

**From:** @dplh.wa.gov.au>  
**Sent:** Thursday, 11 January 2024 4:05 PM  
**To:** Marcel  
**Cc:** [REDACTED]  
**Subject:** RE: Interest by Owner - Purchase - Lot 279 / L1343  
**Attachments:** 20240111 Land Enquiry Services R19895.pdf; Certificate of Title LR3147-832 Lot 1343 Kargotich Road, OAKFORD 6121.pdf; Certificate of Title LR3147-852 Lot 279 Kargotich Road, OAKFORD 6121.pdf; 20240111 Aerial Tenure Map.pdf

OFFICIAL

[File 03377-1928]

Hi Marcel

Thank you for your email below.

Reserve 19895, comprises Lot 1343 on DP 91501 and Lot 279 on DP 202681, and is owned by the State of Western Australia with a management order to the Shire for the purpose of 'Municipal Depot Site'.

As the management body, the Shire has care, control, and management of the Reserve in accordance with the *Land Administration Act 1997*. Any consideration of the future of the Reserve will need to be determined by the Shire in the first instance. I note the landowner appears to be encroaching onto the land - is that right? Can the Shire please confirm the extent of the encroachment, proposal area, and the Shire's position?

The Shire will need to confirm whether whole reserve is surplus to requirements or if partial excision and amalgamation is proposed to address encroachment or liaise with the landowner to remove their encroachment.

A formal proposal can then be submitted to the Department for consideration via [proposal@dplh.wa.gov.au](mailto:proposal@dplh.wa.gov.au). The proposal would be subject to the Department's standard due diligence process, ensuring that Crown land is optimised to its highest and best use to the benefit of the State of Western Australia. If the whole reserve is considered surplus to the Shire's requirements the Department's Land Divestment team may consider alternative options for the site, including potential for standalone sale to the open market, and other Government requirements to determine highest and best use, however any encroachments would need to be removed.

If disposal of the whole or part of the Reserve via a sale and amalgamation to the adjoining freehold landowner is supported following the Department's due diligence investigations and referrals process, the land would be considered for sale to the adjoining landowner at the current unimproved market value under section 87 of the LAA. The land would be sold by the Department with the valuation determined by Landgate's Valuation Services and subject to Director's approval. If supported, the landowner would need to accept any costs involved, including but not limited to the purchase price, document preparation, lodgement, any easement and service considerations and preparation of a deposited plan. Additionally, the Shire will need to confirm agreement to revoke its management order over the Reserve. The process can take several months or longer, noting it is subject to responses from our referrals.

Happy to chat further.

Kind regards  
[REDACTED]

[REDACTED]  
A/Assistant Manager | Land Management Metropolitan & Peel  
Department of Planning, Lands and Heritage  
140 William Street, Perth WA 6000  
[wa.gov.au/dplh](http://wa.gov.au/dplh) | 6552 [REDACTED]

## Reserve Details Report -19895

|                                       |                 |                        |                    |
|---------------------------------------|-----------------|------------------------|--------------------|
| <b>Reserve</b>                        | 19895           | <b>Legal Area (ha)</b> | 1.1407             |
| <b>Name</b>                           | N/A             | <b>Status</b>          | CURRENT            |
| <b>Type</b>                           | N/A             | <b>Current Purpose</b> | MUNICIPAL PURPOSES |
| <b>File Number</b>                    | 03377-1928-01RO |                        |                    |
| <b>Notes</b>                          | N/A             |                        |                    |
| <b>Additional Reserve Information</b> | N/A             |                        |                    |

|              |   |                            |
|--------------|---|----------------------------|
| <b>Class</b> | <b>Responsible Agency</b>                         | <b>Date of Last Change</b> |
| C            | DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD) | 03/08/2007                 |

|                                    |                        |
|------------------------------------|------------------------|
| <b>Management Order</b>            | <b>Document Number</b> |
| VEST SHIRE OF SERPENTINE-JARRAHDAL | N/A                    |

|                      |
|----------------------|
| <b>Land Use</b>      |
| MUNICIPAL DEPOT SITE |

|                                   |
|-----------------------------------|
| <b>Local Government Authority</b> |
| SHIRE OF SERPENTINE-JARRAHDAL     |

| CLT Number | Parcel Identifier                | Street Address, Suburb                | File Number     | PIN    | Area (m <sup>2</sup> ) |
|------------|----------------------------------|---------------------------------------|-----------------|--------|------------------------|
| LR3147/832 | Lot 1343 On Deposited Plan 91501 | Lot 1343 Kargotich Road, OAKFORD 6121 | 03377-1928-01RO | 384018 | 2079                   |
| LR3147/852 | Lot 279 On Deposited Plan 202681 | Lot 279 Kargotich Road, OAKFORD 6121  | 03377-1928-01RO | 384033 | 9339.283               |

|                                       |               |
|---------------------------------------|---------------|
| <b>Previous Certificates of Title</b> | <b>Status</b> |
|---------------------------------------|---------------|

| Document Number/Gazette Page | Date       | Type            | Text                               |
|------------------------------|------------|-----------------|------------------------------------|
| 2493                         | 04/08/1989 | Current Vesting | VEST SHIRE OF SERPENTINE-JARRAHDAL |
| 2494                         | 04/08/1989 | Vesting Revoked | REVOKED (ORDER DATED 16/08/1983)   |
| 2503                         | 04/08/1989 | Current Area    | 1.1407                             |



| Document Number/Gazette Page | Date       | Type                          | Text                                       |
|------------------------------|------------|-------------------------------|--|
| 2503                         | 04/08/1989 | Lot/Town Lot                  | PEEL ESTATE LOT<br>1343 AND 279            |
| 2504                         | 04/08/1989 | Current Purpose               | MUNICIPAL<br>PURPOSES                      |
| 3126                         | 26/08/1983 | Historical Vesting            | VEST SHIRE OF<br>SERPENTINE-<br>JARRAHDALE |
| 3132                         | 26/08/1983 | Historical Area               | 0.2079                                     |
| 3133                         | 26/08/1983 | Historical Purposes           | BUSH FIRE BRIGADE<br>DEPOT                 |
| 1979                         | 07/09/1928 | Original Gazettal and page    | ORIGINAL GAZETTE                           |
| N/A                          | 07/09/1928 | Class                         | C  |
| N/A                          | 07/09/1928 | Correspondence File<br>Number | 3377/28                                    |
| N/A                          | 07/09/1928 | Original Area                 | ABT0.2.0                                   |
| N/A                          | 07/09/1928 | Public Plan                   | PEEL (10) 04.07                            |
| N/A                          | 07/09/1928 | Street Name                   | KARGOTICH ROAD                             |
| N/A                          | 07/09/1928 | Survey Number                 | RES.D:502                                  |
| N/A                          | N/A        | Historical Purposes           | SCHOOL TEACHERS<br>QUARTERS                |
| N/A                          | N/A        | Metric Conversion             | ABT 0.2023,P32                             |

date: Jan 11, 2024, 1:31:52 PM

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**LR3147 832**

**RECORD OF QUALIFIED 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.

*BGRoberts*  
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1343 ON DEPOSITED PLAN 91501

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

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER**PRIMARY INTEREST HOLDER:** SHIRE OF SERPENTINE JARRAHDAL

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

1. RESERVE 19895 FOR THE PURPOSE OF MUNICIPAL PURPOSES  
MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.

- Warning: (1) 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.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----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:             | DP91501   |
| PREVIOUS TITLE:             | LR3147-832  |
| PROPERTY STREET ADDRESS:    | LOT 1343 KARGOTICH RD, OAKFORD.                   |
| LOCAL GOVERNMENT AUTHORITY: | SHIRE OF SERPENTINE-JARRAHDAL                     |
| RESPONSIBLE AGENCY:         | DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD) |

NOTE 1: K283311 CORRESPONDENCE FILE 03377-1928-01RO  
NOTE 2: SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**LR3147 852**

**RECORD OF QUALIFIED 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.

*BGRoberts*  
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 279 ON DEPOSITED PLAN 202681

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

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER**PRIMARY INTEREST HOLDER:** SHIRE OF SERPENTINE JARRAHDAL

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

1. RESERVE 19895 FOR THE PURPOSE OF MUNICIPAL PURPOSES  
MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.

- Warning: (1) 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.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----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:             | DP202681  |
| PREVIOUS TITLE:             | LR3147-852  |
| PROPERTY STREET ADDRESS:    | LOT 279 KARGOTICH RD, OAKFORD.                    |
| LOCAL GOVERNMENT AUTHORITY: | SHIRE OF SERPENTINE-JARRAHDAL                     |
| RESPONSIBLE AGENCY:         | DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD) |

NOTE 1: K283348 SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES  
NOTE 2: CORRESPONDENCE FILE 03377-1928-01RO



Legend

- Cadastre (View 1)
- Roads**
  - Main
  - Minor
- Land Tenure Large Scale 64k**
  - Closed Road
  - Crown Allotment (Type 2)
  - Drain Reserve
  - Lot on Survey (Type 1)
  - Other/Miscellaneous
  - Railway
  - Tramway
  - Water Isolation
  - Surveyed Strata Lot
  - Building Strata
  - Parent of Survey Strata
  - Marine Park
  - Public Road
  - Unallocated Crown Land
  - Lease
  - State Forest
  - Reserve
  - Timber Reserve
  - Easement
  - No PI
- Land Tenure Large Scale 16K**
  - Closed Road
  - Crown Allotment (Type 2)
  - Drain Reserve
  - Lot on Survey (Type 1)
  - Other/Miscellaneous
  - Railway
  - Tramway
  - Water Isolation
  - Surveyed Strata Lot
  - Building Strata
  - Parent of Survey Strata
  - Marine Park
  - Public Road
  - Unallocated Crown Land
  - Lease

Notes:

\* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

\* This map is not intended to be used for measurement purposes.

Map was produced using DPLH's InQuery.

Date produced: 11-Jan-2024

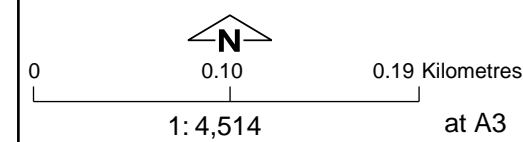


# InQuery Map

**DPLH BUSINESS USE ONLY**

Internal Spatial Viewer

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Projection: WGS 1984 Web Mercator Auxiliary Sphere  
Graticules (if visible): GDA 1994 Latitude/Longitude