIVISION

PLAN OF
LOTS 50 & 51
AND EASEMENTS

FORMER TENURE LOT 9100 ON DP 414059 C/T 2956/545

LOCAL AUTHORITY
CITY OF ALBANY

LOCALITY
LITTLE GROVE

D.O.L. FILE

FIELD RECORD 143838

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 information recorded in the land records.
(* delete if inapplicable)
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
LICENSED SURVEYOR DATE

LODGED
10-Dec-2018 $423.00 674123
DATE FEE PAID REFERENCE No.

I.S.C.
EXAMINED 9-Jan-2019
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 154601
C Gustavsson
Delegated under S.16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
Sec 136C of the TLA
FOR INSPECTOR OF PLANS AND SURVEYS 18-Jan-2019 DATE

APPROVED
28.1.2019
INSPECTOR OF PLANS AND SURVEYS DATE
(S. 18 Licensed Surveyors Act 1909)

Landgate

DEPOSITED PLAN
414653
SHEET 1 OF 1 SHEETS
VERSION 2

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

OFFICE USE ONLY

N999245 NO

02 Oct 2018 14:38:13 Perth

NOTIFICATION

LODGED BY

ADDRESS Amity Settlements
PO Box 5897
Albany WA 6332

PHONE NO. Ph 9841 5222
Fax 9841 7900
Issuing Box 888V

FAX NO.

REFERENCE NO.

ISSUING BOX NO.

PREPARED BY Western Australian Planning Commission

ADDRESS Locked Bag 2506
PERTH WA 6001

PHONE NO 08 6551 8002 FAX NO. 08 6551 9001

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1 _____ Received items

2 _____ Nos.

3 _____ P

4 _____

5 _____

6 _____ Receiving Clerk

ENDORSING INSTRUCTIONS

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

EXAMINED

Initials of signing officer

REGISTRAR OF TITLES

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/04/2026 09:57 AM Request number: 69662714

Landgate
www.landgate.wa.gov.au

Form Approval B3582

WESTERN AUSTRALIAN PLANNING COMMISSION

FILE No. 151585

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
Lot 52 on Deposited Plan 414059	Whole		
Lot 9100 on Deposited Plan 414059	Whole		

REGISTERED PROPRIETOR OF LAND

Mr Peter Byrnes Clark of
Lot 102 Opal Street
ALBANY WA 6330

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.

Dated this Eighteenth day of June 2018

C. Gustavsson

For: WESTERN AUSTRALIAN PLANNING COMMISSION
Cate Gustavsson

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www.landgate.wa.gov.au

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page ..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

N999243 NR

02 Oct 2018 14:38:13 Perth

NOTIFICATION

LODGED BY

ADDRESS: Amity Settlements, PO Box 5897, Albany WA 6332

PHONE No.: Ph 9841 5222

FAX No.: Fax 9841 7900

REFERENCE No.: Issuing Box 888V

ISSUING BOX No.

PREPARED BY: John Kinnear and Associates

ADDRESS: 45 Collie St, Albany WA 6330

PHONE No. 0898421353 FAX No. 0898421570

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

3/6

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1
2
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6

Received Items

Nos.

Receiving Clerk

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

9582.70A.notif

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Landgate

www.landgate.wa.gov.au

FORM N1 B4058

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 250 on Deposited Plan 414059 Lot 9100 on Deposited Plan 414059	Whole		

REGISTERED PROPRIETOR (Note 2)

Mr Peter Byrnes Clark of
Lot 102 Opal Street
ALBANY WA 6330

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

City of Albany
PO Box 484
ALBANY WA 6331

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

The owners are advised that upon development of the lots, stormwater soakwells equivalent of 2.5m³, with controlled release fittings are to be installed to the satisfaction of the City of Albany Development Guidelines for the on-site containment of storm water.

Dated this 13 day of July Year 2018

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of:

CITY OF THE COMMON SEAL OF ALBANY

Signature of Mayor

DENNIS WILLIAM WELLINGTON

Name of Mayor (in full)

Signature of Chief Executive Officer

ANDREW JAMES SHARPE

Name of Chief Executive Officer (in full)

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed

In the Presence of LBeattie

Leanne Dawn Beattie
77 Albany Highway
Albany WA 6330
Receptionist
(08) 9841 5222

9582.70A notif

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INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page ...."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

N999244 NR

02 Oct 2018 14:38:13 Perth

NOTIFICATION

LODGED BY

ADDRESS: Amity Settlements, PO Box 5897, Albany WA 6332

PHONE No: Ph 9841 5222

FAX No: Fax 9841 7900

REFERENCE No: Issuing Box 888V

ISSUING BOX No

PREPARED BY: John Kinnear and Associates

ADDRESS: 45 Collie St, Albany WA 6330

PHONE No: 08 98421353 FAX No: 08 9842 1570

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

A/P

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

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2.
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Received Items

Nos

P

Receiving Clerk

AS

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

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FORM N1 B4058

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 250 on Deposited Plan 183289 Lot 9100 on Deposited Plan 183289	Whole		

REGISTERED PROPRIETOR (Note 2)

Mr Peter Byrnes Clark
Lot 102 Opal Street
LITTLE GROVE WA 6330

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

City of Albany
PO Box 484
ALBANY WA 6331

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

The lot is within a vulnerable coastal area which is likely to be subject to coastal erosion and or inundation over the next 100 years. Building pads are to accommodate a finished floor level of AHD 3.1m

Dated this 13 day of July Year 2018

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of

CITY OF ALBANY THE COMMON SEAL OF

Signature of Mayor

DENNIS WILLIAM WELLINGTON

Name of Mayor (in full)

Signature of Chief Executive Officer

ANDREW JAMES SHARPE

Name of Chief Executive Officer (in full)

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed

In the Presence of LBeattie

Leanne Dawn Beattie
77 Albany Highway
Albany WA 6330
Receptionist
(08) 9841 5222

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INSTRUCTIONS

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

NOTES

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

EXAMINED

OFFICE USE ONLY

N999246 RC

02 Oct 2018 14:38:13 Perth

LODGED BY Deed of Restrictive Covenant

ADDRESS Amity Settlements
PO Box 5897
Albany WA 6332

PHONE No Ph 9841 5222

FAX No Fax 9841 7900
Issuing Box 888V

REFERENCE No.

ISSUING BOX No.

PREPARED BY SEYMOUR LEGAL

ADDRESS P O Box 5897
ALBANY WA 6332

PHONE No 08 9842 1776
FAX No. 08 9841 2565

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

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4.
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6.

Received Items

Nos

Receiving Clerk

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

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ANNEXURE "B"
RESTRICTIVE COVENANT

The registered proprietor of the Lots undertakes that:

No development is to take place within the areas identified as BAL-40 or BAL-Flame Zone (shown as A on the Deposited Plan)

STATEMENT FROM SOLICITOR

I DAMON BRYCE SEYMOUR being the director of 1928 Pty Ltd ACN 154 512 606 trading as Seymour Legal, PO Box 5897, Albany, Western Australia and being the solicitor for Clark certify that in my opinion, each covenant contained in this Deed is a restrictive covenant and will be relevant only to the Lots specified in this Deed as being benefited or burdened by the covenants created by this Deed.

DATED the 25th day of May 2018.

DAMON BRYCE SEYMOUR

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Annexure A.

YEA	AMENDMENT	AUTHORISED BY	DATE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

TYPE FREEHOLD S.S.A. NO

PURPOSE SUBDIVISION

PLAN OF
LOTS 250 & 9100
AND RESTRICTIVE COVENANT

FORMER TENURE LOT 7422 ON DP 183289 CT 1732/578

LOCAL AUTHORITY
CITY OF ALBANY

LOCALITY
LITTLE GROVE

D.O.L. FILE

FIELD RECORD

SURVEYOR'S CERTIFICATE – REG 54

LICENSED SURVEYOR DATE

LODGED

DATE FEE PAID

L.S.C.

EXAMINED

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 151585

DATE

BY ORDER FOR DEADINGS

SUBJECT TO

FOR INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED

INSPECTOR OF PLANS AND SURVEYS DATE

DEPOSITED PLAN
414059
SHEET 1 OF 1 SHEETS
VERSION 1

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Landgate
www.landgate.wa.gov.au

THE FIRST SCHEDULE

Lot 7422 on Deposited Plan 183289 the whole of the land in Certificate of Title Volume 1732 Folio 578

THE SECOND SCHEDULE

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS

As to the Land:

1. H461558 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 2/6/2000

SIGNED by **PETER BYRNES CLARK** in the presence of:

PETER BYRNES CLARK

Witness Signature

Witness Name in Full: Leanne Dawn Beattie

Witness Address: 77 Albany Highway Albany WA 6330

Witness Occupation: Receptionist (08) 9841 5222

The common seal of City of Albany as Grantee was hereunto affixed by Authority under delegation in the presence of:

CITY OF THE COMMON SEAL OF ALBANY

Signature:

Signature:

Name: DENNIS WILLIAM WELLINGTON

Mayor: CITY OF ALBANY

Name: ANDREW JAMES SHARPE

CEO: CITY OF ALBANY

Date: 30 MAY 2018

Date: 30 MAY 2018

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www.landgate.wa.gov.au

FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

DEED OF RESTRICTIVE COVENANT (Note 1)

THIS DEED is made the 13 day of July 2018.

BY:

PETER BYRNES CLARK of PO Box L42 Little Grove, Albany, Western Australia ("Clark")

AND

CITY OF ALBANY of 102 North Road, Albany, Western Australia ("City")

WHEREAS:

A. Clark is the registered proprietor of the land described in the First Schedule ("the Land") which has the limitations, interests, encumbrances and notifications described in the Second Schedule hereto.

B. Clark intends to subdivide the Land in accordance with Deposited Plan 414059, a copy of which is set out in Annexure "A" ("the Deposited Plan").

C. In accordance with Section 128(BA) of the Transfer of Land Act, Clark requires that Lot 250 and Lot 9100 to be created by the Deposited Plan (" the Lots") to be encumbered by the restrictive covenant set out in Annexure "B" ("the Restrictive Covenant"), so when separate Certificates of Title issue for the Lots, the burden of the Restrictive Covenant is noted on the Lots and the benefit to be for the City

THIS DEED witnesses:

1. The Certificates of Title which issue for the Lots are to be encumbered by the Restrictive Covenant which shall run with Lots for the benefit of the City

2. Clark intends that the burden of the Restrictive Covenant is to:

   (a) Run with the Lots for the benefit of the City, and

   (b) be enforceable against the registered proprietor from time to time of the Lots by the City.

3. Any terms defined in this Deed shall have the same meaning when used in the Restrictive Covenant.

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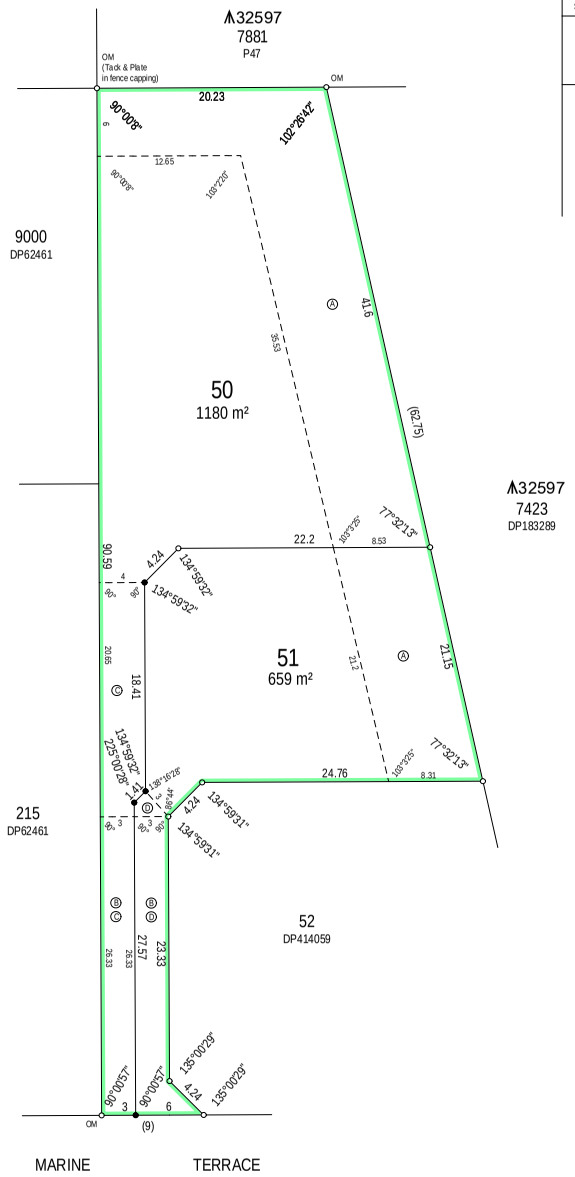
LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/04/2026 09:52 AM Request number: 69662673

VER.	AMENDMENT	AUTHORISED BY	DATE
2	AMEND WAPC NUMBER	M. NORMAN	8/1/2019

LIMITED IN DEPTH TO 12.19 METRES



• DENOTES NAIL & PLATE IN BITUMEN

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
A	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC N999246	LOTS 50 & 51	CITY OF ALBANY	NO DEVELOPMENT
B	RIGHT OF CARRIAGE WAY	SEC 136C OF THE TLA.	DP 414059	LOTS 50 & 51	LOT 52 on DP414059	
C	RIGHT OF CARRIAGE WAY	SEC 136C OF THE TLA.	THIS PLAN	LOT 50	LOT 51	
D	RIGHT OF CARRIAGE WAY	SEC 136C OF THE TLA.	THIS PLAN	LOT 51	LOT 50	

TYPE FREEHOLD S.S.A. NO

PURPOSE SUBDIVISION

PLAN OF

LOTS 50 & 51
AND EASEMENTS

FORMER TENURE LOT 9100 ON DP 414059 C/T 2956/545

LOCAL AUTHORITY
CITY OF ALBANY

LOCALITY
LITTLE GROVE

D.O.L. FILE

FIELD RECORD 143838

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 recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Mick Norman 2019.01.08 14:48:51 +08'00'

LICENSED SURVEYOR DATE

LODGED

10-Dec-2018 $423.00 574123
DATE FEE PAID ASSESS No.

I.S.C.

EXAMINED 9-Jan-2019
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 154501
C. Gustawsson
Delegated under S.16 P&D Act 2005 16-Jan-2019 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
Sec 136C of the TLA

18-Jan-2019
FOR INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED

28.3.2019
INSPECTOR OF PLANS AND SURVEYS DATE
(S. 18 Licensed Surveyors Act 1909)

DEPOSITED PLAN
414653
SHEET 1 OF 1 SHEETS
VERSION 2

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
45 COLLIE STREET
PO BOX 293
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. E425DP2 - E425DP Sheet 1

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SCALE 1: 300 (A2)

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DWG REF : E425

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N999245 NO

02 Oct 2018 14:38:13 Perth

NOTIFICATION

LODGED BY

ADDRESS Amity Settlements
PO Box 5897
Albany WA 6332

PHONE NO. Ph 9841 5222
Fax 9841 7900
Issuing Box 888V

FAX NO.

REFERENCE NO.

ISSUING BOX NO.

PREPARED BY Western Australian Planning Commission

ADDRESS Locked Bag 2506
PERTH WA 6001

PHONE NO. 08 6551 8002 FAX NO. 08 6551 9001

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Received items

Nos.

Receiving Clerk

ENDORSING INSTRUCTIONS

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

EXAMINED

Initials of signing officer

REGISTRAR OF TITLES

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Form Approval B3582

WESTERN AUSTRALIAN PLANNING COMMISSION

FILE No. 151585

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
Lot 52 on Deposited Plan 414059 Lot 9100 on Deposited Plan 414059	Whole Whole		

REGISTERED PROPRIETOR OF LAND

Mr Peter Byrnes Clark of
Lot 102 Opal Street
ALBANY WA 6330

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.

Dated this Eighteenth day of June 2018

C. Gustavsson

For: WESTERN AUSTRALIAN PLANNING COMMISSION
Cate Gustavsson

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OFFICE USE ONLY

N999243 NR

02 Oct 2018 14:38:13 Perth

NOTIFICATION

LODGED BY

ADDRESS: Amity Settlements, PO Box 5897, Albany WA 6332

PHONE No.: Ph 9841 5222

FAX No.: Fax 9841 7900

REFERENCE No.: Issuing Box 888V

ISSUING BOX No.

PREPARED BY: John Kinnear and Associates

ADDRESS: 45 Collie St, Albany WA 6330

PHONE No. 0898421353 FAX No. 0898421570

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

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Received Items

Nos.

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Receiving Clerk

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

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

9582.70A.notif

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FORM N1 B4058

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 250 on Deposited Plan 414059 Lot 9100 on Deposited Plan 414059	Whole		

REGISTERED PROPRIETOR (Note 2)

Mr Peter Byrnes Clark of
Lot 102 Opal Street
ALBANY WA 6330

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

City of Albany
PO Box 484
ALBANY WA 6331

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

The owners are advised that upon development of the lots, stormwater soakwells equivalent of 2.5m³, with controlled release fittings are to be installed to the satisfaction of the City of Albany Development Guidelines for the on-site containment of storm water.

Dated this 13 day of July Year 2018

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of:

CITY OF THE COMMON SEAL OF ALBANY

Signature of Mayor

DENNIS WILLIAM WELLINGTON

Name of Mayor (in full)

Signature of Chief Executive Officer

ANDREW JAMES SHARPE

Name of Chief Executive Officer (in full)

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed

In the Presence of

Leanne Dawn Beattie
77 Albany Highway
Albany WA 6330
Receptionist
(08) 9841 5222

9582.70A.notif

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INSTRUCTIONS

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2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

N999244 NR

02 Oct 2018 14:38:13 Perth

NOTIFICATION

LODGED BY

ADDRESS: Amity Settlements, PO Box 5897, Albany WA 6332

PHONE No.: Ph 9841 5222

FAX No.: Fax 9841 7900

REFERENCE No.: Issuing Box 888V

ISSUING BOX No.

PREPARED BY: John Kinnear and Associates.

ADDRESS: 45 Collie St, Albany WA 6330

PHONE No. 08 98421353 FAX No. 08 9842 1570

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

A/P

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

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Received Items

Nos.

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Receiving Clerk

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

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FORM N1 B4058

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 250 on Deposited Plan 183289 Lot 9100 on Deposited Plan 183289	Whole		

REGISTERED PROPRIETOR (Note 2)

Mr Peter Byrnes Clark
Lot 102 Opal Street
LITTLE GROVE WA 6330

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

City of Albany
PO Box 484
ALBANY WA 6331

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

The lot is within a vulnerable coastal area which is likely to be subject to coastal erosion and or inundation over the next 100 years. Building pads are to accommodate a finished floor level of AHD 3.1m

Dated this 13 day of July Year 2018

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of:

CITY OF THE COMMON SEAL OF ALBANY

Signature of Mayor

DENNIS WILLIAM WELLINGTON

Name of Mayor (in full)

Signature of Chief Executive Officer

ANDREW JAMES SHARPE

Name of Chief Executive Officer (in full)

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed

In the Presence of LBeattie

Leanne Dawn Beattie
77 Albany Highway
Albany WA 6330
Receptionist
(08) 9841 5222

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INSTRUCTIONS

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

NOTES

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

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02 Oct 2018 14:38:13 Perth

LODGED BY Deed of Restrictive Covenant

ADDRESS Amity Settlements
PO Box 5897
Albany WA 6332

PHONE No. Ph 9841 5222

FAX No. Fax 9841 7900

REFERENCE No. Issuing Box 888V

ISSUING BOX No.

PREPARED BY SEYMOUR LEGAL

ADDRESS P O Box 5897
ALBANY WA 6332

PHONE No. 08 9842 1776

FAX No. 08 9841 2565

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

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Received Items

Nos.

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Receiving Clerk

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

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ANNEXURE "B"
RESTRICTIVE COVENANT

The registered proprietor of the Lots undertakes that:

No development is to take place within the areas identified as BAL-40 or BAL-Flame Zone (shown as A on the Deposited Plan)

STATEMENT FROM SOLICITOR

I DAMON BRYCE SEYMOUR being the director of 1928 Pty Ltd ACN 154 512 606 trading as Seymour Legal, PO Box 5897, Albany, Western Australia and being the solicitor for Clark certify that in my opinion, each covenant contained in this Deed is a restrictive covenant and will be relevant only to the Lots specified in this Deed as being benefited or burdened by the covenants created by this Deed.

DATED the 25th day of May 2018.

DAMON BRYCE SEYMOUR

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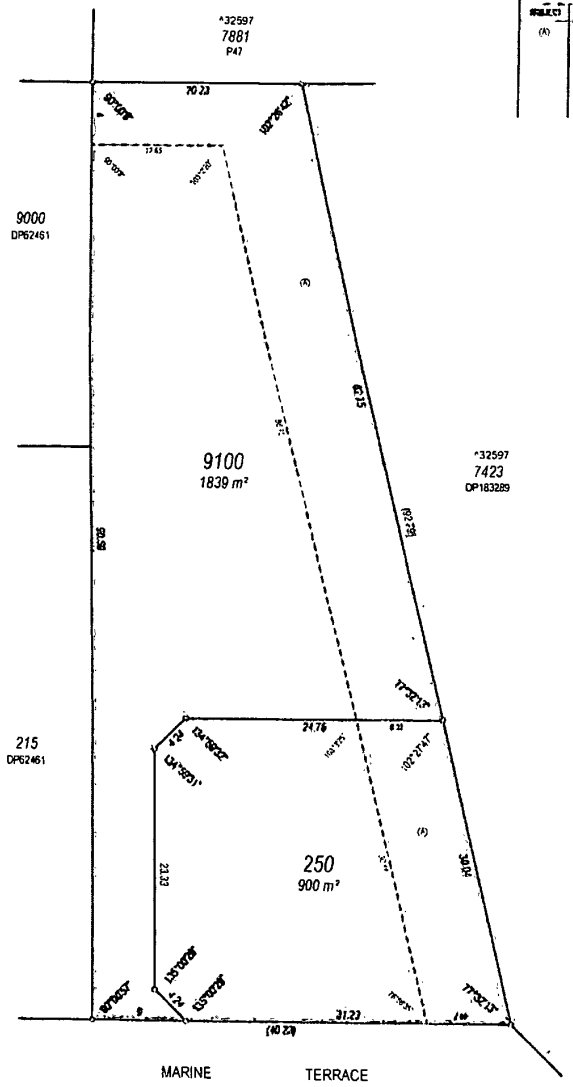
Annexure A.

VER	AMENDMENT	AUTHORISED BY	DATE



SCALE 1: 300 (A2)

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SUBJECT	PURPOSE	STATUTORY REFERENCE	LIMITS	LAND BENEFITED	SECTION 140	CONDITIONS
(A)	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC	1019/250 & 9100	CITY OF ALBANY	NIL OTHER CONDITIONS
	INDEMNIFICATION	SEC 165 OF THE P&D ACT	DOC	LOTS 250 & 9100		FLOOD HAZARD PRONE AREA
	INDEMNIFICATION	SEC 70A OF THE TLA	DOC	LOTS 250 & 9100		FLOOD LEVELS

TYPE FREEHOLD S.S.A. NO

PURPOSE SUBDIVISION

PLAN OF
LOTS 250 & 9100
AND RESTRICTIVE COVENANT

FORMER TENURE LOT 7422 ON DP 183289 C/T 1732/578

LOCAL AUTHORITY
CITY OF ALBANY

LOCALITY
LITTLE GROVE

D.O.L. FILE

FIELD RECORD

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 recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged

LICENSED SURVEYOR DATE

LODGED
DATE FEE PAID ASSESS No

I.S.C.

EXAMINED
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 151585
Delegated under S 16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
FOR INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED
INSPECTOR OF PLANS AND SURVEYS DATE
(S 18 Licensed Surveyors Act 1909)

Western Australian Land Information Authority

DEPOSITED PLAN
414059
SHEET 1 OF 1 SHEETS
VERSION 1

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
45 Aberdeen Street
PO Box 291
Albany WA 6331
Phone (08) 9842 1293 Fax (08) 9842 1470
WA Reg. No. 63500 Fax 09 9842 9...

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THE FIRST SCHEDULE

Lot 7422 on Deposited Plan 183289 the whole of the land in Certificate of Title Volume 1732 Folio 578

THE SECOND SCHEDULE

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS

As to the Land:

1. H461558 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 2/6/2000

SIGNED by **PETER BYRNES CLARK** in the presence of:

PETER BYRNES CLARK

Witness Signature

Witness Name in Full: Leanne Dawn Beattie

Witness Address: 77 Albany Highway, Albany WA 6330

Witness Occupation: Receptionist (08) 9841 5222

The common seal of City of Albany as Grantee was hereunto affixed by Authority under delegation in the presence of:

CITY OF ALBANY THE COMMON SEAL OF

Signature:

Name: DENNIS WILLIAM WELLINGTON

Mayor: CITY OF ALBANY

Date: 30 MAY 2018

Signature:

Name: ANDREW JAMES SHARPE

CEO: CITY OF ALBANY

Date: 30 MAY 2018

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FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

DEED OF RESTRICTIVE COVENANT (Note 1)

THIS DEED is made the 13 day of July 2018.

BY:

PETER BYRNES CLARK of PO Box L42 Little Grove, Albany, Western Australia ("Clark")

AND

CITY OF ALBANY of 102 North Road, Albany, Western Australia ("City")

WHEREAS:

A. Clark is the registered proprietor of the land described in the First Schedule ("the Land") which has the limitations, interests, encumbrances and notifications described in the Second Schedule hereto.

B. Clark intends to subdivide the Land in accordance with Deposited Plan 414059, a copy of which is set out in Annexure "A" ("the Deposited Plan").

C. In accordance with Section 128(BA) of the Transfer of Land Act, Clark requires that Lot 250 and Lot 9100 to be created by the Deposited Plan (" the Lots") to be encumbered by the restrictive covenant set out in Annexure "B" ("the Restrictive Covenant"), so when separate Certificates of Title issue for the Lots, the burden of the Restrictive Covenant is noted on the Lots and the benefit to be for the City

THIS DEED witnesses:

1. The Certificates of Title which issue for the Lots are to be encumbered by the Restrictive Covenant which shall run with Lots for the benefit of the City

2. Clark intends that the burden of the Restrictive Covenant is to:

   (a) Run with the Lots for the benefit of the City; and

   (b) be enforceable against the registered proprietor from time to time of the Lots by the City.

3. Any terms defined in this Deed shall have the same meaning when used in the Restrictive Covenant.

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Property Interest Report

29a Marine Terrace, Little Grove 6330

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

29a Marine Terrace, Little Grove 6330

Number of interests that impact this property	22
Certificate of title number	2965/303
Land ID	Lot 50 On Deposited Plan 414653
Type of property	Vacant Land
Property use	Vacant land
Year built	N/A
Wall/Roof type	N/A
Land area	1180 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (URBDEV)

Perth CBD
391.9km

Beach
4.7km

Primary School
654m

Secondary School
4.9km

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.

- Acid Sulfate Soil (ASS) Risk
- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Occupancy Permit
- Proclaimed Groundwater Areas
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- Swimming Pool
- Water Corporation Infrastructure (above and below ground)
- 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.

- 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
- APA Group Owned/Operated Gas Transmission Pipeline
- ATCO Gas Australia Infrastructure
- Australian Natural, Indigenous and Historic Heritage
- Bush Forever Areas
- Clearing Control Catchments
- Commercial Building Disclosure
- Contaminated Sites (Contaminated Sites Database)
- Control of Access on State Roads
- Dampier to Bunbury Natural Gas Pipeline Development Setback Area
- Development Control Area (Swan and Canning Rivers)
- Environmentally Sensitive Areas
- Environmental Protection Policies
- European House Borer
- Former Military Training Area (Unexploded Ordnance)
- Garden Bore Suitability
- Harvey Water Infrastructure
- Heritage Council - Agreement
- Heritage Council - Assessment Program
- Heritage Council - Protection Orders
- Heritage Council - State Register of Heritage Places
- Intensive Agricultural Industries
- Iron Staining Risk
- Jandakot Airport - Aircraft Noise
- Jandakot Airport - Land Use Planning
- Lands owned or managed by the Department of Biodiversity, Conservation and Attractions
- Liquor Restrictions
- Local Heritage Surveys
- Marine Harbours Act Areas
- Marine Navigation Aids
- Metropolitan Region Improvement Tax
- Mining Titles
- National Park, Conservation Park and Nature Reserve
- 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
- 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 Buffer Zones
- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- Water Corporation Non-Standard Services (Private Fire Service)

3. Summary of interests that DO NOT AFFECT this property

- 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.

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, Albany-Torbay:
Risk Class - 1.0
Risk Level - High to moderate 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 for more information or phone 1300 762 982.

Legislation governing the interest:
Planning and Development Act 2005
Environmental Protection Act 1986

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.

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 - Urban development
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

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 - Albany
Proclaimed Status - Proclaimed
Relevant Act - RIWI Act 1914-1978
Relevant Act Section - Section 18
Gazetted (Legal) Name - Albany Groundwater Area
Date Published in Gazette (dd/mm/yyyy) - 29/06/1979
Gazetted Type - Variation
Page in Gazette - 1767
Gazetted Plan Number - 51298-1-1

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

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

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

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

Legislation governing the interest:
Rights in Water and Irrigation Act 1914
Rights in Water and Irrigation Regulations 2000

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:

Definition of Interest:

Department of Energy, Mines, Industry Regulation and Safety

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

Water Corporation Infrastructure (above and below ground)

Responsible agency:
Water Corporation

Definition of Interest:

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

Affect of Interest:

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

Sewer Infrastructure:

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

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

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

PLEASE NOTE:

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

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

Legislation governing the interest:

Water Services Act 2012

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 - C9282921
Pillar ID - S8347103
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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