

MGP
PROPERTY

For
sale...



INFORMATION MEMORANDUM
3302 OLD COAST ROAD, LAKE CLIFTON WA
LOT 22 OLD COAST ROAD, LAKE CLIFTON

FOR SALE VIA EXPRESSIONS OF INTEREST

Table of *contents...*

INTRODUCTION	3
EXECUTIVE SUMMARY	7
THE OFFERING	8
PRIVATE AIRSTRIP	9
PROPERTY DETAILS	10
PLANNING AND LEGAL	11
POTENTIAL SITE USES	12
PLANNING	13
THE PEEL REGION	15
THE PEEL REGION ECONOMIC SNAPSHOT	16
TOWN OF WAROONA	17
THE PROPERTY MARKET	18
METHOD OF SALE	19
DISCLAIMER	20
ANNEXURE A: CERTIFICATE OF TITLE	21
ANNEXURE B: DIAGRAM	24
ANNEXURE C: DEPOSITED PLAN	26
ANNEXURE D: PROPERTY INTEREST REPORT	29

Introduction...

**3302 OLD COAST ROAD &
LOT 22 OLD COAST ROAD,
LAKE CLIFTON WA**



James Priestly
MANAGING DIRECTOR
MGP PROPERTY
0447 120 125
james@mgpproperty.com.au

MGP Property has been appointed by the Property Owner to market and sell jointly 3302 Old Coast Road, and Lot 22 Old Coast Road in Lake Clifton, WA. For clarity, it is the Seller's preference that they are sold together but may be open to individual sales.

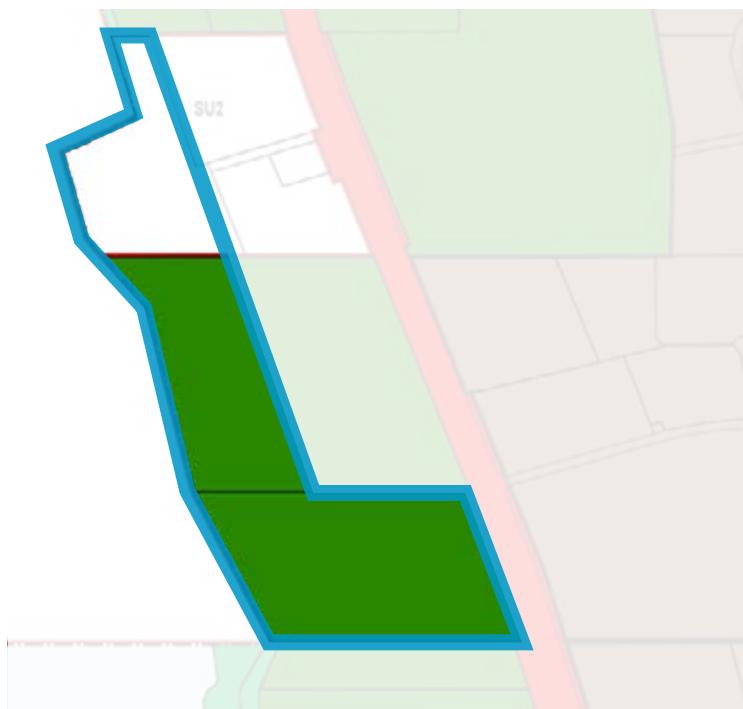
This Information Memorandum (IM) offers **preliminary information** to assist any interested parties in completing their assessment of the property. This IM should only be used as a general guide and cannot be considered as valuation, planning, or legal advice. It is recommended that any parties interested in the property should not rely on the information contained in this IM. All parties should complete their own due diligence studies and seek independent professional advice if appropriate, prior to considering making any offer to purchase.

To discuss any particulars or conditions relating to a potential purchase of the property, or to request copies of supporting documentation please contact James.



INFORMATION MEMORANDUM
3302 OLD COAST ROAD, LAKE CLIFTON
LOT 22 OLD COAST ROAD, LAKE CLIFTON





LOCAL SCHEME ZONES

(see scheme text for additional information)

	Special Uses
	Urban 1 - Town Centre
	Urban 2 - Community and Civic
	Urban 3 - Service Commercial
	Urban 4 - Residential
	Urban 5 - Special Residential
	Urban 6 - Rural Living
	Urban 7 - Industrial
	Urban 8 - Hamel
	Urban 9 - Preston Beach
	Urban development

Executive

summary...

The Property Address:	3302 Old Coast Road, Lake Clifton WA; & Lot 22 Old Coast Road, Lake Clifton WA
Current Titles:	LOT 1 ON DEPOSITED PLAN 430263 Vol 4073 Fol 798; & LOT 22 ON DIAGRAM 72036 Vol 2141 Fol 174
Tenure:	Freehold
Zoning	Shire of Waroona LSP 7: 13B Coastal Highway (LOT 1) Special Use Zone 2 (LOT 22) See Image page 6
Site Area:	Combined Approx. 34.9ha – Refer to Annexure B & C
Dimensions:	As shown in Annexure B & C
Ground Conditions and Soil Type:	Generally flat with some undulation, mostly grassed and expected ground conditions are mostly sandy soils.
Existing Improvements:	4x2x6 home with 2 living areas and a double carport. Approx. 150sqm 4 car lock-up shed. Approx. 300sqm workshop/warehouse with 3-phase power and concrete slab. Graded air-strip approx. 1000m long and approx.40m wide. Power dome and standard rural fencing.
The Offering:	The Offering includes 2 titles and presents as a unique opportunity to secure a rare and unique rural landholding inclusive of a private airstrip. The zoning is split across the 2 titles providing a range of special rural and tourism options.
Price & Offers:	Via Expressions of Interest – EOI's will be presented to the Property Owner for consideration as and when they are received.

INFORMATION MEMORANDUM

3302 OLD COAST ROAD, LAKE CLIFTON
LOT 22 OLD COAST ROAD, LAKE CLIFTON

The *offering...*



Places of *interest...*

Lake Clifton - Adjacent to property
Peel Inlet - 4km
Lake Clifton Thrombolites - 6km
Preston Beach - 9km
Dawesville - 17km
Pinjarra Town Centre - 26km
Mandurah Town Centre - 30km
Waroona Dam - 30km
Bunbury Town Centre - 58km

The Offering includes 2 titles and presents as a unique opportunity to secure a rare and unique rural landholding inclusive of a private airstrip. The zoning is split across the 2 titles providing a range of special rural and tourism options.

The properties are located along Old Coast Road in Lake Clifton and has approx. 1km of road frontage. The sites are approximately 9km from Preston Beach and back directly on to Lake Clifton. It is 30km to Mandurah Town Centre, 26km to Pinjarra Town Centre, and 50km to Bunbury Town Centre.

Generally flat with some undulation, mostly grassed and expected ground conditions are mostly sandy soils.

3302 Old Coast Road is zoned 13B Coastal Highway and
Lot 22 Old Coast Road is zoned Special Use 2
Uses can be viewed on page 12.

Price Guidance

All interested parties are encouraged to submit an Expression of Interest (EOI). All EOI's will be considered on their merits and will be presented to the Property Owner for consideration as and when they are received.

Private *airstrip...*



Properties with both a home and a private airstrip in Western Australia are extremely uncommon. Only a very small number of recorded sales of this type have occurred over the last 5 years.

The tourism zoning across the site further enhances the uniqueness of this Opportunity with a range of land use options highly complimentary to this particular feature of the property.

The practical appeal of this property is tied to WA's geography. Long travel distances and limited commercial flight options in regional areas mean a private airstrip can provide direct access from a home base to anywhere in the country. This property suits a wide range of buyer types but with special appeal to pilots, business owners operating across multiple locations, or anyone who may regularly travel to remote sites.

Such a property in WA remains rare and highly sought-after.

3302 Old Coast Rd, Lake Clifton

block size 34,9127 ha | 4 x  2 x  6 x 

James Priestly **MGP**
0447 120 125 PROPERTY



Visit 3D space on
Matterport



*scale in metres. dimensions are approximate. all information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

© gbph.au

Property *details...*

Property Address: **3302 Old Coast Road, Lake Clifton WA**
Lot 22 Old Coast Road, Lake Clifton WA

Site Area: **34.9ha approx.**
(Refer to Annexure B & C)

Dimensions: **As shown in (Annexure B & C) and with approx.**
1km of road frontage to Old Coast Road

Ground Conditions and Soil Type: **Generally flat with some undulation and mostly grassed and expected ground conditions are mostly sandy soil.**

Services and Improvements: **Graded airstrip**
Power dome located on the Property
Overhead Power running along Old Coast Road
Telecommunications running along Old Coast Road
Property Boundary is fenced (Rural fencing)
Sewer is via septic tanks and leach drains.
Water is via rainwater tank and there is a bore on the Property

Planning and *legal...*

Local Government:	Shire of Waroona
Planning Scheme:	Local Planning Scheme No. 7
Zoning:	3B Coastal Highway & Special Use 2 (refer to Page 12 for potential uses)
Shire Advice:	The airstrip is not recognised by council, but it has no specific objections to it being used as it has been in the past.
Local Planning Polices:	Refer to Shire Website
Environmental:	Part affected by Conservation Category Wetland Buffer (Lake Clifton)
Bushfire Prone Area:	Yes
Acid Sulphate Soils:	Moderate to High
Subdivision Potential:	Due regard should be given to the Western Australian Planning Commission's, State Planning Policy 2.5 and Development Control Policy 3.4. Buyers should complete their own due diligence in regard to a potential subdivision of the Property.
Property Interest Report Extract:	See Annexure D
Planning & Legal Comments:	You cannot rely on the information stated in this IM – You must conduct your own investigations.

Potential *uses...*

3302 OLD COAST ROAD, LAKE CLIFTON: 13B COASTAL HIGHWAY ZONING

Permitted

means that the use is permitted if it complies with any relevant development standards and requirements.

- Agriculture – extensive
- Public Utility
- Recreation – public
- Single House

Incidentally permitted

means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements.

- Caretaker's Dwelling
- Carpark
- Restaurant

Discretionary

means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

- Civic Use
- Ancillary Accommodation
- Bed and Breakfast
- Caravan Park
- Chalet
- Civic Use
- Commercial Vehicle Parking
- Family Day Care
- Farm Stay Accommodation
- Garden Centre
- Guest House
- Holiday House
- Home Business
- Home Occupation
- Industry - Cottage
- Industry - Rural
- Milk Depot
- Nursery
- Produce Store
- Recreation - Private
- Rural Pursuit
- Rural Workers Dwelling
- Shop
- Tree Farm
- Veterinary Centre
- Wayside Stall

Discretionary via notice

means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice.

- Animal Establishment
- Brewery
- Community Facility Depot
- Community Purpose
- Equestrian Centre
- Exhibition Centre
- Hotel
- Industry - Extractive
- Motel
- Motor Vehicle Repair
- Park Home Park
- Tavern
- Tourist Development
- Winery

LOT 22 OLD COAST ROAD, LAKE CLIFTON: SPECIAL USE ZONE 2

- Tavern
- Motel
- Caravan Park
- Wildlife park
- Museum
- Picnic & Barbecue Facilities
- Shopping Centre & compatible uses to maximum of 1000m² GLA

Planning...

EXTRACT FROM SHIRE OF WAROONA Local Planning Scheme No. 7

3.13 RURAL ZONES - ALL

3.13.1 Objectives & Policies

Council's objective is to preserve the rural character of the District's farming lands and to ensure that they continue to contribute materially to the District's economy, whilst recognising that changes in land use practices will affect land management and the landscape generally.

Council's policies will therefore be to:

- permit land uses consistent with achieving the objective;
- permit, at Council discretion, Rural Industry;
- require that Intensive Agriculture be subject to the Planning Consent of Council;
- support community endorsed objectives of minimising phosphorous run-off to the Peel-Harvey Estuary including protection of remnant vegetation;
- maintain open rural atmosphere by encouraging generous setbacks.

AMD 32 GG 17/01/17

3.13.2 Additional Dwellings

Except with the Planning Consent of Council, not more than one single house may be erected on a lot used for rural activity.

(a) In considering granting its consent, Council will give due regard to whether the additional dwelling is necessary or desirable to support the primary rural activity.

(b) Prior to approving an application for an additional dwelling or dwellings, Council may require that a development envelope be defined for the lot subject to the application.

(c) Approval to develop an additional dwelling or dwellings shall not be grounds for obtaining separate titles of ownership of the two dwellings and any future subdivision application will be treated on its own merits by Council and the Commission.

(d) Only one single dwelling may be erected on a Rural Residential Zone lot in accordance with Clause 4.15.3.

3.13.3 Intensive Agriculture & Rural Industry

In considering a proposal to develop land for intensive agriculture the Council shall:

- take account of soil types, slope and groundwater flows and surface water drainage and proximity to the Peel Harvey Estuary;
- take account of the objectives of the Commission's Statement of Planning Policy for the Peel-Harvey Coastal Plain Catchment with respect to the potential impact of the proposal on the environment and water quality;
- Seek advice from relevant agencies and, where the proposal is located within the Peel-Harvey Coastal Plain Catchment, as indicated on the Scheme Maps, have due regard for that advice in making its determination or defer the decision pending formal assessment under Part IV of the Environmental Protection Act. AMD 9 GG 29/4/03; AMD 32 GG 17/01/17

3.13.4 Clearance from Designated Wetlands

No domestic on-site effluent disposal system or rural point source of pollution shall be located any less than 100 metres from any wetland designated in any adopted Environmental Protection Policy unless approval has been obtained from the Environmental Protection Authority.

AMD 32 GG 17/01/17

3.13.5 Development Adjacent to Conservation or Catchment Reserves

No development except rural pursuits on established grazing land shall be located closer than 100 metres to the boundary of any conservation or water catchment reserve or the Murray or Harvey rivers unless the proposal is referred to the Government instrumentality responsible for the Crown reserve for advice and comment and, if Planning consent is granted, Council shall give due consideration to imposing such conditions as have been recommended.

3.13.6 Grazing/Stocking of Land

Wherever, in the opinion of Council, land is being grazed or stocked to cause topsoil to be exposed and/or trees to be ringbarked to the general detriment of the character and good management of the area, the matter may be referred to relevant agencies for investigation and recommendation. Having regard to any recommendations received, Council may order the reduction of number of or removal of stock and/or the protection of trees by fencing or lattice binding. Failure to comply with such order shall constitute an offence under The Act. AMD 32 GG 17/01/17

3.13.7 Guideline Plan

Council may recommend ad a condition of subdivision or require as a condition of development in any rural zone that a guideline plan be prepared which may include building envelopes, conservation and/or tree planting areas, access and strategic firebreak provisions, or any other requirements which the Council may reasonably include and any such plan adopted by Council shall be subject to Clauses 4.15.2 - 4.15.12 of this Scheme.

3.13.8 Building Envelopes, Setbacks and Variations

AMD 32 GG 17/01/17

- (a) Where a building envelope is defined for the lot on a Structure Plan, all buildings on the lot should be confined to that envelope.
- (b) If no building envelope is specified, the Council will require the minimum setbacks to be consistent with the Local Planning Strategy and as a minimum shall be 20 metres from any road and 10 metres from rear and side boundaries.
- (c) Notwithstanding the provisions of the preceding sub-clauses, Council may permit variation of setback or the location of a building envelope if it is satisfied that such variation is desirable and will not detrimentally affect the objective for the Zone or the amenity of the area generally.

3.14 RURAL 3A & 3B – COASTAL & COASTAL HIGHWAY ZONES

AMD 32 GG 17/01/17

3.14.1 Objectives and Policies

Council's objective will be to ensure continuation of appropriate rural activities which are consistent with protection of the coastal environment, the ecology of the Yalgorup National Park, the landscape of the environs of Old Coast Road and the traffic management requirements of that road by:

- (a) ensuring that rural pursuits are consistent with achieving the objective;
- (b) permitting, at Council discretion in accordance with the requirements of its Policy, other uses, additional, or special uses, appropriate to the objective and to the location of the zone including establishment of commercial uses in accordance with the provisions of Tables 1 and 2 on lots in the zone subject to:

- satisfactory advice from the Department of Parks and Wildlife and/or the Environmental Protection Authority, that the proposed use will not impact detrimentally on Yalgorup National Park;
- a building setback from the lot frontage of Old Coast Road of fifty metres, and satisfactory landscaping within the setback area.

3.14.2 Development setback

Council will require that all new development, including agricultural use, is to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

3.14.3 On-site effluent disposal

Within the Peel-Harvey Catchment, standard septic systems are to be no closer than 100 metres from any watercourse or wetland and are to have a 2 metre minimum vertical separation from the highest known groundwater level. Alternative Treatment Units to be provided where the setback is less than 100 metres. No septic system is to be closer than 50 metres to any watercourse or wetland.

3.14.4 EPA Guidance Note

Development is to comply with EPA Guidance Note No. 28 'Protection of the Lake Clifton Catchment'.

Peel Region...

168,461

Residents

732,000

Annual visitors

Located 75km south of Perth, The Peel Region is Western Australia's smallest region geographically, but one of the state's fastest growing population centres, presenting opportunities for innovation in workforce skills, industry growth and economic diversification. People are attracted to Peel by the natural and built environment it offers with diverse physical features, unique ecosystems, and abundant waterways that provide the basis for its enviable lifestyle.

Peel's growing population is supported by health and recreation services, large mining operations, civil and residential construction, manufacturing, and social services. Positioning itself as a progressive, prosperous and dynamic region with a culture of care, the Peel region is expanding its export driven industries of agriculture, manufacturing and tourism to accelerate local economic growth and business opportunities.

By 2050, Peel is expected to rival the South West as one of the most populated regions outside of Perth with a projected population of 444,000, bringing vibrancy and prosperity. To support a population of this size, the Peel is building an economy that incorporates many industries, adopts an innovative approach to business and develops a highly skilled and high performing workforce. It is estimated that 89,000 jobs will need to be created by 2050 to support this population growth.

Transform Peel is 35-year visionary project to create new industries, more jobs and improved food security and puts Peel in a strong position to becoming a regional hub for innovation in food and agriculture. This will see future opportunities in food production, food services and manufacturing as the Peel Business Park and Agri Innovation Precinct progresses.

(WA Gov - Peel Region WA)

Peel Region

economic snapshot...

The Peel has experienced consistent economic growth in recent years with an average increase rate in Gross Regional Product of 3.66% since 2012.

The estimated value of GRP for the Peel was \$8.3 billion in 2017-18 with manufacturing having the largest industry share at 33.8 per cent. The region is complemented by stable mining and construction service industries, health services, and retail.

44,361
Jobs

\$28.6b/year
Economic Output

Key sectors economic output...

\$9.68b/year
Manufacturing

\$6.19b/year
Mining

\$2.8b/year
Construction

\$1.17b/year
Healthcare & Social Assistance

\$942m/year
Retail Trade

\$6.9b/year
All Other Sectors

Town of *Waroona...*

Waroona *Community Precinct...*

Construction of the \$3.72m Waroona Community Precinct was completed and officially opened in late 2023. This vibrant hub offers play areas, shaded picnic spots, open spaces, and a unique Noongar six seasons garden.

The Shire of Waroona stretches from sea to scarp between the Indian Ocean and the Darling Scarp, featuring pristine beaches, coastal lakes, fertile farmlands and peaceful jarrah forests.

Covering a total area of 835 km², the Shire includes the localities of Waroona, Hamel, Lake Clifton and Preston Beach.

Agriculture, mining, manufacturing and tourism are important contributors to the local economy. Waroona is an evolving district that services the diverse, social and economic needs of a growing community. The strong agricultural heritage will continue to guide any future district developments, particularly in Waroona and Hamel, and its enviable location on the Indian Ocean and including the Yalgorup National Park, will influence future considerations for Preston Beach and Lake Clifton.

Residents
4,650
SHIRE OF WAROONA

Residents
759
LAKE CLIFTON

Dwellings
2,000
SHIRE OF WAROONA

The property *market...*

Recent *rural sales...*

LOT 231 OLD BUNBURY ROAD
LAKE CLIFTON
\$2,000,000
7 Aug 2022

358 HART ROAD
COOLUP
\$3,600,000
19 Sept 2023

1 FISHERMANS ROAD
COOLUP
\$3,600,000
19 Sept 2023

88 NICHOLSON ROAD
MEELON
\$4,500,000
30 Jul 2025

157 overall sales in the Shire of Waroona throughout 2020

181 overall sales in the Shire of Waroona throughout 2021

213 overall sales in the Shire of Waroona throughout 2022

250 overall sales in the Shire of Waroona throughout 2023

199 overall sales in the Shire of Waroona throughout 2024

176 overall sales in the Shire of Waroona 2025 until Nov 17

The WA Property Market continues to outperform the national market on the back of key market drivers:

- Strong state economy.
- Strong mining sector.
- Strong unemployment.
- Strong population growth.
- High level of affordability.
- Lack of supply and strong demand.

WA Regional Property Market has outperformed the Perth Metro Market. Peel Region median prices have grown 100% since 2020.

Method *of sale...*

Expressions of Interest

Register interest to:

James Priestly

0447 120 125

james@mgpproperty.com.au

Disclaimer...

The information detailed within this Information Memorandum is solely to assist any potential purchasers in determining whether they wish to make further enquiries with respect to the Property. Any representations of property boundaries are approximate, otherwise please refer to the attached Plan. None of the information within this report can constitute any representation or offer by the Property owner or Agent. Any potential purchasers should conduct their own research to determine the correctness of the information. The Agent will not assume any liability for negligence or otherwise for any of the material contained in this Information Memorandum.

Annexure A:

Certificate of Title...

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

4073 **798**

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON DEPOSITED PLAN 430263

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MICHAEL JAMES ARMSTRONG OF 3302 OLD COAST ROAD LAKE CLIFTON WA 6215
(AF Q420877) REGISTERED 14/5/2025

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

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:

DP430263

PREVIOUS TITLE:

1559-499, 2037-736

PROPERTY STREET ADDRESS:

NO STREET ADDRESS INFORMATION AVAILABLE.

LOCAL GOVERNMENT AUTHORITY:

SHIRE OF WAROONA

WESTERN

AUSTRALIA



TITLE NUMBER

Volume Folio

2141 174

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 22 ON DIAGRAM 72036

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MICHAEL JAMES ARMSTRONG OF 3302 OLD COAST ROAD LAKE CLIFTON WA 6215
(T P459144) REGISTERED 22/2/2023

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

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: 2141-174 (22/D72036)

PREVIOUS TITLE: 1559-496

PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.

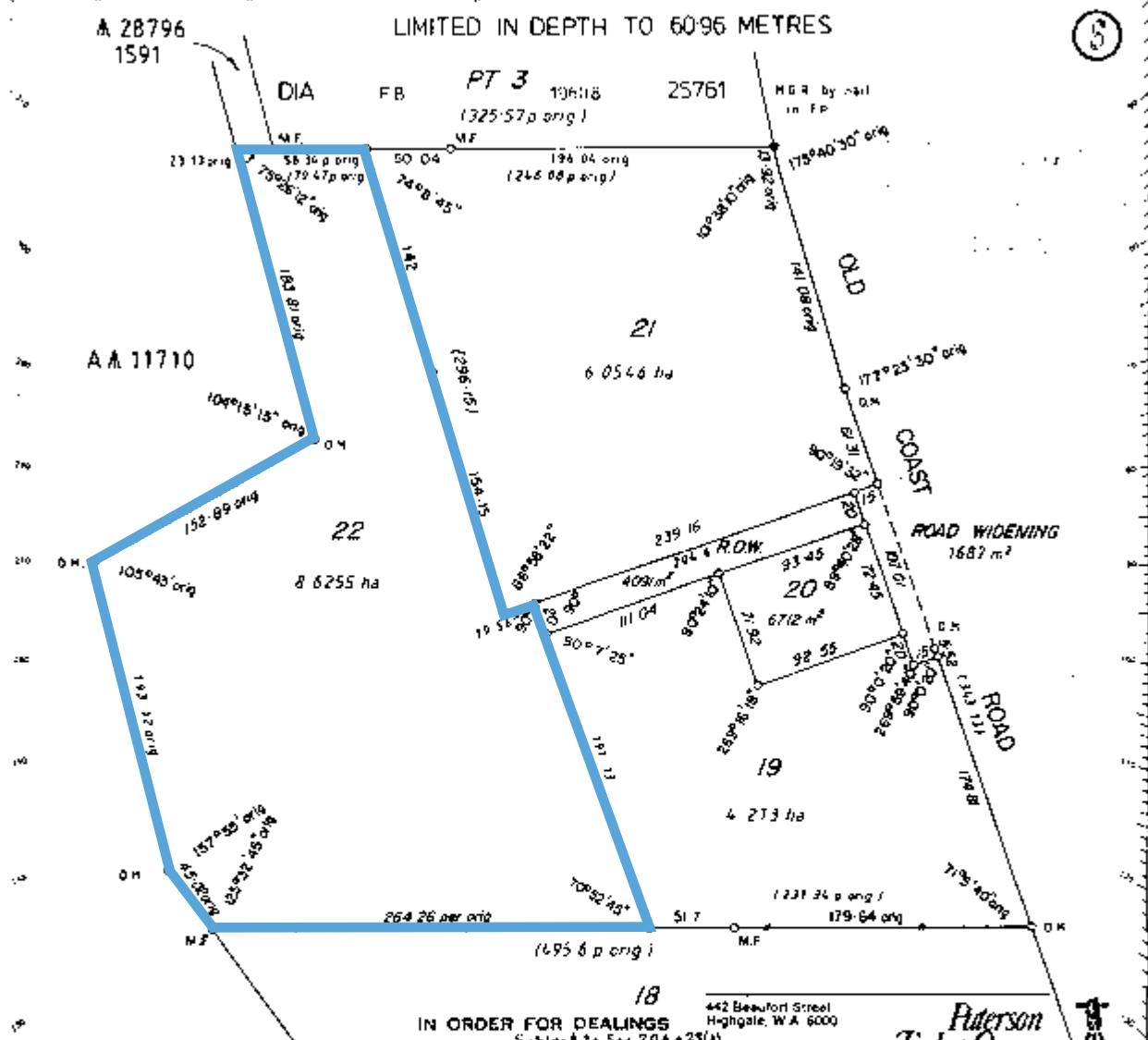
LOCAL GOVERNMENT AUTHORITY: SHIRE OF WAROONA

NOTE 1: I522193 SECTION 138D TLA APPLIES TO CAVEAT G819921

Annexure B: *Diagram...*

72036

Town or District.	Number of Lot or Location	Field Book	Scale	Certificate in which Land is Vested.	Area
MURRAY	Lot 15 of Loc 793.	54447	1: 3000	Vol. 1959 Fol 455.	20.1421 ha TOTAL



ROW TO VEST IN THE CROWN UNDER
SEC 20A OF THE TP & O ACT

IN ORDER FOR DEALINGS
Subject to Sec 204 + 29(1)
TP & O Act
MANAGER CADASTRAL EXAMINATION BRANCH

Patterson
Tudor Owen
& Parker

442 Beaumaris Street
Highgate, WA 6000
TELEPHONE: (09) 328 6551 328 6382
CONSULTING SURVEYORS

CERTIFICATE		APPROVED BY	
<p>I hereby certify that this survey was performed by me personally for under my own personal supervision inspection and field check in strict accordance with the Licensed Surveyors (Guidance of Surveyor) Regulations 1961.</p> <p>Date 12.8.86 <i>R. Tudor Owen</i> Licensed Surveyor</p>		<p>Approved by T. [Signature] LPS REG NO 4475346- FOR R. AND V. ARMSTRONG J. A. R-F</p>	
Approved	APPROVED	Date	Date
<i>M. J. [Signature]</i> Examined P. Brookmeier 33 p 53-60	30.9.98	7/7/82	7/7/82
Date 30.9.98		7/7/82	7/7/82
Reg. Diagram 57530 Index Plan	REGISTRATION NUMBER OF INDEX FILE MAID 5125 13032 17.6.87	Diagram No	72036

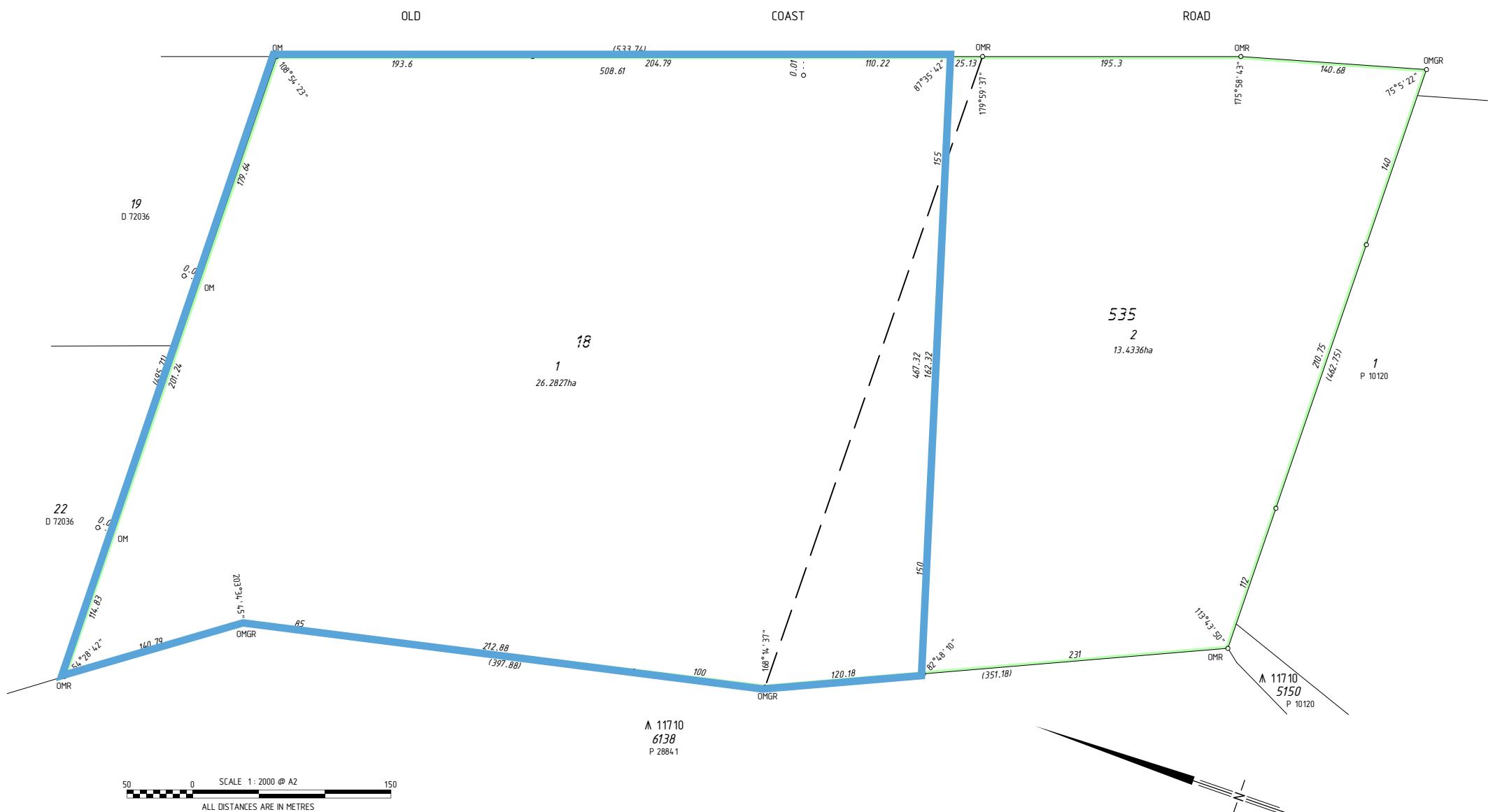
DIA 72036



Annexure C: *Deposited Plan...*

DP430263

LIMITED IN DEPTH TO 60.96 METRES AS TO LOT 18 ONLY



 **MNG** MC MULLEN NOLAN GROUP
 PO Box 124, Bull Creek WA. 61
 Tel: (08) 6416 1599
 Fax: (08) 6416 1500
 Email: info@mngsurvey.com.au
 MNG Ref.: 1064/0/dp-002c - DRP-30263 CSO

ELLEN NOLAN GROUP
124, Bull Creek W.A. 6149
(08) 6436 1599
(08) 6436 1500
info@mngsurvey.com.au

ADDITIONAL SHEET

SHEET 2 OF 2 SHEETS 1 VERSION NUMBER

DEPOSITED PLAN
430263

Annexure D:

Property interest report extract...



Property Interest Report

3302 Old Coast Road, Lake Clifton 6215

landgate.wa.gov.au

- 1. Property information**
This section includes an aerial photograph and details of this property.
- 2. Summary of interests that AFFECT this property**
This section helps you to see at a glance interests pertaining to this property.
- 3. Summary of interests that DO NOT AFFECT this property**
This section helps you to see at a glance interests that do not affect this property.
- 4. Details of interests that AFFECT this property**
This section provides details of how an interest specifically relates to this property.

What is a property interest?

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

Where does property interest information come from?

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

Does this report include all interests?

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

Landgate does not have access to all interest information that affects property in Western Australia. There may be other interests that relate to the property, where that information is currently not available to Landgate. For information on other known interests not in this report, see <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

Are interests on the Certificate of Title in this report?

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

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

How do I find out more information?

For further information about interests including information, contact details and relevant legislation on any interests in this report, see <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

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

Notice

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

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

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

1. Property information

3



Image captured February 2025

3302 Old Coast Road, Lake Clifton 6215

Number of interests that impact this property	32
Certificate of title number	4073/798
Land ID	Lot 1 On Deposited Plan 430263
Type of property	Not Classified
Property use	Rural
Year built	N/A
Wall/Roof type	N/A
Land area	262827 m ²
Building area	N/A
Local Government Authority	Waroona
Zoning	N/A



Perth CBD
94.3km



Beach
7.7km



Primary School
18.5km



Secondary School
23.9km

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

4

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

- 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
- Environmentally Sensitive Areas
- Garden Bore Suitability
- Groundwater Salinity
- Lands owned or managed by the Department of Biodiversity, Conservation and Attractions
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- National Park, Conservation Park and Nature Reserve
- Native Title and Indigenous Land Use Agreements
- Native Vegetation
- Notices on Properties under the Biosecurity and Agriculture Management Act 2007
- Occupancy Permit
- Proclaimed Groundwater Areas
- Protected Areas - Collaborative Australian Protected Area Database
- Ramsar Wetlands
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- State Forest and Timber Reserve
- State Planning Policy 5.4 - Road and Rail Noise
- Swimming Pool
- Threatened Ecological Communities
- Western Power Infrastructure
- Wetlands

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

5

Information currently available to Landgate suggests that these interests do not affect this property. For further information and contact details on these interests, please see the interest dictionary <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

- 1 in 100 AEP Floodplain Development Control Area
- Aboriginal Cultural Heritage - Historic
- Aboriginal Cultural Heritage - Lodged
- Aboriginal Cultural Heritage - Protected Area
- Aboriginal Cultural Heritage - Registered
- Aboriginal Lands Trust Estate
- 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)
- Environmental Protection Policies
- European House Borer
- Former Military Training Area (Unexploded Ordnance)
- Harvey Water Infrastructure
- Heritage Council - Agreement
- Heritage Council - Assessment Program
- Heritage Council - Protection Orders
- Heritage Council - State Register of Heritage Places
- Intensive Agricultural Industries
- Iron Staining Risk
- Jandakot Airport - Aircraft Noise
- Jandakot Airport - Land Use Planning
- Liquor Restrictions
- Local Heritage Surveys
- Marine Harbours Act Areas
- Marine Navigation Aids
- Metropolitan Region Improvement Tax
- Mining Titles
- Navigable Water Regulations
- 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
- Public Drinking Water Source Areas
- Region Schemes
- Residue Management Notice
- Shipping and Pilotage Port Areas
- State Underground Power Program
- 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
- 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
- Waterways Conservation Act Management Areas

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

6

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

Acid Sulfate Soil (ASS) Risk

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

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

Acid Sulfate Soil Risk Map, Swan Coastal Plain:

Risk Class - 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.

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

7

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 - 24/09/24

LGA - WAROONA

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

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

8

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:

Definition of Interest:

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

9

Department of Energy,
Mines, Industry
Regulation and Safety

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

Affect of Interest:

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

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

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

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

Legislation governing the interest:

Building Act 2011

Building Regulations 2012

Work Health and Safety (General) Regulations 2022

Dial Before You Dig

Responsible agency:

Dial Before You Dig

Definition of Interest:

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

Affect of Interest:

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

Legislation governing the interest:

Occupational Health, Safety and Welfare Act 1984

[*Occupational Safety and Health Regulations 1996*](#)

Emergency Services

Levy

Responsible agency:

Department of Fire and
Emergency Services

Definition of Interest:

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

Affect of Interest:

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.

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

10

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](#)

Environmentally Sensitive Areas

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

The selected property or area of land **falls within** an area mapped as an ESA. Exemptions from requiring a clearing permit for low impact routine land management practices under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 do not apply in ESAs and a clearing permit may be required for the clearing of any native vegetation.

ESA mapping is intended to be used as a guide only. Further information to assist in determining whether an ESA exists can be obtained from www.der.wa.gov.au/your-environment/environmentally-sensitive-areas

Details are as follows:

Environmentally Sensitive Areas:

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

11

Sensitive Area - Environmentally Sensitive Area

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

Legislation governing the interest:

Environmental Protection Act 1986

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

Garden Bore

Suitability

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

Garden Bore Suitability:

Suitability - Unsuitable

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

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

Legislation governing the interest:

[Rights in Water and Irrigation Act 1914](#)

[Rights in Water and Irrigation Exemption \(Section 26C\) order 2010](#)

Groundwater Salinity

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

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

Groundwater Salinity:

TDS per milligram per litre - 500-1000

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

The range of salinity of natural water is:

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

12

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.

Lands owned or managed by the Department of Biodiversity, Conservation and Attractions

Responsible agency:

Department of Biodiversity, Conservation and Attractions

Definition of Interest:

The Department of Biodiversity, Conservation and Attractions (DBCA) owns and manages freehold land and pastoral leases for conservation and recreation purposes. The department can manage these lands solely or jointly with other parties.

Affect of Interest:

The selected area **falls within** the boundaries of lands owned or managed (solely or jointly) by the Department of Biodiversity, Conservation and Attractions (DBCA).

Details are as follows:

Lands owned or managed by the Department of Parks and Wildlife:

Classification - A

Identifier - R 11710

Purpose - National Park

Name - Yalgorup National Park

Category - National Park

As the selected area is within lands owned or managed (solely or jointly) by the Department of Biodiversity, Conservation and Attractions (DBCA), if you intend to develop the land or change the land use in some way, the general policy measures in the *Conservation and Land Management Act 1984* will apply.

For more information contact the Land Planning Program Coordinator (statutory and strategic planning) on 9442 0306 or the Land Services Coordinator (land tenure) on 9219 8771, or see www.dpaw.wa.gov.au or email info@dpaw.wa.gov.au.

Legislation governing the interest:

[Conservation and Land Management Act 1984](http://www.dpaw.wa.gov.au)

[Conservation and Land Management Regulations 2002](http://www.dpaw.wa.gov.au)

[Land Administration Act 1997](http://www.dpaw.wa.gov.au)

[Wildlife Conservation Act 1950](http://www.dpaw.wa.gov.au)

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:

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

13

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 - WAROONA, SHIRE OF

Local Area Zoning:

Scheme Name - WAROONA

Zoning - Special uses

Label -

Label Description -

Gazettal Date - 17/12/1996

Scheme Number - 7

Scheme Name - WAROONA

Zoning - Rural 3b - coastal highway

Label -

Label Description -

Gazettal Date - 17/12/1996

Scheme Number - 7

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:

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

14

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 - Frequent high and occasional very high 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 is 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://www2.health.wa.gov.au/Articles/J_M/Mosquito-management.

Legislation governing the interest:

[Health Act 1911](#)

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

15

National Park, Conservation Park and Nature Reserve

Responsible agency:

Department of
Biodiversity, Conservation
and Attractions

Definition of Interest:

National Park, Conservation Park or Nature Reserve are categories of land protected for the purposes of nature conservation and public recreation. As of 1 July 2013 the formerly named Department of Conservation and Land Management and the Department of Environment and Conservation, became the Department of Biodiversity, Conservation and Attractions (DBCA).

Affect of Interest:

The selected area **falls within** the boundaries of the following National Park, Conservation Park or Nature Reserve.

Details are as follows:

Legislated Lands and Waters:

Classification - A

Identifier - R 11710

Purpose - National Park

Name - Yalgorup National Park

Category - National Park

As the selected area is within a National Park, Conservation Park or Nature Reserve, if you intend to develop the land or change the land use in some way, the general policy measures in the Conservation and *Land Management Act 1984* and the *Wildlife Conservation Act 1950* will apply.

For more information contact our office on (08) 9219 8000 or email info@dpaw.wa.gov.au or see www.dpaw.wa.gov.au.

Legislation governing the interest:

Conservation and Land Management Act 1984

[Conservation and Land Management Regulations 2002](#)

Land Administration Act 1997

Wildlife Conservation Act 1950

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;

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

16

- 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 - 3104

NNTT Number - WI2015/005

Agreement Name - GNAALA KARLA BOOJA INDIGENOUS LAND USE AGREEMENT

Status - Registered

Agreement Type - Area

Applicant Name - State of Western Australia

Date Registered (dd/mm/yyyy) - 17/10/2018

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

For more information contact our office on 1800 640 501 or see www.nntt.gov.au.

Legislation governing the interest:

Native Title Act 1993 (Commonwealth)

Native Vegetation

Responsible agency:

Department of Primary Industries and Regional Development

Definition of Interest:

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

Affect of Interest:

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

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

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

17

Native Vegetation:

ID Number - 435460

Area and Date - SLIP WANow Jan Feb 2020

Comments - REMNANT VEGETATION

Capture Scale - 10000

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

Legislation governing the interest:

Environmental Protection Act 1986

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

Notices on Properties under the Biosecurity and Agriculture Management Act 2007

Responsible agency:

Department of Primary Industries and Regional Development

Definition of Interest:

The Department of Primary Industries and Regional Development (DPIRD) administers the *Biosecurity and Agriculture Management Act 2007* (BAM Act), and may issue notices directing persons in charge of places to take certain actions to control, eradicate or exclude organisms that are declared pests under the Act. These notices are binding on the current and subsequent owners and occupiers.

Affect of Interest:

The selected property is **subject to** one or more notices under the *Biosecurity and Agriculture Management Act 2007* (BAM Act). Notices in effect under the BAM Act are binding on the current and subsequent owners and occupiers. Outgoing owners may be obliged to provide written details of the notice(s) to the person succeeding them in ownership.

Details are listed below:

Notices under the Biosecurity and Agriculture Management Act 2007:

Notice Type - Pest Control Notice

Property ID - 0.0

To find out more about this notice please contact our office on (08) 9368 3333 or email enquiries@agric.wa.gov.au and cite the notice type and property ID on your enquiry.

The property is also within an area for which a number of organisms are declared pests, which the person in charge is obliged to control.

Please visit the Department of Primary Industries and Regional Development (DPIRD) website at www.agric.wa.gov.au/organisms for details of declared pests in the area and related control obligations, or www.agric.wa.gov.au/biosecurity-biosecurity-quarantinebam-act-and-resources for more information on the BAM Act and relevant contact details.

Legislation governing the interest:

Biosecurity and Agriculture Management Act 2007

[Biosecurity and Agriculture Management Regulations 2013](#)

Occupancy Permit

Responsible agency:

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.

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

18

Department of Energy,
Mines, Industry
Regulation and Safety

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 - South West Coastal

Proclaimed Status - Proclaimed

Relevant Act - RIWI Act 1914

Relevant Act Section - Section 26B

Gazetted (Legal) Name - South West Coastal Groundwater Area

Date Published in Gazette (dd/mm/yyyy) - 29/06/1988

Gazetted Type - Variation

Page in Gazette - 2098

Gazetted Plan Number - BF96

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*](#)

Protected Areas - Collaborative

Definition of Interest:

"A protected area is an area of land and/or sea especially dedicated to the protection and maintenance of biological diversity, and of natural and associated

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

19

Australian Protected Area Database

Responsible agency:

Department of the Environment and Energy

culture." The Collaborative Australian Protected Area Database (CAPAD) provides a national perspective on the conservation of biodiversity in protected areas.

Affect of Interest:

The selected area **may have** Protected Areas - Collaborative Australian Protected Area Database within it. If you intend to develop or change the land use in some way, you may need to comply with the *Environment Protection & Biodiversity Conservation Act 1999*.

The details are as follows:

Collaborative Australian Protected Areas 1:

Name - Yalgorup

Authority - WA_DPAW

Environment - T

Comments -

type - National Park

You should make further enquiries about this area of land.

For more information please contact the Department on (02) 6274 1111 or see www.environment.gov.au/parks/nrs/science/capad/index.html.

Legislation governing the interest:

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

Ramsar Wetlands

Responsible agency:

Department of Biodiversity, Conservation and Attractions

Definition of Interest:

Ramsar Wetlands are internationally recognised wetlands that are representative, rare or unique wetland, or are important for conserving biological diversity. These are included on the List of Wetlands of International Importance developed under the Ramsar convention.

Affect of Interest:

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

The details are as follows:

Ramsar Sites:

Ramsar Name - Peel-Yalgorup System

Status - Existing

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

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

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

Legislation governing the interest:

Environment Protection and Biodiversity Conservation Act 1999

Environmental Protection Act 1986

[Environmental Protection \(Clearing of Native Vegetation\) Regulations 2004](http://www.dpaw.wa.gov.au/management/wetlands)

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

20

Residual Current Device

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

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

Legislation governing the interest:

[Electricity Regulations 1947](#)

Smoke Alarm

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

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

Affect of Interest:

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

The smoke alarms must:

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

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

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

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

21

Legislation governing the interest:

Building Act 2011

Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

Sprinkler Restrictions:

Region - Perth/Mandurah

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

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_mrttitle_11731_homepage.html

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

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

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

Legislation governing the interest:

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

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

State Forest and Timber Reserve

Responsible agency:

Department of Biodiversity, Conservation and Attractions

Definition of Interest:

Western Australia's native forests and timber reserves are managed to conserve biodiversity; water source protection; for recreation; and to provide economic opportunities – such as timber production (planted to pine species) or mining.

Affect of Interest:

The selected area **falls within** the boundaries of the following State Forest or Timber Reserve.

Details are as follows:

Legislated Lands and Waters:

Classification - A

Identifier - R 11710

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

22

Purpose - National Park

Name - Yalgorup National Park

Category - National Park

As the selected area is within a State forest or timber reserve, if you intend to develop it or change the land use in some way, the general policy measures in the *Conservation and Land Management Act 1984* and the Forest Management Plan will apply.

For more information contact the Land Planning Program Coordinator (statutory and strategic planning) on 9423 2983 or the Land Services Coordinator (land tenure) on 9219 8771, or see www.dpaw.wa.gov.au or email info@dpaw.wa.gov.au.

Legislation governing the interest:

Conservation and Land Management Act 1984

[Conservation and Land Management Regulations 2002](#)

Land Administration Act 1997

Wildlife Conservation Act 1950

Forest Products Act 2000

State Planning Policy

5.4 - Road and Rail

Noise

Responsible agency:

Department of Planning,
Lands and Heritage

Definition of Interest:

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

Affect of Interest:

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

SPP5.4

Policy Title - SPP 5.4 Road and Rail Noise

Description - Strategic freight and/or major traffic route

State Planning Policy (SPP) 5.4 - Road and Rail Noise (2019)

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

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

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

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

Legislation governing the interest:

[Planning and Development Act 2005](#)

[State Planning Policy 5.4 Road and Rail Noise](#)

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

23

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

Threatened Ecological Communities

Responsible agency:

Department of
Biodiversity, Conservation
and Attractions

Definition of Interest:

An ecological community is a naturally occurring biological assemblage that occurs in a particular type of habitat. A Threatened Ecological Community (TEC) is subject to processes that threaten to destroy or significantly modify it across much of its range. A Priority Ecological Community is being assessed as a TEC.

Affect of Interest:

The selected area **contains** recorded locations of Threatened Ecological Communities (TECs) and/or Priority Ecological Communities (PECs).

Note; the data does not necessarily represent a comprehensive listing of TECs and PECs in the area in question. Comprehensiveness is dependent on the amount of survey carried out within the specified area.

To be certain of the TECs and/or PECs within an area, on ground surveys should be undertaken.

Threatened and/or Priority Ecological Communities:

Common Name - Tuart (Eucalyptus gomphocephala) woodlands and forests of the Swan Coastal Plain

Unique Occurrence ID - 125749

Common ID - Tuart woodlands

Common Name - Tuart (Eucalyptus gomphocephala) woodlands and forests of the Swan Coastal Plain

Unique Occurrence ID - 126295

Common ID - Tuart woodlands

As the selected area has recorded locations of TECs and/or PECs if you intend to develop or change the land use in some way, you may need to comply with the *Environmental Protection Act 1986*, and or the *Environment Protection & Biodiversity Conservation Act 1999*.

Threatened and Priority Ecological Communities Classifications:

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

24

Threatened: Threatened Ecological Community

Priority: Priority Ecological Community

For more information contact our office on (08) 9219 9000 or email communities.data@dpaw.wa.gov.au, or see DBCA website www.dbca.wa.gov.au.

Legislation governing the interest:

Environmental Protection Act 1986

Environment Protection and Biodiversity Conservation Act 1999

[Environmental Protection \(Environmentally Sensitive Areas\) Notice 2005](#)

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 Pole ID - S904447

Distribution Pole ID - S904783

Distribution Pole ID - S904791

Distribution Pole ID - S904440

Distribution Pole ID - S904790

Distribution Pole ID - S904786

Distribution Pole ID - S904781

Distribution Overhead Powerline ID - C651426

Distribution Overhead Powerline ID - C651321

Distribution Overhead Powerline ID - C651344

Distribution Overhead Powerline ID - C651320

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

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

25

Wetlands

Responsible agency:

Department of
Biodiversity, Conservation
and Attractions

Definition of Interest:

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

Affect of Interest:

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

The details are as follows:

Geomorphic Wetlands - Swan Coastal Plain:

Unique Feature Identifier - 3089

Wetland Name - unknown

Classification - Lake

Evaluation - Conservation

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

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

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

Legislation governing the interest:

Environmental Protection Act 1986

[Environmental Protection \(Clearing of Native Vegetation\) Regulations 2004](http://www.dpaw.wa.gov.au/management/wetlands)

Disclaimer and Copyright

Disclaimer

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

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

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

Copyright

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

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

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

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

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

Landgate

1 Midland Square

Midland WA 6056

Tel: (08) 9273 7373

Fax: (08) 9273 7666

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

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



Landgate

1 Midland Square, MIDLAND WA 6056

Telephone: +61 (0)8 9273 7341

Email: customerservice@landgate.wa.gov.au

landgate.wa.gov.au

Image on cover for illustrative purposes only

Our *approach...*

Relationships

It's relationships over deals for us and your success is our success - always. That is what is most important, and this forms the foundation of our business.

Planning

Success doesn't happen by chance. Detailed research and planning are key to delivering a winning result. Our proactive strategies are applied throughout each stage of planning with acute attention to detail, ensuring risks are identified and accurate targets are set.

Experience

With a combined 50 years experience in property, the team at MGP are able to apply learned successful strategies to new development sales while continuing to innovate, taking each new project to the next level.

Results

With our expert consultancy team and a clear and defined plan, we deliver on our promises with the highest level of execution. We are not afraid of old-fashioned hard work and as an innate core value, this applies to all aspects of our business. When the going gets tough - we work harder. This is what sets us apart.

- **Over 300 property sales**
- **Developments managed in excess of \$500M**
- **Commercial leasing ranging from small tenancies to large ASX listed companies**
- **100% client satisfaction**



JAMES PRIESTLY
0447 120 125
james@mgpproperty.com.au

775B Canning Hwy, Applecross WA 6153
mgpproperty.com.au