



# Property Interest Report

4 Smith St, Midland 6056

[landgate.wa.gov.au](http://landgate.wa.gov.au)

- 1. Property information**  
This section includes an aerial photograph and details of 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.

- 2. Summary of interests that AFFECT this property**  
This section helps you to see at a glance interests pertaining to this property.
- 4. Details of interests that AFFECT this property**  
This section provides details of how an interest specifically relates to this property.

### What is a property interest?

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

### Where does property interest information come from?

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

### Does this report include all interests?

This Property Interest Report only serves as a guide to interests that relate to this property not recorded on the Certificate of Title. Landgate does not have access to all interest information that affects property in Western Australia. There may be other interests that relate to the property, where that information is currently not available to Landgate. For information on other known interests not in this report, see <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

### Are interests on the Certificate of Title in this report?

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

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

### How do I find out more information?

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

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

### Notice

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

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

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

# 1. Property information

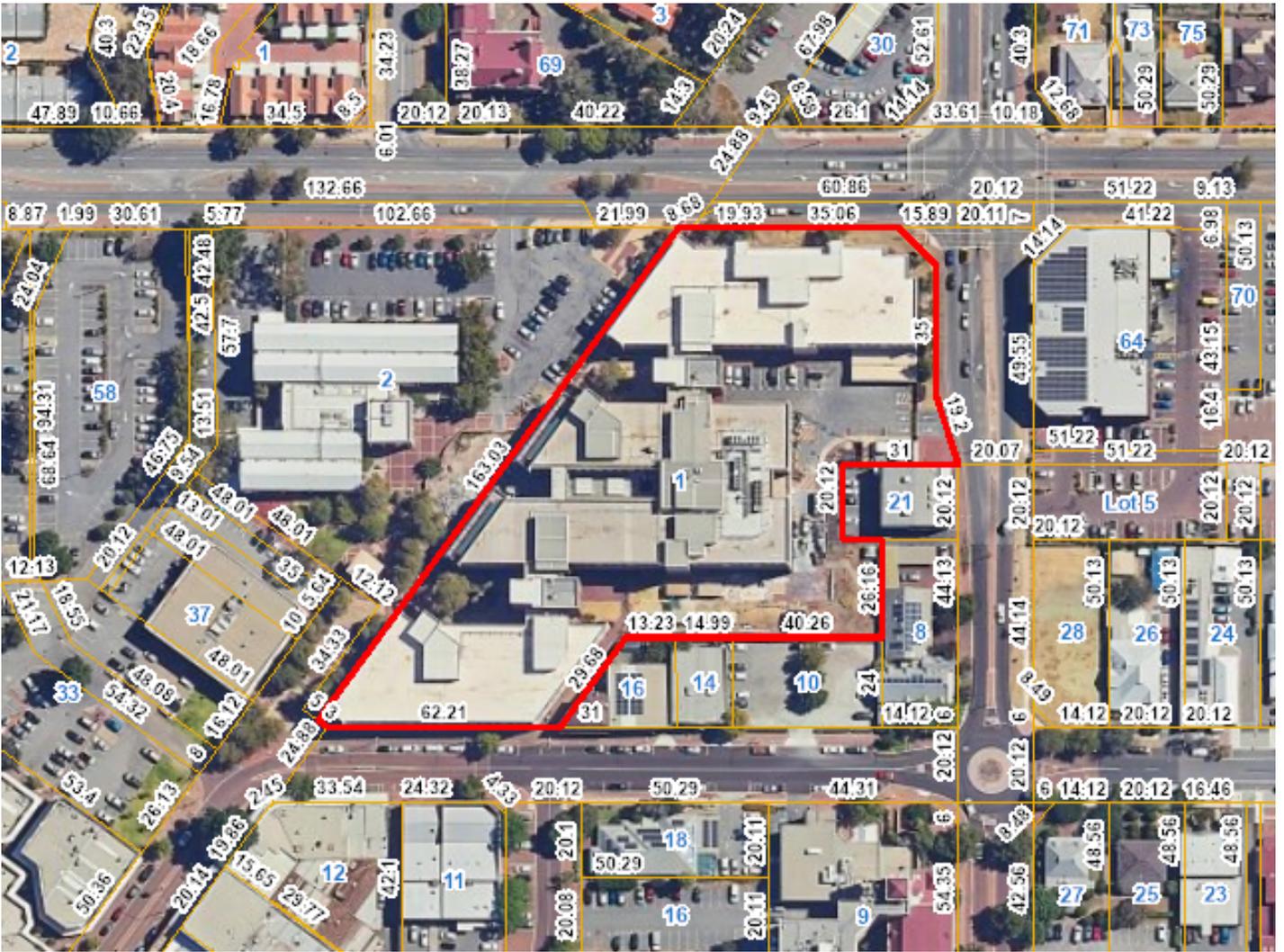


Image captured February 2023

## 4 Smith St, Midland 6056

<b>Number of interests that impact this property</b>	28
<b>Certificate of title number</b>	LR3096/809
<b>Land ID</b>	Lot 11681 On Diagram 80203
<b>Type of property</b>	Office - Carpark
<b>Property use</b>	Commercial
<b>Year built</b>	N/A
<b>Wall/Roof type</b>	N/A
<b>Land area</b>	12607 m <sup>2</sup>
<b>Building area</b>	N/A
<b>Local Government Authority</b>	
<b>Zoning</b>	Commercial (R-ACO.MIX2)



**Perth CBD**  
15.5km



**Beach**  
18.3km



**Primary School**  
935m



**Secondary School**  
595m

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

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

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- 1 in 100 AEP Floodplain Development Control Area
- ATCO Gas Australia Infrastructure
- Basic Raw Material Zones
- Building and Construction Industry Training Levy
- Building Permit
- Dial Before You Dig
- Emergency Services Levy
- Garden Bore Suitability
- Groundwater Salinity
- Intensive Agricultural Industries
- Iron Staining Risk
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Metropolitan Region Improvement Tax
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Perth Airport - Aircraft Noise
- Perth Airport - Land Use Planning
- Proclaimed Groundwater Areas
- Proclaimed Surfacewater Areas
- Sprinkler Restrictions & Bans
- State Planning Policy 5.4 - Road and Rail Noise
- Test Interest
- Test Interest 04Jun
- Water Corporation Infrastructure (above and below ground)
- Water Corporation Non-Standard Services (Private Fire Service)
- Western Power Infrastructure

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

Information currently available to Landgate suggests that these interests do not affect this property. For further information and contact details on these interests, please see the interest dictionary

<https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

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- Aboriginal Lands Trust Estate
- Acid Sulfate Soil (ASS) Risk
- APA Group Owned/Operated Gas Transmission Pipeline
- Australian Natural, Indigenous and Historic Heritage
- Bush Fire Prone Areas
- Bush Forever Areas
- City of Perth Plot Ratio (City Planning Scheme No.2)
- Clearing Control Catchments
- Commercial Building Disclosure
- Contaminated Sites (Contaminated Sites Database)
- Control of Access on State Roads
- Dampier to Bunbury Natural Gas Pipeline Development Setback Area
- Development Control Area (Swan and Canning Rivers)
- Environmentally Sensitive Areas
- Environmental Protection Policies
- European House Borer
- Former Military Training Area (Unexploded Ordnance)
- Harvey Water Infrastructure
- Heritage Council - Agreements
- Heritage Council - Assessment Program
- Heritage Council - Protection Orders
- Heritage Council - State Register of Heritage Places
- Jandakot Airport - Aircraft Noise
- Jandakot Airport - Land Use Planning
- Lands owned or managed by the Department of Biodiversity, Conservation and Attractions
- Liquor Restrictions
- Local Heritage Surveys
- Marine Harbours Act Areas
- Marine Navigation Aids
- Mining Titles
- National Park, Conservation Park and Nature Reserve
- Native Vegetation
- Navigable Water Regulations
- Notices on Properties under the Biosecurity and Agriculture Management Act 2007
- Notices on Properties under the Soil and Land Conservation Act 1945
- Perth Parking Policy
- Petroleum Tenure
- Plot Ratio Plan
- Possible Road Widening
- Protected Areas - Collaborative Australian Protected Area Database
- Public Drinking Water Source Areas
- Ramsar Wetlands
- Region Schemes
- Residual Current Devices
- Residue Management Notice
- Shipping and Pilotage Port Areas
- Smoke Alarm
- State Forest and Timber Reserve
- State Underground Power Program
- Threatened Ecological Communities
- Threatened Fauna
- Threatened Flora
- Titanium - Zircon Mineralization Areas
- Water Corporation Beneficiary Lot Water and/or Sewer
- Water Corporation Brighton Non-Drinking Water
- Water Corporation Effluent Only Discharge Scheme
- Water Corporation Farmlands Service Conditions
- Water Corporation Infrastructure Buffer Zones
- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- 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 - Non-Potable

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

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

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

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

### **1 in 100 AEP Floodplain Development Control Area**

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

**Definition of Interest:**

1 in 100 Annual Exceedance Probability (AEP) Floodplain Development Control Area delineates land that may be affected by the 1 in 100 AEP flooding and therefore subject to development control.

**Affect of Interest:**

This property **has been identified** as either being:

- within the 1 in 100 AEPI floodplain; or
- within 300 metres of the floodplain and may be affected by flooding during a 1 in 100 AEP flood.

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 in 100 AEP Floodplain Areas:**

**Floodplain Development Strategy Area** - Swan River and tributaries (Upstream of the Causeway) - Perth

**Coverage** - DWER - BMT WBM: Swan and Helena Rivers Flood Study and Floodplain Management Plan - Hydraulic Modelling Final Report; see AEP flood event rasters (T:\S&P\WA&A\WRA\Floodplain Management\FPM\Swan River\EMRC Swan River Review\02\_Hydraulics\09b\_Hydraulic\_Modelling\_Data) & Furgo: Armadale to Dunsborough Lidar Survey (2008)

The Floodplain Development Strategy for the area recommends that proposed development that is located:

- outside of the floodway is considered acceptable with respect to major flooding, however, a minimum habitable floor level of 0.50 metre above the adjacent 1 in 100 AEP flood level is generally recommended;
- within the floodway and is considered obstructive to major river flooding is not acceptable.

There is a 1% chance of the 1 in 100 AEP flood level (or greater) occurring in any one year. Larger floods will occur but will be less frequent.

As some flood risk can be mitigated through appropriate building conditions imposed by Local Government, the relevant Local Government can be contacted to ascertain if the flood risk to this property has been mitigated.

The Department of Water and Environmental Regulation (DWER) can be contacted on (08) 6364 7600 or [flood@water.wa.gov.au](mailto:flood@water.wa.gov.au) for further site specific flood information or see [www.water.wa.gov.au](http://www.water.wa.gov.au).

**Legislation governing the interest:**

*Water Agency (Powers) Act 1984*

### **ATCO Gas Australia Infrastructure**

**Definition of Interest:**

ATCO Gas Australia is a private company delivering safe, reliable, cost-effective natural gas to West Australians. As a gas distribution company, ATCO Gas builds,

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

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**Responsible agency:**  
ATCO Gas Australia

owns and maintains an underground network of pipelines that bring natural gas to more than 700,000 consumers. Along with building and maintaining the network, they perform the work to connect your homes and businesses to gas and read your meter.

**Affect of Interest:**

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

Details are available below:

**ATCO Gas Australia Infrastructure:**

**Infrastructure Type** - Gas Distribution Network

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

**Gas Distribution Network**

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

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

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

**High Pressure Gas Pipeline**

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

Construction, excavation and other activities may be restricted in this zone. No pavements (including crossovers) are to be constructed over the pipeline without prior consent from ATCO Gas Australia. Various pipeline safety tests may apply.

For more information contact our office on 1300 926 755, or email [hpenquiries@atcogas.com.au](mailto:hpenquiries@atcogas.com.au).

**PLEASE NOTE:**

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

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

**Legislation governing the interest:**

*Energy Coordination Act 1994*

*Energy Operators (Powers) Act 1979*

*Gas Standards Act 1972*

*Gas Standards (Gas Supply and System Safety) Regulations 2000*

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

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*Gas Standards (Gasfitting and Consumer Gas Installations) Regulations 1999*

### Basic Raw Material Zones

**Responsible agency:**

Department of Planning,  
Lands and Heritage

**Definition of Interest:**

State Planning Policy 2.4 - Basic Raw Materials (BRM) indicates Key Extraction Areas, Priority Resource Locations, Extraction Areas and tenement information relating to the current and future extraction of BRM.

**Affect of Interest:**

The selected area of land **falls within an area containing Basic Raw Materials**. Details of the proclaimed area(s) are provided below:

**Basic Raw Material detail:**

**Policy title** - SPP 2.4 Policy Area

**Description** - POLICY AREA

**Name** - BASIC RAW MATERIALS

**Gazettal Date** - 28/07/2000

Note that the State Planning Policy 2.4 Basic Raw Materials is currently under review.

Please contact the Department of Planning, Lands and Heritage (DPLH) on (08) 6551 9000 for more information on rezoning or initiating an extraction operation of raw materials.

For more information see [www.planning.wa.gov.au/publications/1166.asp](http://www.planning.wa.gov.au/publications/1166.asp).

**Legislation governing the interest:**

[State Planning Policy 2.4 Basic Raw Materials](#)

### Building and Construction Industry Training Levy

**Responsible agency:**

Construction Training  
Fund Board

**Definition of Interest:**

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

**Affect of Interest:**

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

For more information contact our office on (08) 9244 0100 or see [www.bcitf.org](http://www.bcitf.org).

**Legislation governing the interest:**

*Building and Construction Industry Training Fund and Levy Collection Act 1990*  
*Building and Construction Industry Training Levy Act 1990*

### Building Permit

**Responsible agency:**

Department of Mines,  
Industry Regulation and  
Safety

**Definition of Interest:**

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

**Affect of Interest:**

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

For more information contact our office on 1300 489 099, or email [bcinfo@commerce.wa.gov.au](mailto:bcinfo@commerce.wa.gov.au), or see [www.buildingcommission.wa.gov.au](http://www.buildingcommission.wa.gov.au).

**Legislation governing the interest:**

*Building Act 2011*

[Building Regulations 2012](#)

**Dial Before You Dig****Responsible agency:**

Dial Before You Dig

**Definition of Interest:**

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

**Affect of Interest:**

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

**Legislation governing the interest:**

*Occupational Health, Safety and Welfare Act 1984*

[Occupational Safety and Health Regulations 1996](#)

**Emergency Services Levy****Responsible agency:**

Department of Fire and Emergency Services

**Definition of Interest:**

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

**Affect of Interest:**

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

**Emergency Service Levy Boundaries:**

**ESL Category** - 1

**ESL Boundary** - Metropolitan

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

The ESL category classifications:

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

Applies in the Perth metropolitan area.

**Category 2:** Availability of a career Fire & Rescue station and a volunteer Fire & Rescue Service brigade and the SES.

Applies in the city centres of Albany, Bunbury, Greater-Geraldton, Kalgoorlie-Boulder and Mandurah.

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

Applies in the periphery of the metropolitan area.

**Category 4:** Availability of a Volunteer Fire & Rescue Service brigade or a Volunteer

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

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Emergency Service Unit or a breathing apparatus equipped bush fire brigade and the SES.

Applies in approximately 90 country townships.

**Category 5:** Availability of a bush fire brigade and the SES.

Applies in all other areas of the State except Indian Ocean Territories.

Please note the following properties are exempt from ESL (by Regulation):

- Vacant land owned by Local Governments;
- Certain Mining Tenements granted for prospecting/exploratory activities only; and
- The Wittenoom town site (a contaminated site);

Use the Emergency Services Levy calculator below to work out how much ESL you are likely to pay on a property, see

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

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

**Legislation governing the interest:**

*Fire and Emergency Services Act 1998*

[Fire and Emergency Services Regulations 1998](#)

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

**Legislation governing the interest:**

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

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

### **Groundwater Salinity**

**Responsible agency:**

Department of Water and Environmental Regulation

**Definition of Interest:**

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

**Affect of Interest:**

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

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

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

**Groundwater Salinity:**

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

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

The range of salinity of natural water is:

Category	Salinity range
Fresh	0-500 mg/L TDS (suitable for selected agricultural use)
Marginal	500-1000 mg/L TDS (suitable for selected agricultural use)
Brackish	1000-3000 mg/L TDS (used for parkland irrigation)
Saline	3000-35,000 mg/L TDS (industrial use and stock watering up to 10,000mg/L)
Hypersaline	>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](mailto:waterinfo@water.wa.gov.au), or see [www.water.wa.gov.au/water-topics/groundwater](http://www.water.wa.gov.au/water-topics/groundwater).

**Legislation governing the interest:**

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

### Intensive Agricultural Industries

**Responsible agency:**

Department of Primary Industries and Regional Development

**Definition of Interest:**

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

**Affect of Interest:**

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

Details are as follows:

**Intensive Agricultural Industry:**

**Local Government Authority** - SWAN

**EPA License Number** -

**EPA Description** -

**DAFWA Property ID** - 3179215

**Property Address** - LOT 16, STIRLING CRESCENT, HAZELMERE WA 6055

**Property Name** - STIRLING YARDS FEEDLOT

**Decription of Activity** - Feed Lot

**Secondary Activity** -

**Separation Distance (Meters)** - 2000

The recommended EPA separation distance is generic and is based on the 2005 Environmental Protection Authority Guidance Statement No 3 Separation distances

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

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between industrial and sensitive land uses. More specific information on restrictions to use may be available from local government. Relevant state level policies include the Western Australian Planning Commission's State Planning Policy 4.1 State Industrial Buffer Policy, State Planning Policy 2.5 – Land use planning in rural areas and for poultry enterprises, State Planning Policy 4.3 Poultry Farm Policy.

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

### Legislation governing the interest:

[Environmental Protection Act 1986](#)

[Biosecurity and Agriculture Management Act 2007](#)

[State Planning Policy 4.1 State Industrial Buffer Policy](#)

### Iron Staining Risk

#### Responsible agency:

Department of Water and Environmental Regulation

#### Definition of Interest:

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

#### Affect of Interest:

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

#### Iron Staining Risk:

**Risk** - Low risk

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

#### Legislation governing the interest:

*There is no legislation directly related to this Interest.*

### Land Tax

#### Responsible agency:

Department of Finance

#### Definition of Interest:

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

#### Affect of Interest:

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

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

#### Legislation governing the interest:

*Taxation Administration Act 2003*

*Land Tax Assessment Act 2002*

*Land Tax Act 2002*

### Local Government Rates

#### Responsible agency:

#### 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:

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

Department of Local Government, Sport and Cultural Industries

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** - SWAN, CITY OF

**Local Area Zoning:**

**Scheme Name** - SWAN

**Zoning** - Midland strategic regional centre

**Label** -

**Label Description** -

**Gazettal Date** - 18/02/2008

**Scheme Number** - 17

For more information see [www.planning.wa.gov.au/Local-planning-schemes.aspx](http://www.planning.wa.gov.au/Local-planning-schemes.aspx). Or contact your Local Government Authority for more information.

**Legislation governing the interest:**

*Planning and Development Act 2005*

*Planning and Development (Consequential and Transitional Provisions) Act 2005*

[State Planning Policy 3.1 - Residential Design Codes](#)

[Model Scheme Text](#)

### Metropolitan Region Improvement Tax

**Responsible agency:**

Department of Finance and Department of Planning, Lands and Heritage

**Definition of Interest:**

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

**Affect of Interest:**

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

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

**Local Government Authority** - SWAN, CITY OF

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

**Legislation governing the interest:**

*Metropolitan Region Improvement Tax Act 1959*

*Land Tax Assessment Act 2002*

*Taxation Administration Act 2003*

*Planning and Development Act 2005*

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

### Mosquito-borne Disease Risk

**Responsible agency:**  
Department of Health

**Definition of Interest:**

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

**Affect of Interest:**

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

Details are as follows:

**Mosquito-borne Disease Risk:**

**Risk Level** - Low or unknown risk

**Frequent high risk**

The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes.

**Occasional very high risk**

The selected area is in a region that experiences severe problems with nuisance and disease carrying mosquitoes in some years, depending on environmental conditions.

**Frequent high and occasional very high risk**

The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes, and severe issues are also experienced in some years depending on environmental conditions.

**Low or unknown risk**

This location has not experienced high rates of mosquito-borne disease in the past. However, the sporadic nature of mosquito-borne disease outbreaks means that this not necessarily a precise indicator of future risk. Furthermore, regions with low or no resident human population may also be classified as low risk even though there may be an undocumented high risk in the area. Finally, significant mosquito nuisance issues may still be experienced, despite a low health risk.

Residents are advised to avoid exposure to mosquitoes and minimise mosquito breeding around the home as appropriate, particularly following extreme weather events such as heavy rainfall, high tides (in coastal areas) or localised flooding that may create abnormally large areas of mosquito breeding habitat.

For information on mosquito control in your local area or to report a mosquito problem please contact your Local Government Environmental Health Officer.

For more information about mosquito management, contact the Environmental Health Directorate on (08) 9388 4999 or email [medical.entomology@health.wa.gov.au](mailto:medical.entomology@health.wa.gov.au) or see [http://ww2.health.wa.gov.au/Articles/J\\_M/Mosquito-management](http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management).

**Legislation governing the interest:**

[Health Act 1911](#)

### Native Title and Indigenous Land Use Agreements

**Responsible agency:**  
National Native Title Tribunal

**Definition of Interest:**

Native title is the recognition in Australian law that some Indigenous people continue to hold rights to lands and waters. An Indigenous Land Use Agreement (ILUA) is an agreement about native title made between one or more native title groups and other people.

**Affect of Interest:**

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

Your area of interest is **within** the geographic extent(s) of the following Native Title Applications, Determinations or Indigenous Land Use Agreements (ILUAs):

**IMPORTANT INFORMATION: PLEASE NOTE**  
WHILE NATIVE TITLE INTERESTS MAY HAVE BEEN IDENTIFIED OVER THE AREA OF YOUR SEARCH, IT MUST BE NOTED THAT:

Native Title cannot generally exist over the following types of tenure:

- residential freehold;
- farms held in freehold or;
- pastoral or agricultural leases that grant exclusive possession;
- residential, commercial or community purpose leases, or
- public works like roads, schools or hospitals.

Native Title can generally only exist over the following types of tenure:

- vacant (unallocated) crown land;
- some state forests, national parks and public reserves depending on the effect of state or territory legislation establishing those parks and reserves;
- oceans, seas, reefs, lakes and inland waters;
- some leases, such as non-exclusive pastoral and agricultural leases, depending on the state or territory legislation they were issued under, or
- some land held by or for Aboriginal people or Torres Strait Islanders.

The status of a Native Title Application will determine the rights and restrictions within the boundary of that Application.

**Applications as Determined by the Federal Court:**

**native\_title\_determined\_number** - 6117

**nntt\_no** - WC1996/041, WC1996/109, WC1997/071, WC1998/058

**federal\_court\_reference** - WAD6085/1998

**determination\_name** - SOUTH WEST SETTLEMENT

**registered\_nt\_body\_corp** - N/A

**data\_source** - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.

**comments** -

**area\_sq\_km** - 195128.35

**determination\_method** - Consent

**determined\_in\_full** - Yes

**determined\_outcome** - Extinguished

**design\_file** -

**design\_level** -

**last\_updated** - 25/02/2022

**registration\_date** - 03/12/2021

**determination\_date** - 01/12/2021

**determination\_reference** - WCD2021/010

**Indigenous Land Use Agreements:**

**native\_title\_ilua\_number** - 3130

**NNTT Number** - WI2017/015

**Agreement Name** - WHADJUK PEOPLE INDIGENOUS LAND USE AGREEMENT

**Status** - Registered

**Agreement Type** - Area

**Applicant Name** - State of Western Australia

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

Please refer to the Interest Dictionary (<https://preprod013.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>) for terms used in this report.

For more information contact our office on 1800 640 501 or see [www.nntt.gov.au](http://www.nntt.gov.au).

**Legislation governing the interest:**

*Native Title Act 1993 (Commonwealth)*

**Perth Airport -  
Aircraft Noise**

**Responsible agency:**

Perth Airport

**Definition of Interest:**

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

**Affect of Interest:**

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

Please note that a property may be located within multiple N65 event zones.

**Aircraft Noise:**

**Number of Events** - 100 - 199 Events

For more information contact Perth Airport on (08) 9478 8888 or see [www.perthairport.com.au](http://www.perthairport.com.au).

**Legislation governing the interest:**

[\*Airports Act 1996\*](#)

**Perth Airport - Land  
Use Planning**

**Responsible agency:**

Perth Airport

**Definition of Interest:**

Land in the vicinity of Perth Airport may be exposed to aircraft noise. Australian Noise Exposure Forecast (ANEF) noise contours form the basis for land use planning considerations by planning authorities under State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport. The Perth Airport - Aircraft Noise interest included in this report should also be considered.

**Affect of Interest:**

The selected property **is within** the Perth Airport ANEF, subject to State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport, and exposed to aircraft noise. Restrictions on development, including subdivision, may apply to this property. The Perth Airport - Aircraft Noise interest included in this report should also be considered.

Please note that a property may be located within multiple ANEF zones that reflect different levels of restrictions on development if applicable.

**Australian Noise Exposure Forecast Zone:**

**ANEF Zone** - 20 - 25 Zone

For more information contact the Department of Planning on (08) 6551 9000 or see [www.planning.wa.gov.au](http://www.planning.wa.gov.au), or contact Perth Airport on (08) 9478 8888 or see [www.perthairport.com.au](http://www.perthairport.com.au), or contact your relevant Local Government authority.

**Legislation governing the interest:**

[\*Planning and Development Act 2005\*](#)

[\*State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport\*](#)

[\*Airports Act 1996\*](#)

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

### Proclaimed Groundwater Areas

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

**Definition of Interest:**

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

**Affect of Interest:**

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

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

**Proclaimed Groundwater Areas:**

**Groundwater Area Name** - Perth

**Proclaimed Status** - Proclaimed

**Relevant Act** - RIWI Act 1914

**Relevant Act Section** - Section 26B (1)

**Gazetted (Legal) Name** - Perth Groundwater Area

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

**Gazetted Type** - Variation

**Page in Gazette** - 1517

**Gazetted Plan Number** - WRC3824-1-1

**Comments** -

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

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

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

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

**Legislation governing the interest:**

*Rights in Water and Irrigation Act 1914*

[Rights in Water and Irrigation Regulations 2000](#)

### Proclaimed Surfacewater Areas

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

**Definition of Interest:**

Access to surface water 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 surfacewater area that is proclaimed under the *Rights in Water Irrigation Act 1914*.

**Proclaimed Surfacewater Areas:**

**Surfacewater Area Name** - Swan River System

**Relevant Act** - RIWI Act 1914-1964

**Relevant Act Section** - Section 27

**Gazetted (Legal) Name** - Swan River System

**Date Published in Gazette (dd/mm/yyyy)** - 02/10/1970

**Gazette Type** - Proclamation

**Page in Gazette** - 3067

You may need a licence or permit from the Department of Water and Environmental Regulation (DWER) if your property is in a proclaimed area and you propose to:

- take water from a surfacewater system
- interfere with the beds and banks of a watercourse.

There are exemptions from licensing requirements for certain purposes. For example water taken solely for domestic purposes is exempt from licensing. However, to confirm whether you need a licence, go to the department's water licensing page on our website [www.water.wa.gov.au](http://www.water.wa.gov.au).

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

**Legislation governing the interest:**

*Rights in Water and Irrigation Act 1914*

[Rights in Water and Irrigation Regulations 2000](#)

### **Sprinkler Restrictions & Bans**

**Responsible agency:**

Department of Water and Environmental Regulation

**Definition of Interest:**

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

**Affect of Interest:**

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

Details are as follows:

**Sprinkler Restrictions:**

**Region** - Perth/Mandurah

**Winter Restrictions** - Stage 6

**Summer Restrictions** - Stage 4

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

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

Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010. [www.legislation.wa.gov.au/legislation/statutes.nsf/main\\_mrtitle\\_11731\\_homepage.html](http://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_11731_homepage.html)

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

For more information please see [www.water.wa.gov.au/urban-water/water-restrictions/garden-bores](http://www.water.wa.gov.au/urban-water/water-restrictions/garden-bores).

For more information contact our office on 13 10 39 or see [www.water.wa.gov.au](http://www.water.wa.gov.au) and go to the Domestic Garden Bore website page.

**Legislation governing the interest:**

*Water Agencies (Powers) Act 1984*

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

### **State Planning Policy 5.4 - Road and Rail Noise**

**Responsible agency:**

**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:**

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

Department of Planning,  
Lands and Heritage

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.

### **SPP 5.4**

**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

### **Test Interest**

**Responsible agency:**  
State Heritage Office

### **Definition of Interest:**

Test1 Dev Interest

### **Affect of Interest:**

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

Test2 Dev Interest

### **Test Interest 04Jun**

**Responsible agency:**  
Test custodian

### **Definition of Interest:**

Test1

### **Affect of Interest:**

test5

test6

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

test2

### **Water Corporation Infrastructure (above and below ground)**

### **Definition of Interest:**

The Water Corporation operates vast water, sewerage and drainage pipe networks throughout WA. At any given location there may be various infrastructure in the

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

**Responsible agency:**  
Water Corporation

ground of different sizes, depths, alignments and materials belonging to the Water Corporation.

**Affect of Interest:**

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

**Sewer Infrastructure:**

**Infrastructure Type** - Sewer Gravity Pipe

**Water Infrastructure:**

**Infrastructure Type** - Water Pipe

**Type** -

**Network** - Service

**Infrastructure Type** - Water Pipe

**Type** - Drinking Water

**Network** - Distribution

**Infrastructure Type** - Water Meter

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

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

For more information contact our office on 13 13 95, or see [www.watercorporation.com.au/moving-buying-and-building/buying-or-selling](http://www.watercorporation.com.au/moving-buying-and-building/buying-or-selling).

**PLEASE NOTE:**

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

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

**Legislation governing the interest:**

*Water Services Act 2012*

**Water Corporation  
Non-Standard  
Services (Private Fire  
Service)**

**Responsible agency:**  
Water Corporation

**Definition of Interest:**

The majority of water, sewerage and drainage services provided by the Water Corporation throughout WA are standard services and are subject to standard service conditions. However, there are some non-standard services that the Water Corporation provides. A Private Fire Service is one type of non-standard service, and additional charges and/or conditions may apply to the provision of this service.

**Affect of Interest:**

According to Water Corporation records, **the selected property has a** Water Corporation Non-Standard Service (Private Fire Service) associated with the property.

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

Details are as follows:

**Water Corporation Non-Standard Services:**

**Private Fire Service** - AVAILABLE

It is important to note that the provision of a Private Fire Service by the Water Corporation is subject to terms and conditions, which amongst other things, require owners of properties with a Private Fire Service to maintain the Private Fire Service and undertake repairs (where necessary), up to the Property Connection Point. Owners are also liable for other costs and have other obligations in relation to the service.

For full details of the owner's responsibilities and obligations in relation to a Private Fire Service as well as the restrictions on the use of Private Fire Services see, [www.watercorporation.com.au/home/builders-and-developers/building/new-water-services/fire-services](http://www.watercorporation.com.au/home/builders-and-developers/building/new-water-services/fire-services).

In some instances these services have been removed without the knowledge of the Water Corporation. You are therefore advised to confirm that a Private Fire Service is available and adequate for the building by inspecting the property and contacting your Local Authority.

For more information, contact the Water Corporation on 13 13 95, or see [www.watercorporation.com.au](http://www.watercorporation.com.au).

**Legislation governing the interest:**

*Water Services Act 2012*

**Western Power Infrastructure**

**Responsible agency:**  
Western Power

**Definition of Interest:**

Western Power is a Western Australian State Government owned corporation which builds, maintains and operates the electricity network in the south west corner of Western Australia. The Western Power Network forms the vast majority of the South West Interconnected Network (SWIN), which together with all of the electricity generators comprises the South West Interconnected System (SWIS).

**Affect of Interest:**

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

Details are available below:

**Infrastructure Type and ID:**

**Distribution Underground Cable ID** - C9181684

**Distribution Underground Cable ID** - C9181692

**Distribution Underground Cable ID** - C2576511

**Distribution Underground Cable ID** - C673733

**Distribution Underground Cable ID** - C673673

**Distribution Underground Cable ID** - C10352841

**Underground Structure ID** - S8321172

**Underground Structure ID** - S8488404

**Underground Structure ID** - S8488424

**Enclosure ID** - S8472691

**Enclosure ID** - S8288327

**Enclosure ID** - S8288328

**Enclosure ID** - S8472690

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

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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](http://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](http://www.1100.com.au) or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

**Legislation governing the interest:**

*Electricity Industry Act 2004*

*Electricity Corporations Act 2005*

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