



# Request to Amend City of Karratha Local Planning Scheme No. 8

Lot 23 (No.8) Mirfin Way and Lot 24 (No.9)  
Galbraith Road, Pegs Creek

August 2024





## Document Control

Request to Amend City of Karratha Local Planning Scheme No. 8

Client: Hringle Developments  
Client Contact: Sam Hrabe

### *Version Control*

Version	Date	Authorisation
VO - Draft	15.07.2024	SOL
V1 - Draft	12.08.2024	SOL
V2	22.08.2024	SOL/OH

# Executive Summary

RFF Pty Ltd, representing the landowners of Lot 23 (No.8 Mirfin Way) and Lot 24 (No.9 Galbraith Road), seeks to amend the City of Karratha Local Planning Scheme No. 8 (LPS 8) to rezone the properties from Residential R20 to Residential R40. This change aims to support residential infill and address the city's growing housing demands.

## Key Points:

- **Proposal:** Amend LPS 8 to increase the density of the subject site, facilitating the development of dwellings at a density of R40.
- **Justification:** The proposed amendment aligns with the City's strategy to enhance housing availability and respond to the current housing shortage. Increasing density will enable the development of additional dwellings, easing market pressures with minimal impact on the local character.
- **Consultation and Compliance:** Preliminary discussions with the City suggest that a higher density could be feasible if it demonstrates no adverse effects on neighbouring properties. Future development must adhere to the Residential Design Codes and meet infrastructure and servicing standards.
- **Strategic Fit:** This amendment supports the City of Karratha's vision for sustainable growth and aligns with state and local planning policies, including the Karratha Revitalisation Strategy and the City's Local Planning Strategy.
- **Infrastructure and Impact:** A desktop review confirms that existing infrastructure can support the increased density with minimal impact on traffic and access. Additional technical reports can be provided at the development application stage should it be deemed necessary.

This report provides comprehensive background information and planning considerations to assist in the evaluation of the proposed amendment.



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# 1 Introduction

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RFF Pty Ltd acts on behalf of the landowners of Lot 23 (No.8) Mirfin Way and Lot 24 (No.9) Galbraith Road, Pegs Creek ('the subject site'). This report has been prepared in support of a formal request to Council, pursuant to Section 75 of the *Planning and Development Act 2005*, to initiate an amendment to the City of Karratha Local Planning Scheme No. 8 ('LPS 8') to:

- Rezone the subject land from Residential R20 to Residential R40.
- Update the Scheme Maps accordingly.

The request for a Scheme Amendment is proposed to facilitate the development of the land to accommodate residential infill in response to the City's overarching agenda to deliver additional housing to the local market on readily available land.

Preliminary consultation has been undertaken with the City of Karratha with respect to the proposal and it is understood that a higher density could be contemplated subject to the scheme amendment documentation demonstrating that the increase in density will not have any detrimental impact on adjoining landowners or the nature of the immediate locality.

This report provides the background information on the subject land, and addresses the town planning, servicing and built form considerations relevant to assist the City of Karratha and the Department of Planning, Lands and Heritage in their assessment of the proposal.

## 1.1 Background

The growing population exacerbates the critical issue of housing shortage in the City of Karratha. Access to affordable housing directly impacts the City's ability to achieve its vision of becoming Australia's most liveable regional city. As the population continues to rise, the shortage of housing is poised to worsen unless proactive measures are taken. Development of underutilised and development-ready land parcels presents a pivotal opportunity to swiftly expand housing availability. These initiatives not only provide immediate relief but also lay the groundwork for sustainable growth and community development. By seizing these opportunities, the City of Karratha can alleviate housing pressures, attract new residents, and foster a vibrant, inclusive community that thrives economically and socially. The proposed amendment to increase the density of the subject site is considered to align with the key housing priorities of the City of Karratha.



## 2 Scheme Amendment Proposal

The formal request to Council, pursuant to Section 75 of the *Planning and Development Act 2005*, is to initiate an amendment to the City of Karratha Local Planning Scheme No. 8, to:

- Rezone the subject land from Residential R20 to Residential R40.
- Update the Scheme Maps accordingly.

### Refer Figure 1 – Scheme Amendment Map.

Pursuant to Part 5, Division 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Regulations'), there are three amendment types: basic, standard and complex. These are defined under Clause 34 of the Regulations. Clause 34(2) of the Regulations requires the local government to specify in its resolutions to prepare or adopt an amendment, what type of amendment it is, as well as the explanation for forming that opinion.

The proposed amendment is considered a standard amendment, which under clause 34 of the Regulations, is described as follows:

- |  |     |
|--|-----|
| a) <i>An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;</i>   | Y   |
| b) <i>An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;</i>  | Y   |
| c) <i>An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is basic amendment;</i>  | N/A |
| d) <i>An amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for land to which the amendment relates if the scheme does not currently include zones of all types that are outlined in the plan;</i> | N/A |
| e) <i>An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;</i>   | Y   |
| f) <i>An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;</i>   | Y   |
| g) <i>An amendment that is not a complex or basic amendment.</i>   | Y   |



## 2.1 Proposed Development

This Scheme Amendment is proposed to facilitate residential development at a density of R40 on the subject site.

The intent is that the subject site will be developed as part of a cohesive design, with residential development spanning across the two sites. Any future development application would be required to comply with the Residential Design Codes and any relevant local planning policy.

## 2.2 Justification

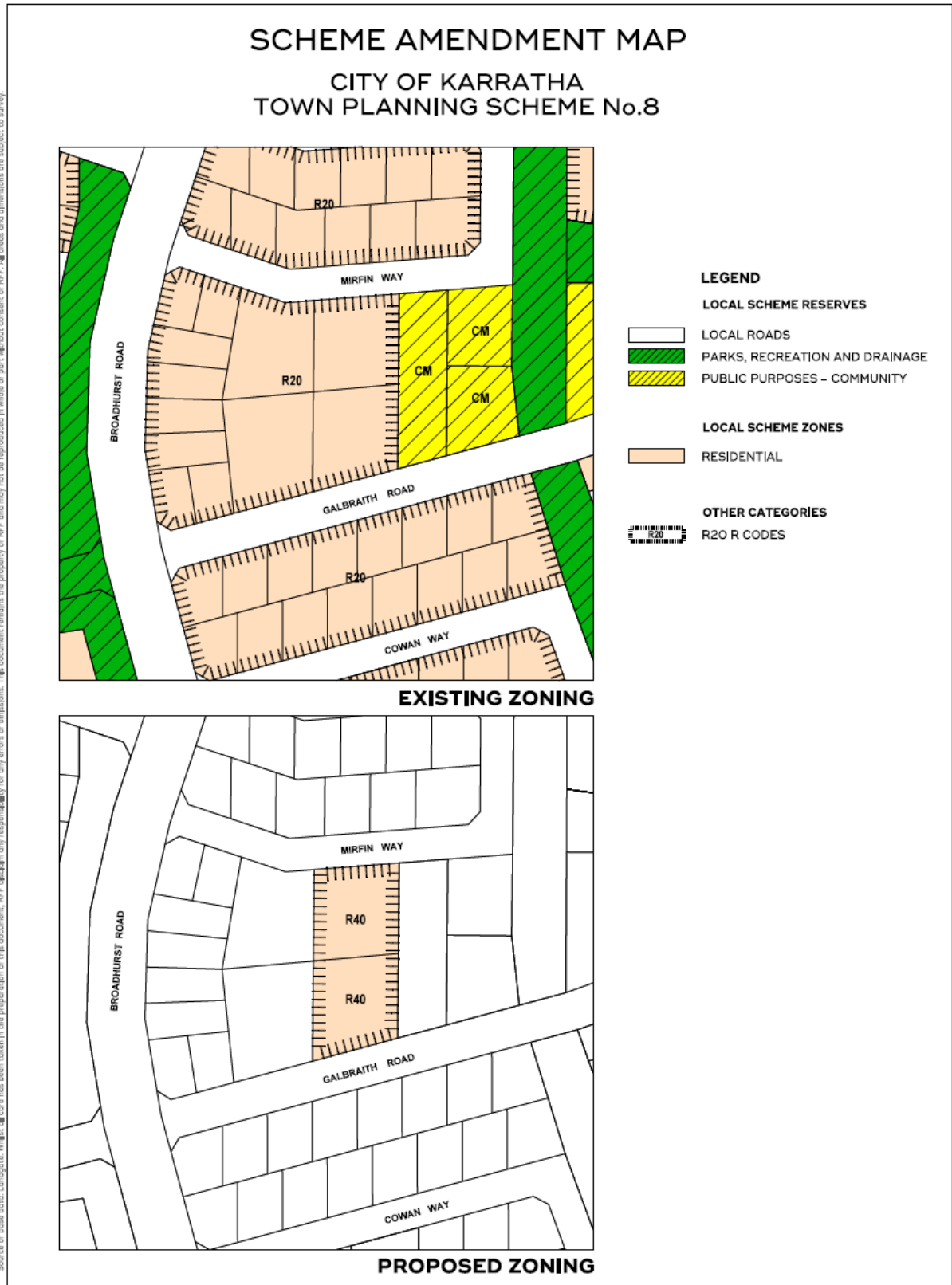
The proposed Amendment to the City of Karratha LPS 8 is appropriate and logical for the following reasons:

- The subject site offers a crucial opportunity for infill development to meet current and future housing needs in Karratha.
- This site consists of vacant land, readily available for housing development.
- The facilitation of a higher density will allow a cohesive design that enhances the existing streetscape of Mirfin Way.
- Increasing density from R20 to R40 has the potential to add additional dwellings not currently accounted for in projections, helping to alleviate housing pressures in the market. While modest, every increase contributes.
- Importantly, this density change is designed to have minimal impact on adjoining properties and the existing streetscape.
- Mirfin Way lacks a clear streetscape character, as it is characterised by a mix of grouped dwellings, R40-flagged lots, and parking areas associated with the neighbouring church. These elements disrupt the overall coherence of the street.
- Any future development would be required to meet the requirements of the Residential Design Codes of WA which would ensure that any offsite impacts are managed and the impact on the streetscape is minimised.

These factors collectively support the logical and appropriate nature of the proposed amendment.



Figure 1 - Proposed Scheme Amendment





## 3 Description of Site

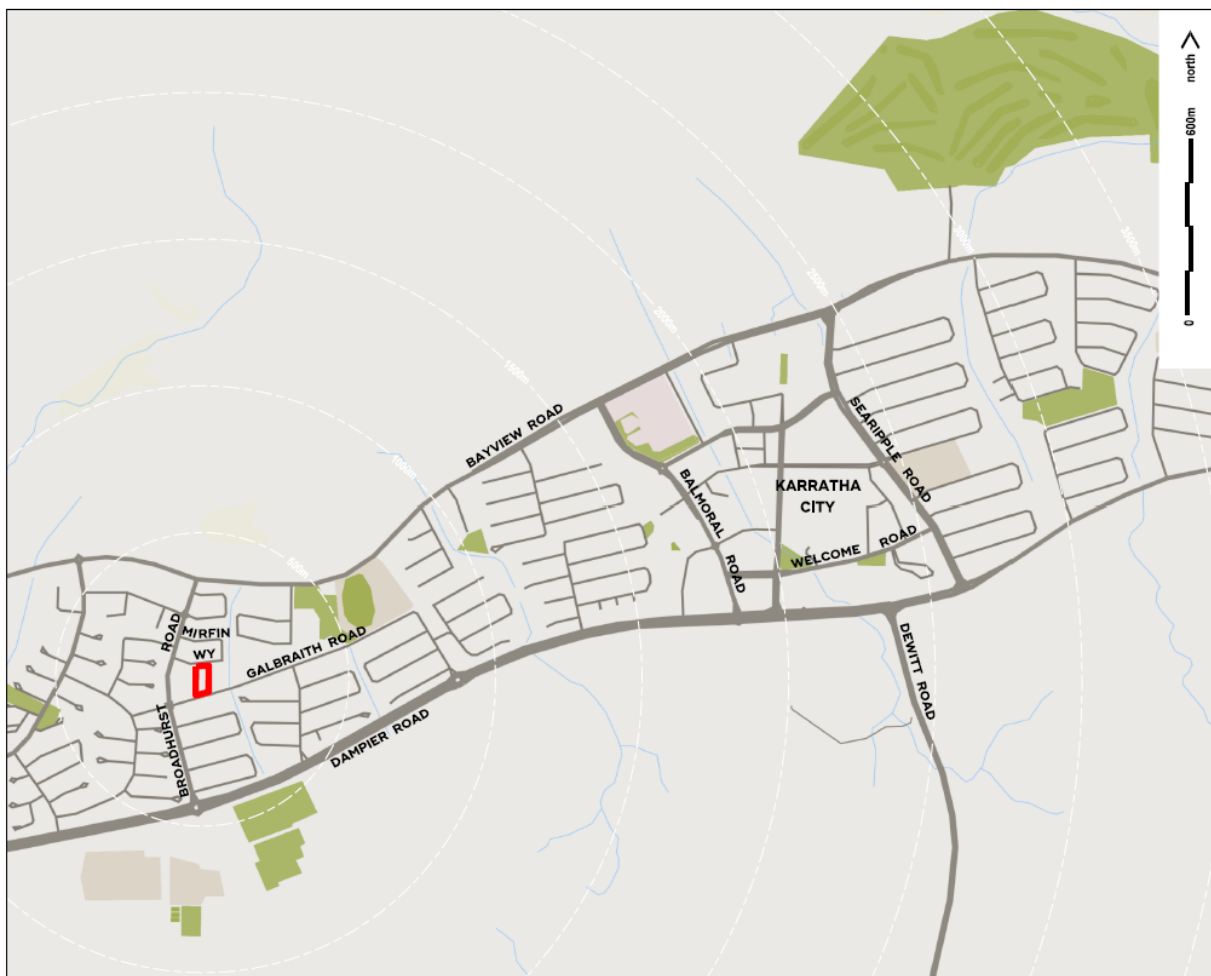
### 3.1 Location

The subject land is located in Pegs Creek, approximately 2 kilometres west of the Karratha town centre. The immediate locality is generally surrounded by low density residential, with lot typology generally comprising a mix of single residential and grouped dwellings.

Galbraith Road has no established streetscape character, with the street comprising of a mix of residential uses with varying frontages, vacant land parcels, sites occupied for community purposes such as churches and childcare, drainage reserves, and further east the Pegs Creek Primary School.

Mirfin Way is a local residential street, typically built out with single storey residential dwellings. The immediately neighbouring property to the east presents as vacant land, occupied by the church fronting on to Galbraith Road.

Figure 2 - Locality Plan



## 3.2 Subject Land

The site is currently vacant land and comprises two lots abutting one another, with frontage to Mirfin Way and Galbraith Road. In combination, the site has a total site area 4.152 ha. The site has frontage of approximately 45.5 metres to Galbraith Road and 44 metres to Mirfin Way.

*Table 1 - Lot Particulars*

Address	Area	Plan/Diagram	Vol/Folio	Proprietor
Lot 24 Galbraith Road	2098m <sup>2</sup>	DO92475	2100/75	Jarajjal Pty Ltd
Lot 23 Mirfin Way	2054m <sup>2</sup>	DO92475	2100/74	Hringle Developments Pty Ltd

Refer Attachment 1 – Certificate of Titles.

## 3.3 Site Characteristics

The following provides a summary of the site characteristics relevant to the proposed scheme amendment area. Importantly, there are no major development constraints impacting the subject site.

*Table 2 - Site Characteristics*

Characteristic	Description
Existing development	The subject site is currently vacant, consisting of sparse remnant vegetation.
Landform	Topographical data shows the site is relatively flat/level land.
Geology & Soils	Soil mapping indicates that the sites are located within the Horseflat land system (Roebourne Plains) forming clay plains, dominated by grasses and grasslands and minor grassy snakewood shrublands.
Acid Sulphate Soils	The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Mapping was reviewed and identifies the subject site of having no risk of Acid Sulphate Soils occurring within three metres of natural soil surface.
Groundwater	Preliminary investigations indicate that groundwater is not expected to be encountered. Any perched ground water present would be managed during construction.
Flood risk	The subject site is not within a floodway or floodplain.
Bushfire risk	The subject site is not in a bushfire prone area.
Heritage	The subject site is located within an identified Aboriginal site on the Aboriginal Cultural Heritage (ACH) Register.



### 3.4 Surrounding Land Uses

As described above, surrounding land uses are typically residential in nature, with scattered community uses such as schools and churches along Galbraith Road. Density ranges between R20 and R30.

While the predominant density in the area is R20, the Karratha Revitalisation Strategy (KRS) identifies several parcels suitable for R40. Though the change in density is modest, it marks a shift in the streetscape across Pegs Creek and its surrounding neighbourhoods.

When assessing the impact of this increased density on the built form, we have considered how the new dwellings will relate to the existing R20 developments along Mirfin Way, as well as the broader implications for the locality. This analysis is detailed further in Section 5.5.

Figure 3 illustrates the development pattern in Pegs Creek, highlighting R40-designated lots, large landholdings with grouped or multiple dwellings, and non-residential parcels. This mix of characteristics reflects the evolving nature of the area and shows that the streetscape near the site, including Mirfin Way, does not adhere strictly to an R20 standard, or an identifiable streetscape character.

**Figure 3 - Land Use Context**





Figure 4 – Site Plan



## 4 Strategic context

The affordability of land and the availability of housing are significant issues across Australia, and the Pilbara region (including Karratha) continue to face a housing crisis despite ongoing development efforts and subsidised housing programs. The housing market in Karratha is struggling to keep pace with both current and projected demand, with an expected shortfall of 1,200 houses over the next five years. It is essential for the City to explore various strategies for increasing housing supply, including the upzoning of existing, readily available land.

In response to the urgent need for housing, the City has initiated several projects aimed at accelerating the delivery of housing in both the short and immediate term. Notably, Project Dorothy aims to collaborate with landowners and developers to enhance the supply of housing on undeveloped, development-ready residential land. This amendment represents a proactive effort by landowners to partner with the City in addressing the housing shortage and advancing these critical objectives.



## 5 Planning Considerations

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### 5.1 State Planning Framework

The scheme amendment aligns with the State government strategic planning environment.

State Planning Policy 3 – Urban Growth and Settlement (SPP 3) sets out the principles and considerations which apply to urban growth and settlement planning in Western Australia and is most relevant to the proposal.

Of note the policy aims to:

*“Making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings, and higher densities where these can be achieved without detriment to neighbourhood character...”*

and

*“Variety and choice in the size, type and affordability of housing to support a range of household sizes, ages and incomes and which is responsive to housing demand and preferences.”*

The proposed Amendment will contribute to sustainable growth by:

- Making best use of existing, serviced and readily developable land near the Karratha town centre and within an existing residential estate.
- Providing opportunity for a range of housing typologies to be provided to the market to meet diverse needs and preferences.

### 5.2 City of Karratha Local Planning Strategy

The City of Karratha prepared its Local Planning Strategy in 2020, which was endorsed by the Western Australian Planning Commission (WAPC) on 2 February 2021. The strategy is prepared to set out the vision, objectives and goals for the City of Karratha, and set out the long-term planning directions for the City.

Figure 4 of the Strategy sets out the Opportunities and Constraints affecting development of the Karratha Precinct. In this regard, the subject site is impacted by an Aboriginal Heritage Site. It is understood that Aboriginal Heritage requirements were dealt with as part of the original planning for the Pegs Creek Estate. Figure 5 – Karratha Strategy Map identifies the subject land as Urban.

The proposed scheme amendment is considered to align with the intent and direction of the Local Planning Strategy on the following basis:

- Supporting infill development at a slightly greater density will relieve the demand housing and help to stabilise the broader supply of housing in the Karratha market.
- The on the ground outcome of the increase in density will not have any material impact to the locality, or amenity of the surrounding properties.



- Considering the two sites together enables a cohesive design response to be achieved which would not be possible if the two sites were to be developed in isolation.
- The proposed development and contemplated development is temporary in nature, meaning the site can be readily available for an alternative tourism-related land use to be developed should it become economically viable.

Figure 5 - Local Planning Strategy



### 5.3 Karratha Revitalisation Strategy

The Karratha Revitalisation Strategy (KRS) was designed to enhance the liveability of the Pegs Creek, Millars Well, and Bulgarra suburbs as Karratha progresses towards its goal of becoming a highly liveable and affordable city with excellent amenities and infrastructure. The strategy outlines key actions and opportunities for improvement, including uplifting existing density and identifying priority areas for development.

The strategy identifies lots across the suburbs which could cater to higher density development up to R40. Typically, those lots identified as R40 are in strategic locations, consistent with the intentions of Liveable Neighbourhoods; for example



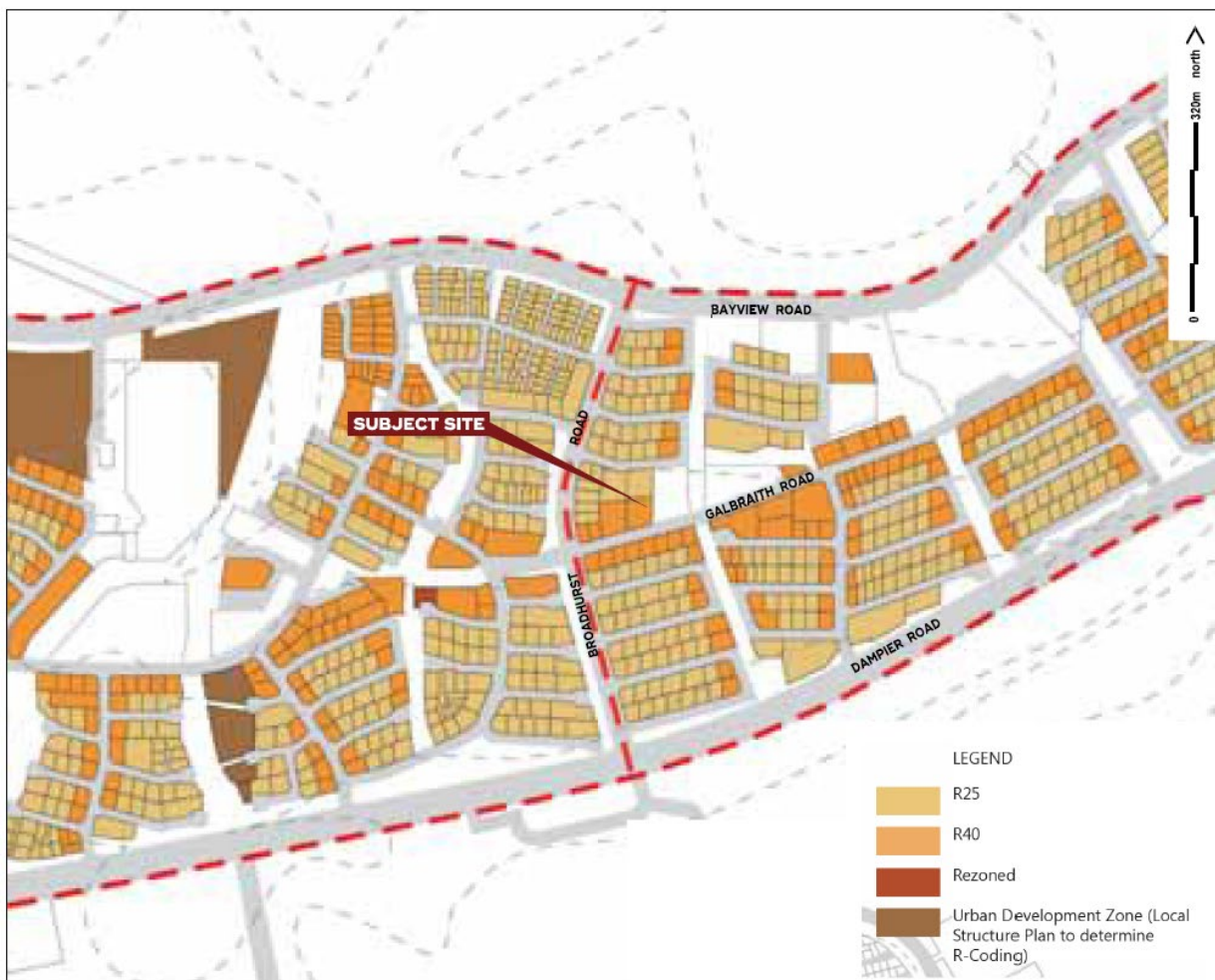
along the east west spine, adjacent to public open space or community facilities and within proximity to the city centre.

The changes in the zoning envisaged in the KRS are intended to have a minor impact in the abovementioned strategic locations, allowing for diverse housing stock and streetscapes, supporting the intensification of these areas to cater to additional population growth.

The KRS acknowledges that the attractiveness for redevelopment will depend on demand, ownership arrangements and condition of existing stock, and that redevelopment will occur in a 'salt and pepper' form and will not ultimately change the character of the area.

Lot 24 Galbraith Road is identified as being uplifted to R40 within the KRS. The extension of the R40 density across the adjoining Lot 23 Mirfin Way is not considered to result in any major impact on the character of the area and is consistent with the 'salt and pepper' format of change that will progressively occur across the KRS area.

**Figure 6 - Karratha Revitalisation Strategy**



## 5.4 Local Planning Scheme No.8

The subject site is currently zoned 'Residential R20' under the provisions of the City of Karratha Local Planning Scheme No. 8.

The land is located within the Karratha precinct. The objectives for the Karratha precinct are set out at Clause 4.8 of LPS 8. Table 1 below provides a justification of the proposal against each of the objectives.

*Table 3 - Assessment Against Karratha Precinct Objectives*

Karratha Objective		Proposal Justification
a)	Facilitate the continued growth of Karratha as the regional centre of the West Pilbara.	The proposed Amendment is sought to facilitate a critical asset required to support population growth and housing shortage in the City.
b)	Develop Karratha as the tourist entry for the West Pilbara built upon and taking into account the levels of commercial travellers associated with resource developments.	NA
c)	Preserve the key recreational, landscape and heritage values of the Karratha Hills.	The proposal does not impact the Karratha hills.
d)	Develop the City Centre as a vibrant, safe and diverse city centre servicing Karratha, the City and the West Pilbara with a mix of commercial, retail, entertainment, residential, civic and retail uses.	The proposal is not located within the City Centre, though the amendment has the potential to facilitate a range of housing options to meet the growing needs of the City Centre.
e)	Create an identity for the City Centre through enhancing the built form and creating an identifiable central focus and improving legibility.	N/A. The proposal is not located within the City Centre.
f)	Develop a district mixed business area in Nickol that does not compromise the viability of the City Centre.	N/A. The proposal is not located within the City Centre.
g)	Develop local commercial centres so as to provide convenience goods and services, private recreation, and community uses to the local community.	N/A. The proposal is does not seek to rezone the land to facilitate local commercial activity.
h)	Enhance the high level of residential amenity within Karratha in both existing suburbs and the residential expansion areas.	The proposal will create an opportunity for a cohesive development to be provided across the subject site, improving the amenity of Galbraith Road and Mirfin Way.





Karratha Objective		Proposal Justification
i)	Encourage residential development that will accommodate a greater range of lifestyles and needs to reflect the broadening population base.	The increase in density will allow the contemplation of various lot typologies in the design phase which could meet the diversifying needs of the local population.
j)	Prevent the proliferation of extractive industries in this precinct.	N/A. The proposal does not seek approval for extractive industry.
k)	Retain the Karratha Industrial Estate as the regional service industry centre whilst improving its presentation as part of the entry statement to Karratha.	N/A. The proposal is not located in the proximity of the Karratha Industrial Estate.
l)	Develop an education, leisure and training precinct at the Karratha High School and TAFE site on Dampier Road Stove Hill.	N/A. The proposal is not located within proximity to the High School or TAFE sites.
m)	Encourage and facilitate the establishment of a higher learning campus offering social, cultural, industrial and/or natural resources research opportunities.	The proposal does not prejudice any plans for higher learning campuses within the Karratha Townsite.
n)	Enhance the visual appeal of major city approaches through the establishment of entry statements, provision of landscaping, commissioning of public art and minimising advertising signage.	The subject site is not located on a major city approach.
o)	Encourage the development of tourist resorts, short stay accommodation and caravan parks that provide for tourists and business travellers.	The proposal affects two residential lots not suitable for tourist accommodation.
p)	Encourage indigenous business opportunities and developments that promote indigenous culture.	The proposal relates to residential land and does not involve business or commercial activity.
q)	Discourage the use of shipping containers for storage purposes in residential areas unless located behind the primary street setback area.	N/A. It is not anticipated that shipping containers would be proposed as part of any future development.
r)	Encourage boundary fencing immediately abutting parks, recreation and drainage reserves to be visually permeable so as to improve surveillance.	Any fencing details would form part of a future development application.



## 5.5 Residential Design Codes

The Residential Design Codes of WA (R-Codes) would apply to any future development of the subject site. Under the current R20 density, development for single houses, grouped dwellings or multiple dwellings would be considered against Part B of the R-Codes. With the proposed amendment, any future grouped dwelling or multiple dwelling development would be considered against Part C of the R-Codes. The provisions differ between the two, and the key differences are highlighted below.

*Table 4 - R-Codes Requirements*

Element	R20 Requirement	R40 Requirement
Site Area:		
Single house	Min 350 Av 450	Min 180 Av 220
Grouped dwelling	Min 350 Av 450	Min 180 Av 220
Multiple dwelling	Av 450	Av 115
Street Setback:	6m	4m
Lot boundary setbacks:	Nil – 3.3m (assuming wall length 9m or less w/major opening)	Nil – 1.5m
Open Space:		
Single house	50%	45%
Groupe dwelling	50%	35%
Multiple dwelling	50%	35%
Building Height:		
Maximum wall height	7m	10m
Total building height	7m	10m

The main difference between R20 and R40 density developments lies in their lot yield. Typically, if single houses are built, the development outcomes under both densities would be similar. However, the R-Codes reveal a significant distinction in the potential for grouped and multiple dwelling developments. While higher density (R40) allows for more lots on the same site, the final design and layout will be influenced by the R-Codes' bulk and scale requirements, the need for on-site parking, and market demand for the types of lots that future buyers are seeking.

In the immediate area, there are examples of grouped dwelling developments at R20-R30 density. Based on the R-Codes requirements for R40 developments, the final built form is expected to closely resemble these existing examples, including the neighbouring property to the west at No. 5 Galbraith Road.



## 5.6 Servicing & Infrastructure

Based on a desktop review, the existing infrastructure has sufficient capacity to accommodate the increased density. This includes the local road network, drainage system, sewer system, water supply, electricity supply, gas supply, and communications network. However, any future subdivision or development application will need to ensure that new lots are properly serviced and meet the standard approval conditions.

## 5.7 Traffic and Access

The potential impact of the proposed amendment on the current traffic network and access arrangements has been carefully considered. Since the increase in lot yield with the higher R40 density is expected to be minor, the anticipated traffic volumes will be minimal. The existing road network would be able to accommodate these additional vehicle movements without needing upgrades to the roads or nearby intersections. Furthermore, a Traffic Impact Statement may be required with any future Development Application to confirm that the existing road network can support the proposed development.



## 6 Conclusion

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The proposed rezoning of Lot 23 (No. 8 Mirfin Way) and Lot 24 (No. 9 Galbraith Road) from Residential R20 to Residential R40 represents a strategic and well-justified approach to addressing the City of Karratha's housing needs. By increasing the density of these sites, the amendment will facilitate the development of additional residential units, directly supporting the City's goals to alleviate the current housing shortage and meet future demand.

This proposal aligns seamlessly with the City's broader vision for sustainable growth, as outlined in both the Karratha Revitalisation Strategy and the Local Planning Strategy. It leverages underutilised land to provide more housing options, contributing to a more vibrant and inclusive community while maintaining the character of the existing area.

Preliminary consultation with the City's officers indicates that the proposed density increase is feasible, provided it demonstrates no negative impact on neighbouring properties. The future development will be required to adhere to the Residential Design Codes WA and relevant City policy requirements, ensuring that it integrates well with the surrounding area.

The existing infrastructure has been reviewed and is deemed capable of supporting the increased density with minimal disruption. Although additional technical reports may be necessary to support any future development application, initial assessments suggest that traffic and servicing impacts will be minimal and manageable.

In conclusion, the proposed amendment to LPS 8 is both timely and appropriate, offering a practical solution to the housing challenges facing the City of Karratha. It supports the City's strategic objectives, leverages available resources effectively, and promises to enhance local residential options while maintaining the area's character. Therefore, we recommend approving the rezoning request to facilitate this important development.





# Attachment 1 – Certificate of Titles



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2100 74**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

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

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 23 ON DIAGRAM 92475

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

HRINGLE DEVELOPMENTS PTY LTD OF 8 MIRFIN WAY PEGS CREEK WA 6714

(T O612555 ) REGISTERED 14/1/2021

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

1. O612556 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 14/1/2021.

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: 2100-74 (23/D92475)  
PREVIOUS TITLE: 2057-129  
PROPERTY STREET ADDRESS: 8 MIRFIN WAY, PEGS CREEK.  
LOCAL GOVERNMENT AUTHORITY: CITY OF KARRATHA

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

Application G425187  
Volume 2057 Folio 129

WESTERN



AUSTRALIA

REGISTER BOOK  
VOL. FOL.

CT 2100 74

# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 18th March, 1997

REGISTRAR OF TITLES

### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Karratha Lot 4597 and being Lot **23** on Diagram 92475, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

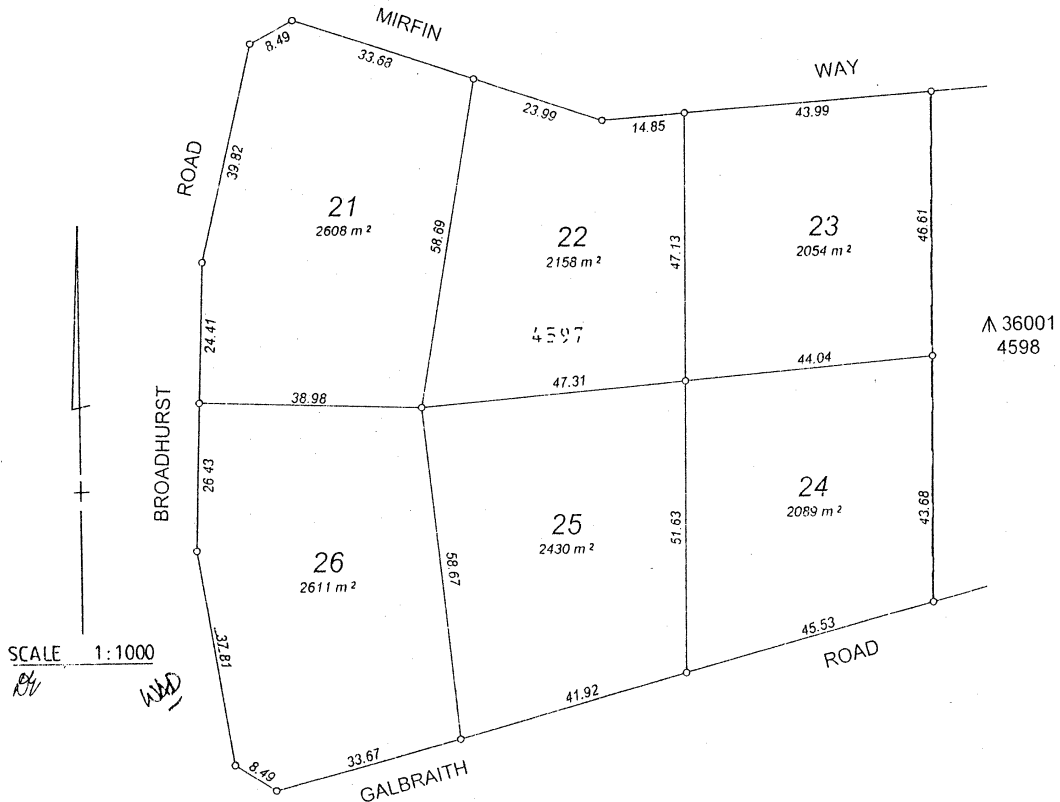
### FIRST SCHEDULE (continued overleaf)

Ronald Alvin Powell of Post Office Box 420, Karratha.

### SECOND SCHEDULE (continued overleaf)

NIL

### THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

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VOL. FOL.

**FIRST SCHEDULE (continued)**      NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				

**SECOND SCHEDULE (continued)**      NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Application	6847732		13.7.98	14.10		<i>[Signature]</i>	Discharged by Application	6847732	13.7.98		<i>[Signature]</i>



WESTERN



AUSTRALIA

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*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 24 ON DIAGRAM 92475

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

JARAJJAL PTY LTD OF 70B KISHORN ROAD, MOUNT PLEASANT

(T L452278 ) REGISTERED 13/10/2010

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

1. P119049 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 21/4/2022.

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: 2100-75 (24/D92475)  
PREVIOUS TITLE: 2057-129  
PROPERTY STREET ADDRESS: 9 GALBRAITH RD, PEGS CREEK.  
LOCAL GOVERNMENT AUTHORITY: CITY OF KARRATHA

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

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WESTERN



AUSTRALIA

REGISTER BOOK  
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CT 2100 75

# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 18th March, 1997

REGISTRAR OF TITLES

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Karratha Lot 4597 and being Lot 24 on Diagram 92475, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

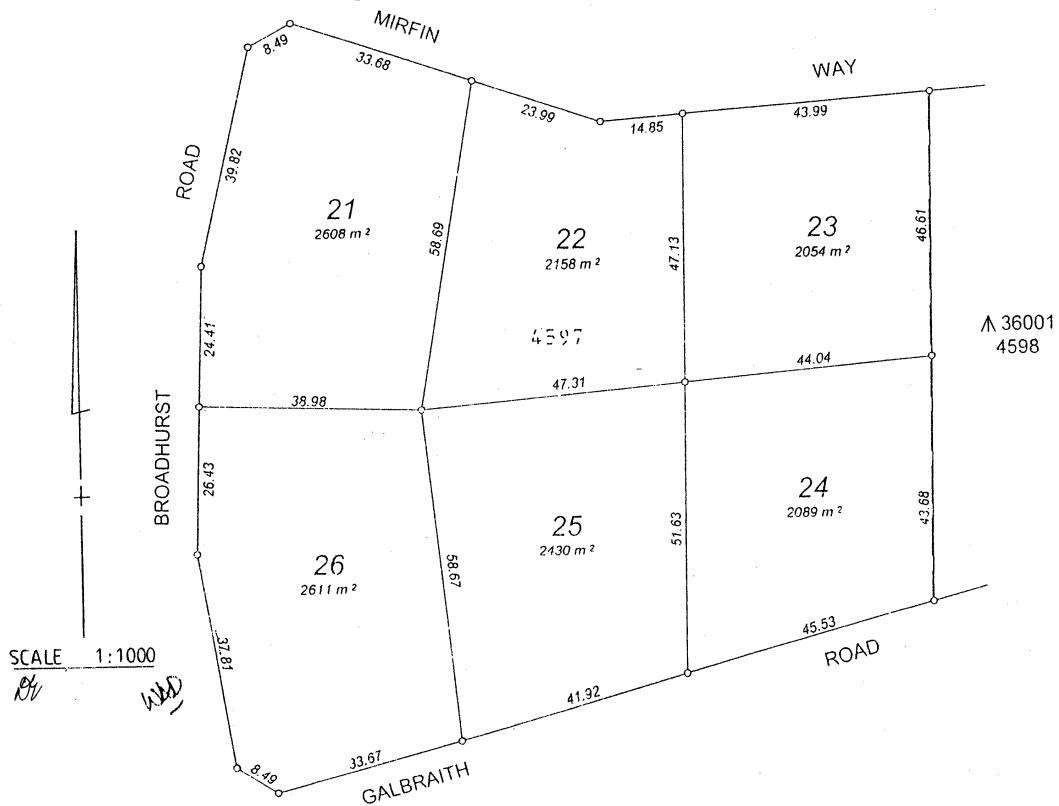
### FIRST SCHEDULE (continued overleaf)

Ronald Alvin Powell of Post Office Box 420, Karratha.

### SECOND SCHEDULE (continued overleaf)

NIL

### THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS									
INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Application	6847732		13.7.98	14.10		<i>P</i>	Discharged by Application	6847732	13.7.98		<i>P</i>