

# CPS 10482-1 Revegetation Plan

## Yellagonga Bird Watch

Lookout Spot Option B (Scenic Drive)

Lot 137 on DP 10027  
Lot 143 on DP 10445

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# 1.Introduction

## 1.1 Purpose of the plan

This Revegetation Plan outlines the approach for implementing Clearing Permit CPS 10482-1, which involves revegetating 0.18 hectares of land on Lot on Plan: P010027, Land ID Number: 2030369. This offset is required due to the project's impact on 0.092 hectares of Bush Forever site 299, caused by the clearing of remnant vegetation on the eastern edge of Lake Yellagonga (Lake Joondalup) within the City of Wanneroo. The clearing is necessary to facilitate the installation of a Bird Watch (Lookout Spot option B). This Revegetation Plan has been planned by a City of Wanneroo officer. Please see details below in **Table.2**.

*Table 1:City of Wanneroo Contact for CPS 10482-1.*

| Clearing Permit Number: CPS 10482-1 |   |
|-------------------------------------|---|
| Contact Person                      | Natasha Musungwa  |
| Contact Details                     | Phone:(08) 9405 5633<br>Email: <a href="mailto:Natasha.Musungwa@wanneroo.wa.gov.au">Natasha.Musungwa@wanneroo.wa.gov.au</a> |
| Level of Qualification & Experience | Master of Environmental Science<br>4 years' experience  |

## 1.2 Clearing Site Details

The proposed clearing is located on the eastern edge of Lake Joondalup (City of Wanneroo side), on Lot 501 on DP 73317. Clearing will primarily involve the removal of 0.092 hectares (ha) of *Typha orientalis*. This species has become naturalized in Western Australia and exhibits invasive characteristics within wetland ecosystems. As a result, the City of Wanneroo (hereinafter referred to as the City) will not be implementing a “like for like” revegetation offset. Instead, the City will revegetate using species representative of reference site shown in **Figure 4** below. Species list can be found in **Section 4, Table 4**. Please see **Table. 2** below with details of the proposed clearing site and **Figure. 1** showing a map of the proposed clearing area.

**Table 2: Details for Clearing Site.**

| Clearing Details          |   |
|---------------------------|---|
| Location of Clearing Site | On the eastern edge of Lake Joondalup (City of Wanneroo side) approximately 665 metres south of Revegetation area |
| Property Details          | Lot 501 on DP 73317   |
| Clearing size             | 0.092 ha  |
| Purpose of clearing       | Clearing to facilitate the construction of the Bird Watch (Lookout Spot Option B)                                 |



Figure 1: Clearing Plan.

### 1.3 Proposed Revegetation (offset) Site Details

To counter the impact of clearing bush forever site 299 the City plans to revegetate 0.18 ha of land north of the construction site. Please see below details of the revegetation site and Map in **Figure 2**, illustrating the area proposed for revegetation. The revegetation site is degraded land located on Lot 137 DP 10027 and Lot 143 DP 10445.

Since “like for like” is not applicable in this case due to the predominant clearing of *Typha*, the City will revegetate with species representative of the vegetation currently present in the northernmost part of Lake Joondalup. Please see **Section 4, Table 4** for the species list.

Table 3: Details of Revegetation Site.

| Revegetation Site             |   |
|-------------------------------|---|
| Location of Revegetation site | On the eastern edge of Lake Joondalup (City of Wanneroo side) approximately 665 metres north of clearing area |
| Property details              | Lot 137 DP 10027<br>Lot 143 DP 10445  |
| Size of revegetation          | 0.18 hectares   |
| Reserve Purpose               | Public Recreation   |

## YELLAGONGA BIRD WATCH REVEGETATION PLAN CPS 10482-1 REVEGETATION SITE



Figure 2: 0.18 ha Revegetation Area.

## 2. Background Of Revegetation Site

### 2.1 Existing Land use and adjacent tenure

Lot 137 DP 10027 and Lot 143 DP 10445 (the Revegetation site highlighted in **Figure.2**) are both Crown Land and managed by the City. The land is currently zoned as 'Public Recreation'. The proposed area is currently within Bush Forever site 299. Bush Forever ensures the protection of the revegetation area in the future. The area to the east of the revegetation area is predominantly residential. Lake Joondalup is located to the west.

### 2.2 Geology and Soils

The topography of the site slopes westward towards the lake, ranging from 25 mAHD to 20 mAHD. The site is located within the Spearwood Dune system (DPIRD, 2024). This system forms a belt 3 km to 15 km wide west of the Bassendean Dune System. "The Spearwood dunes comprise the aeolian parts of the Tamala Limestone — medium- to coarse-grained calcarenite, composed largely of broken fossil shell fragments and various amounts of quartz sand" (Gozzard, 2007). As a result of its location the site areas has Acid Sulfate soils present.

### 2.3 Climate

The nearest Bureau of Meteorology (BoM) operational station is Wanneroo (Site No. 009105). The average annual rainfall for the station is 786.4 mm, and most of the rainfall occurs between May and August (BoM, 2024).

### 2.4 Hydrology

Ground water levels in the proposed area are 5 metres below ground level (mbgl). Ground water salinity levels range between 250-500 total dissolved solids (TDS). Water flows from the east to the west flowing into Lake Joondalup (DWER, 2024).



## 2.5 Remnant vegetation

Aerials retrieved from Landgate 2024 show that the proposed revegetation area had been completely cleared since 1970. Since then, there has been no vegetation replanted or regrown in the area. **Figure 3** below shows the remnant vegetation adjacent to the degraded revegetation site.



Figure 3: Revegetation Site Photo looking south (taken by the City, 19 June 2024).

## 3. Current Disturbances And Threats

### 3.1 Weeds

The revegetation site was previously cleared in 1970 and is now completely degraded. The site was cleared to facilitate public recreational activities in the park land areas, resulting in intentional landscaping with *Pennisetum clandestinum* (near the wetland) and *Cynodon dactylon* (in the dry areas). Since the 1970s, the area has been regularly mowed (Landgate, 2024). Currently, the site is predominantly covered with grass weeds including:

- *Pennisetum clandestinum* (Kikuyu grass),
- *Cynodon dactylon* (couch grass),
- *Arctotheca calendula* (Cape weed),
- *Oenothera drummondii* Hook (primrose).





### 3.2 Encroachment Of Park Land Areas

As previously mentioned, the revegetation site has been cleared as the parkland area has encroached westwards towards Lake Joondalup. This encroachment has involved mowing and landscaping with weed species such as *Pennisetum clandestinum*. These activities have disturbed the wetland ecosystem, impacting the habitat of fauna of the *Chelodina longicollis* (snake-necked turtle), as landscaping compacts the soils not allowing the turtles to dig in the ground and lay eggs.

### 3.3 The Public

Aerial images retrieved from Landgate (2024) show that the proposed revegetation area has been completely cleared since 1970. Since then, no vegetation has been replanted or regrown in the area. **Plate 1** below shows aerials of the revegetation site

Plate 1: Landgate Aerials (2024)

| Year | Landgate Aerials   |
|------|--|
| 1970 |    |
| 1981 |    |
| 2000 |   |
| 2024 |  |

## 4. Reference Area Floristic Data Collection

The vegetation in and around Lake Joondalup is mostly degraded due to the encroachment of the recreational land around the Yellagonga Regional Park wetlands, including Lake Joondalup. The current vegetation consists primarily of plants that have been replanted by the City over the years. Due to the lack of remnant vegetation near the clearing area and the offset area, a suitable reference site could not be established.

However, the City conducted a vegetation assessment of the area north of Lake Joondalup, which has a narrow strip of remnant vegetation along the wetland edge. The City undertook a vegetation



survey of this area, as illustrated in **Figure 4**. From this assessment, the City developed a comprehensive species list suitable for the revegetation of both wetland and dryland areas.

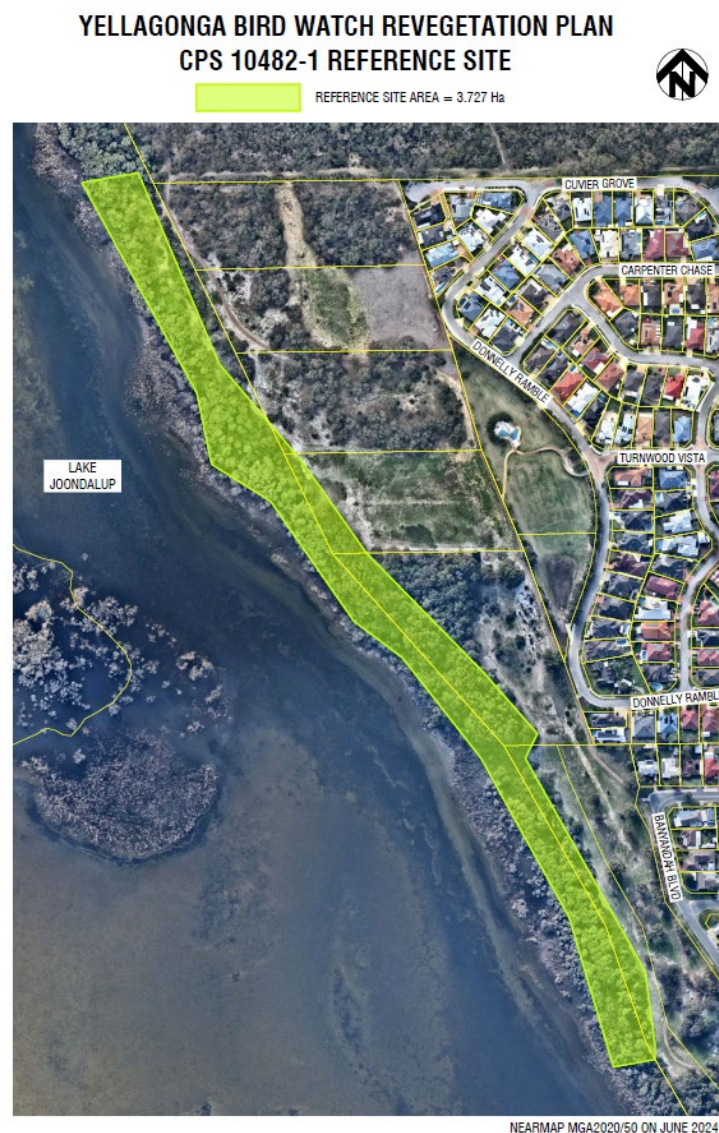


Figure 4: Reference site Area.

Additionally, on June 14, 2024, the City presented the proposed species list to the Department of Water and Environmental Regulation (DWER). DWER confirmed that the species listed in **Table. 4** below would be suitable, given that the vegetation to be cleared is mostly *Typha*. The proposed species list includes a mix of trees, shrubs, ground covers and riparian plants contributing to a diverse and sustainable revegetation plan.



Table 4: Species List from Reference Area.

| Trees and Shrubs  | Grasses and Sedges  | Ground Cover & Herbs                                 | Eucalypts               |
|---|---|--|-------------------------|
| <i>Acacia huegelii</i><br><i>Acacia pulchella</i><br><i>Acacia saligna</i><br><i>Allocasuarina fraseriana</i><br><i>Banksia attenuata</i><br><i>Banksia ilicifolia</i><br><i>Banksia littoralis</i><br><i>Conostylis aculeata</i><br><i>Hakea prostrata</i><br><i>Hovea trisperma</i> var.<br><i>trisperma</i><br><i>Hypocalymma</i><br><i>angustifolium</i><br><i>Hypocalymma robustum</i><br><i>Jacksonia furcellata</i><br><i>Melaleuca raphiophylla</i><br><i>Phytolacca octandra</i> **<br><i>Regelia ciliata</i><br><i>Viminaria juncea</i> | <i>Ficinia nodosa</i><br><i>Juncus pallidus</i><br><i>Machaerina</i><br><i>articulata</i><br><i>Machaerina juncea</i> | <i>Centella asiatica</i><br><i>Dianella revoluta</i> | <i>Eucalyptus rudis</i> |

\* Denotes weed

\* Please Note *Phytolacca octandra* is present in the reference site but will not be included in the planting list and current individuals of *Phytolacca octandra* and other weed species will be removed during weed management activities during the life of the revegetation works

## 5. Revegetation Commitments and Completion Criteria

### 5.1 Revegetation Commitments

The intent of this plan is to provide a clear description of the techniques and strategies to be utilised to ultimately restore 0.18 hectares of degraded wetland associated vegetation to vegetation that acts as a natural filter, trapping pollutants, nutrients, and sediments from runoff before they enter the lake. The revegetation area will also provide essential habitat for variety of wildlife such as the Snake-necked Turtle (*Chelodina longicollis*).

### 5.2 Completion Criteria

Completion criteria for consideration of successful revegetation of the area a is displayed in **Table. 5** below.

Table 5: Completion Criteria.

| Criterion                          | Reference area data   | Completion Targets  | Completion Criteria   | Monitoring      |
|------------------------------------|---|---|---|-----------------|
| A(i)<br>Total Species Richness     | Area species richness is 25 (native sp. only).  | Minimum of 60% of native species returned, based on reference site data.  | Minimum of 12 native species to be present in the revegetation areas.   | Years 3, 4 & 5. |
| A(ii)<br>Quadrat Species Richness  | No quadrat established as vegetation is too degraded to get an accurate species richness from a quadrat. Average number of species would be 12.   | Minimum of 60% of native species returned, based on reference site data.  | Minimum of 7 native species to be present in the revegetation areas.  | Years 3, 4 & 5. |
| B(i)<br>Total Species Density      | Information not previously recorded. An average plant density of 2 stems/m <sup>2</sup> in dryland environments is used as a baseline measure.    | Minimum of 60% of native species returned, based on reference site data.  | The revegetation site needs a minimum of 2 stems/m <sup>2</sup> .   | Years 3, 4 & 5. |
| C(i)<br>Key species diversity      | Information not previously recorded. An average plant diversity of 2 plants/m <sup>2</sup> in wetland environments is used as a baseline measure. | Minimum of 60% of native species returned, based on reference site data.  | Key species to be returned to meet completion criteria:<br><i>Acacia saligna</i><br><i>Banksia attenuata</i><br><i>Banksia ilicifolia</i><br><i>Banksia littoralis</i><br><i>Hakea prostrata</i><br><i>Melaleuca raphiophylla</i><br><i>Viminaria juncea</i><br><i>Juncus pallidus</i><br><i>Machaerina articulata</i><br><i>Centella asiatica</i><br><i>Eucalyptus rudis</i> . | Years 3, 4 & 5. |
| D(i) Weed Cover                    | Information not previously recorded.  | Weed cover to be ≤10%   | Weed cover is ≤10%  | Years 3, 4 & 5. |
| D(ii) Declared weeds               | <i>Phytolacca octandra</i> * a declared weed was recorded in the vegetation reference site.   | No declared weeds to be present within the revegetation areas.  | 0% declared weed cover.   | Years 3, 4 & 5. |
| F(ii) Survival rate to be achieved | Survival rate to be achieved.   | If after year 2 and 4 of planting, a survival rate of at least 35% is not achieved all planted tubestock that have not survived must be replanted within 12 months and monitored for a further 2 years. | The revegetation site needs to ensure a survival rate for trees of at least 35% is achieved after five years, and replan any trees within 12 months of dying.   | Years 3, 4 & 5. |

## 6. Site Preparation

Prior to planting at the proposed revegetation site, the site will require preparation to ensure that the revegetation is successful.

### 6.1 Weed Control

Prior to planting the tubestock, the site will be treated with a herbicide treatment. Once the herbicide has taken effect and soil conditions are appropriate, the site will be replanted using a planting auger. Selective herbicides will be used continuously throughout the revegetation program to target the *Pennisetum clandestinum* (Kikuyu grass) and *Cynodon dactylon* (couch grass) to prevent their regrowth .

### 6.2 Fencing

The site is directly adjacent to parkland. To distinguish between the revegetation area and the parkland, a conservation fence (TS 01-4-2) will be installed to the north and east of the revegetation site. However, the western portion of the revegetation area will not require fencing as it borders the riparian vegetation of Lake Joondalup. This fence will facilitate the free movement of fauna in the area.

### 6.3 Signage

The City will install signage that informs the public that the area is an active revegetation area. The signage will also include information on the benefits of revegetation in the area. The information will hopefully increase positive behaviour of the community towards the revegetation .

## 7. Schedule and Budget.

The City has prepared a detailed schedule of actions, including high-level start times for activities, such as site preparations, vegetation establishment maintenance and reporting. The schedule also includes an estimated budget, of the proposed revegetation plan. Table 6 below outlines the schedule and budget necessary for the City to meet the completion criteria for CPS 10482



Table 6: Schedule and Budget.

| Stage                    | Actions                            | Timing  | Responsibility  | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Estimated Cost      |
|--------------------------|------------------------------------|---|-----------------|--------|--------|--------|--------|--------|---------------------|
| Site Preparation         | Weed Control                       | Initial weed control applications             | Project Manager | ✖      |        |        |        |        | \$3,000.00          |
|                          | Fencing                            | Year 1  | Project Manager | ✖      |        |        |        |        | \$7,700.00          |
|                          | Ripping (if need)                  | Year 1  | Project Manager | ✖      |        |        |        |        | \$2,500.00          |
|                          | Rubbish removal                    | Ongoing annually                              | Project Manager | ✖      | ✖      | ✖      | ✖      | ✖      | \$5,000.00          |
| Vegetation Establishment | Seed Collection                    | Ongoing starting Year 1                       | Project Manager | ✖      | ✖      | ✖      | ✖      |        | \$15,000.00         |
|                          | Plant Propagation                  | Ongoing starting Year 1                       | Project Manager | ✖      | ✖      | ✖      | ✖      | ✖      | \$17,000.00         |
|                          | Mulching                           | Year 1  | Project Manager | ✖      |        |        |        |        | \$15,000.00         |
|                          | Watering                           | Commencing Year 2, then annually thereafter   | Project Manager |        | ✖      | ✖      | ✖      | ✖      | \$16,000.00         |
|                          | Planting and infill planting       | Ongoing                                       | Project Manager | ✖      | ✖      | ✖      | ✖      | ✖      | \$20,000.00         |
|                          | Monitoring of Revegetation site    | Commencing in Year 3 then annually thereafter | Project Manager |        |        | ✖      | ✖      | ✖      | \$18,000.00         |
| Maintenance              | Maintenance of rubbish and fencing | Ongoing                                       | Project Manager | ✖      | ✖      | ✖      | ✖      | ✖      | \$10,000.00         |
|                          | Weed Control                       | Ongoing                                       | Project Manager | ✖      | ✖      | ✖      | ✖      | ✖      | \$48,000.00         |
| Reporting                | Annual Compliance Reporting        | Annually                                      | Project Manager | ✖      | ✖      | ✖      | ✖      | ✖      | \$10,000.00         |
|                          |                                    |   |                 |        |        |        |        |        | <b>\$187,200.00</b> |

## 8. Monitoring and Analysis

Revegetation monitoring will be done in Spring in Years three (3), four (4) and five (5) as illustrated in the completion criteria table and schedule and budget **Table 5**. Monitoring will include the following:

- Monitoring must address the completion criteria targets listed in **Table 5**.
- The City will engage an environmental specialist experienced in surveying and flora analysis.
- Vegetation and Flora surveys will be conducted in Spring of Year's three (3), four (4) and five (5).
- Environmental specialist will collect flora data that includes the following:
  - Species richness of the 0.18 ha
  - Species richness within 2 established quadrats
  - Total species density
  - Key species diversity
  - Weed cover percentage %
  - Assess presence of declared weeds
  - Measure survival rate percentage % achieved.

Monitoring will be ongoing from Year three (3) to Year five (5) years after practical completion to ensure success criteria have been met and to implement contingency measure(s) where required. Monitoring reports for the Spring events will be provided to the City of Wanneroo annually, by 31 March.

**Table 7: Monitoring requirements and environmental data to be collected to measure success, through completion criteria and targets.**

| Data Collection Type | Aim of monitoring                               | Output  | Duration   |
|----------------------|---|---|--|
| Site- level          | A(i) Total Species Richness across entire site. | Floristic survey data, analysis, and discussions. | For the lifetime of clearing permit CPS 10482-1 or until the revegetation is considered successful and met all completion target and criteria. |
|                      | B(i) Total Species Density.                     | Floristic survey data, analysis, and discussions. |  |
|                      | C(i) Key species diversity.                     | Floristic survey data, analysis, and discussions. |  |
|                      | D(i) Weed Cover.                                | Data and mapping.                                 |  |
|                      | D(ii) Declared weeds.                           | Data and mapping.                                 |  |
|                      | F(ii) Survival rate to be achieved.             | Floristic survey data, analysis, and discussions. |  |
| Quadrat-level        | A(ii) Quadrat Species Richness.                 | Floristic survey data, analysis, and discussions. |  |
|                      | C(i) Key species diversity.                     | Floristic survey data, analysis, and discussions. |  |
|                      | D(i) Weed Cover.                                | Floristic survey data, analysis, and discussions. |  |
|                      | D(ii) Declared weeds.                           | Floristic survey data, analysis, and discussions. |  |
|                      | F(ii) Survival rate to be achieved.             | Floristic survey data, analysis, and discussions. |  |

## 9. Maintenance and Contingency Measure

### 9.1 Revegetation Monitoring and Planting

According to the revegetation monitoring plan, the site will be monitored yearly starting from the third year to conduct survival counts. This monitoring will take place early enough to allow for the ordering of infill seedlings in October for planting the following July. Seedlings will be hand-planted using an auger and by hand into spaces left by non-surviving plants. Large or consistently failing areas, identified as inhospitable, will be investigated to determine why plants are not thriving and if the problem cannot be fixed the areas will be avoided in future in-fill planting.

### 9.2 Weed Control

As part of the ongoing maintenance, weed control will be conducted starting from the first year and will continue until the completion criteria have been met.

### 9.3 Rubbish Control

Rubbish will be collected on the site as needed throughout the duration of the permit and until the completion criteria have been met.

### 9.4 Fencing Maintenance

Fencing will be maintained, and any necessary repairs will be carried out as needed.

### 9.5 Maintenance Once Revegetation Completion Criteria Has Been Met

The revegetation site will be handed over to the City's internal Tree's and Conservation Maintenance (TCM) team for ongoing management and maintenance once completion criteria have been satisfied. The TCM team will undertake inspections and the planning and scheduling works (planting, weed management, asset repairs etc) as needed.



## 10. References

Bureau of Meteorology (BOM) (2024). *Daily Rainfall*. Available at: [http://www.bom.gov.au/jsp/ncc/cdio/weatherData/av?p\\_nccObsCode=136&p\\_display\\_type=dailyDataFile&p\\_startYear=&p\\_c=&p\\_stn\\_num=009105](http://www.bom.gov.au/jsp/ncc/cdio/weatherData/av?p_nccObsCode=136&p_display_type=dailyDataFile&p_startYear=&p_c=&p_stn_num=009105) accessed on 19 July 2024.

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Gozzard, J.R. (2007). *Geology and Landforms of the Perth Region: Western Australia Geological Survey*.

Landgate. (2024). *Map Viewer Plus*. Available at : <https://map-viewer-plus.app.landgate.wa.gov.au/index.html> accessed on 19 July 2024.

# 11. Appendices

## 11.1 Revegetation Site Photographs Taken 19 06 2024



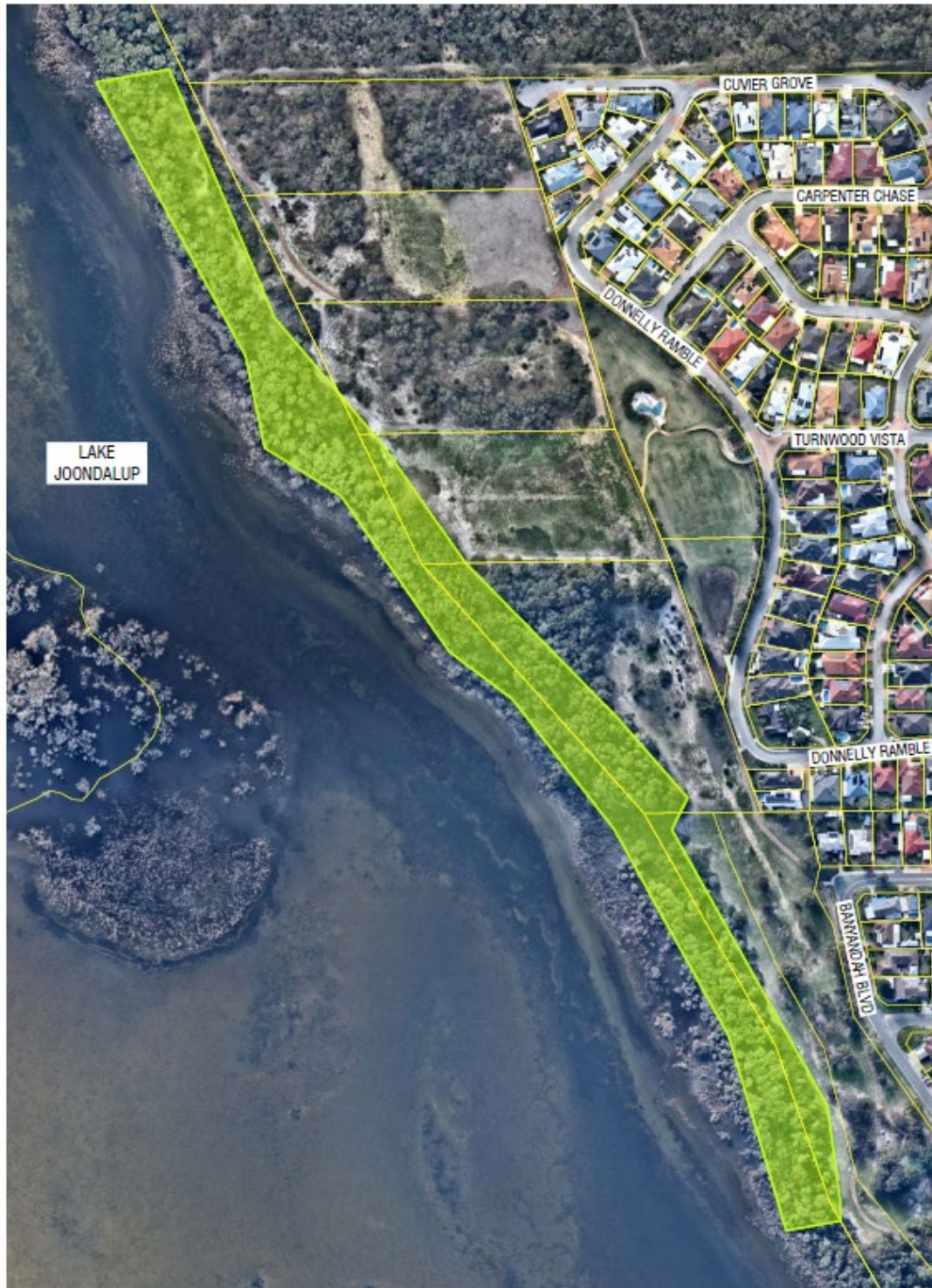


## 11.2 Map of Reference Site

### YELLAGONGA BIRD WATCH REVEGETATION PLAN CPS 10482-1 REFERENCE SITE



REFERENCE SITE AREA = 3.727 Ha




NEARMAP MGA2020/50 ON JUNE 2024



### 11.3 Map of Revegetation Site

## YELLAGONGA BIRD WATCH REVEGETATION PLAN CPS 10482-1 REVEGETATION SITE

 REVEGETATION SITE AREA = 0.184 Ha



NEARMAP MGA2020/50 ON JUNE 2024

## 11.4 Certificate of Titles for Revegetation Area

WESTERN



AUSTRALIA

TITLE NUMBER  
Volume Folio  
**LR3073 230**

**RECORD OF CERTIFICATE  
OF  
CROWN LAND TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BG Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 137 ON PLAN 10027

**STATUS ORDER AND PRIMARY INTEREST HOLDER:**  
(FIRST SCHEDULE)

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** SHIRE OF WANNEROO

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

1. RESERVE 32768 FOR THE PURPOSE OF PUBLIC RECREATION  
MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.

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 CROWN LAND 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: P10027  
PREVIOUS TITLE: LR3073-230  
PROPERTY STREET ADDRESS: 5 BANYANDAH BVD, WANNEROO.  
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO  
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K065745 CORRESPONDENCE FILE 01246-2001-01RO

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

LR3073 249

RECORD OF CERTIFICATE  
OF  
CROWN LAND TITLE  
UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*B. Roberts*  
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 143 ON PLAN 10445

STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: SHIRE OF WANNEROO

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

1. RESERVE 32768 FOR THE PURPOSE OF PUBLIC RECREATION  
MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.
2. I096452 EASEMENT TO WATER CORPORATION FOR SEWERAGE PURPOSES. SEE INSTRUMENT  
I096452 AND DEPOSITED PLAN 29945 REGISTERED 6/5/2002.

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 CROWN LAND 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: P10445  
PREVIOUS TITLE: LR3073-249  
PROPERTY STREET ADDRESS: 5 BANYANDAH BVD, WANNEROO.  
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO  
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K066573 CORRESPONDENCE FILE 01246-2001-01RO

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