
Preliminary Site Investigation

330 and 335 Helena Valley Road, Helena Valley

Revision No 1
September 2025



Leaders in Environmental Practice

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Report

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Synopsis:	Pendragon Environmental Solutions was engaged by Jardim Property Group to undertake a Preliminary Site Investigation (PSI) at 330 and 335 Helena Valley Road, Helena Valley (collectively referred to as 'the site').

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Executive Summary

Pendragon Environmental Solutions was engaged by Jardim Property Group to undertake a Preliminary Site Investigation (PSI) at 330 and 335 Helena Valley Road, Helena Valley (collectively referred to as 'the site').

Objectives

The primary objectives of this investigation are to:

- Identify the potential for contamination at the site based on an assessment of historical operations at/surrounding the site.
- Identify potential contaminants of concern, transport mechanisms/pathways, exposure points and sensitive receptors (human and ecological).
- Highlight any existing data gaps and make recommendations pertaining to further environmental investigation and assessment if required.
- Comment on the suitability of the site for residential development.

Scope of Work

The scope of works included:

- Enquiries with pertinent regulatory bodies.
- Examination of online documentation/databases, with particular emphasis on current and historic land use/operations, at and surrounding the site, which may have the potential to cause and/or contribute toward contamination.
- Site walkover/inspection, including a hazardous substances assessment.
- A desktop review of the geological (including soils) and hydrogeological conditions at the lots.
- Preparation of a confidential report based on the findings of this investigation, in accordance with the guideline of the Department of Water and Environment Regulation (DWER) *Assessment and Management of Contaminated Sites* (2021).

Conclusions

The salient findings of this investigation and assessment include:

- Past land uses/activities are not potentially contaminating.
- A site walkover/inspection ascertained that there is no visual evidence of contamination or uncertainties/data gaps.
- There are registered contaminated sites within close proximity to the lots which have been investigated and not deemed a risk to the subject site.

Recommendations

Taking due cognisance of the above, it is recommended that:

- No further contamination assessments are warranted.

1. Introduction

Pendragon Environmental Solutions was engaged by Jardim Property Group to undertake a Preliminary Site Investigation (PSI) at 330 and 335 Helena Valley Road, Helena Valley (collectively referred to as 'the site').

1.1 Current Site Classification

330 and 335 Helena Valley Road, Helena Valley are currently not classified as a known or suspected contaminated site under the Contaminated Sites Act 2003.

1.2 Objectives

The primary objectives of this investigation are to:

- Identify the potential for contamination at the site based on an assessment of historical operations at/surrounding the site.
- Identify potential contaminants of concern, transport mechanisms/pathways, exposure points and sensitive receptors (human and ecological).
- Highlight any existing data gaps and make recommendations pertaining to further environmental investigations and assessments, if required.
- Comment on the suitability of the site for residential development.

1.3 Scope of Work

The scope of works entails undertaking a PSI comprising of:

- Enquiries to the pertinent regulatory bodies.
- Examination of online documentation/databases, with particular emphasis on current and historic land use/operations, at and surrounding the site, which may have the potential to cause and/or contribute toward contamination.
- Site walkover/inspection, including a hazardous substances assessment (excluding asbestos and other hazardous building materials survey).
- A desktop review of the geological, including soils, and hydrogeological conditions at the lots.
- Preparation of a report based on the findings of this investigation, in accordance with the guideline of the Department of Water and Environment Regulation (DWER) *Assessment and Management of Contaminated Sites (2021)*.

2. Site Identification and General Information

2.1 Site Identification

330 and 335 Helena Valley Road, Helena Valley are located to the South East of the Perth CBD in the Shire of Mundaring (Figure 1). Certificates of Title are to be found in Appendix A with summaries in Table 1.

Table 1: Lot Descriptions.

Street Address	Lot on Plan	Land ID Number	Area (ha)
330 Helena Valley Road, Helena Valley	Lot 253 on P413196	4353996	2.9881
335 Helena Valley Road, Helena Valley	Lot 254 P413196	4353997	4.3161

335 Helena Valley Road is currently vacant. 330 Helena Valley Road is improved with a dwelling and stables/sheds associated with equine care. The site is zoned rural with the rezoning to urban currently being considered.

Table 2: Coordinates of Lot Boundaries.

Site Corners	Zone	Longitude	Latitude
North West	50	116.021179	31.909804
East		116.022424	31.910877
South		116.019269	31.913795
South West		116.017993	31.912798
<i>Datum: GDA94.</i>			

2.2 Current Ownership

Lot 253 is registered to INGWE HELENA VALLEY PTY LTD OF UNIT 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010 (T P788160) REGISTERED 15/11/2023

Lot 254 is registered to INGWE HELENA VALLEY PTY LTD OF UNIT 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010 (T Q269345) REGISTERED 3/1/2025 (Appendix A).

2.3 Zoning

The site is currently zoned rural.

2.4 Proposed Development

It is the intention to subdivide for residential use with access and internal roads, public open spaces and foreshore reserves. A site concept plan appears in Appendix B.

2.5 Previous Environmental Investigations

No environmental investigations have been undertaken on site.

3. Site History

3.1 Site Owners/Operators

335 Helena Valley Road was cleared prior to 1953 and has been used since then for apparent low-density grazing. 330 Helena Valley Road was also cleared in 1953 for apparent low-density grazing but was improved in 2008 with a dwelling shed, and stables and used for horse grazing.

3.2 Historical Land Use and Aerial Photography

Table 3 and Figures 3 to 6 details an assessment of the aerial photography obtained from Landgate:

Table 3: Summary of Aerial Photographs.

Date	Observations
1953	330 has been largely cleared for apparent low-density grazing. 335 has been largely cleared for apparent low-density grazing. Surrounding land remains apparent native bushland interspersed with cleared land and a large shed has been constructed to the Northwest.
1961	330 - No discernible changes. 335 - No discernible changes. Power easement has been cut to the south of the site.
1970	330 - No discernible changes. 335 - No discernible changes.
1985	330 - Wetland boundary has become more pronounced through vegetation. 335 - Land has been cleared of all trees. Helena Valley Road has been constructed between both Lots.
1995	330 - No discernible changes. 335 - No discernible changes. Dwellings are become established on rural lot to the East, the shed to the Northwest has commenced metal storage/recycling.
2002	330 - No discernible changes. 335 - No discernible changes.
2008	330 - No discernible changes. 335 - Has been improved with a dwelling and stable, a horse exercise track has been added. The metal storage/recycling facility has expanded its footprint to the boundary of 330.
2014	330 - No discernible changes. 335 - Has been improved with additional stables for horse care. The metal storage/recycling facility has retreated its storage from the Eastern boundary with bare soil visible.
2018	330 - No discernible changes. 335 - No discernible changes.
2020	330 - No discernible changes. 335 - Has been improved with additional stables for horse care. The metal storage/recycling facility has added some stockpiles of soil of unknown origin near the 330 fenced boundary.
2025	330 - No discernible changes. 335 - No discernible changes.

Date	Observations
	The metal storage/recycling facility has been removed, stockpiles remain. Residential development has commenced to the East of 335.

3.3 Heritage

The Aboriginal Heritage Inquiry System of the Department of Planning Lands and Heritage indicates that there are no permanent registered sites nor Other Heritage Places within close proximity to the Site however the site is within an area covered by the Whadjuk People Indigenous Land Use Agreement (Figure 7).

3.4 Freedom of Information

Freedom of Information (FOI) applications were lodged with the Shire of Mundaring and Department of Water and Environmental Regulation (Appendix C, report will be updated/finalised when received from DWER). The Shire of Mundaring indicated that they have no records pertaining to contamination or complaints at the site. Owing to the scale and consistency of historical operations and in the absence of any Aboriginal heritage places and/or sensitive ecological communities at/surrounding the lots, FOI applications with the Department of Mines, Industry Regulation and Safety (DMIRS), the Department of Parks and Wildlife (DPaW) and the Department of Indigenous Affairs (DIA) were not deemed necessary.

3.5 Identification of Data Gaps

Information obtained and presented above is considered to be of sufficient rigour and integrity to provide a general understanding of historical operations at the site.

4. Site Conditions and Surrounding Environment

This section is supplemented by a site survey, site inspection/walkover and photographs Figures 8-11 and takes due cognisance of information obtained during a site walkover and interview with the Site Owner Representative.

4.1 Site Inspection and Interviews

A site inspection/walkover was undertaken on the 8th September 2025 for the purposes of ascertaining:

- Indications of potential contamination at the lots (e.g. stains, discoloured soils/surfaces, etc.).
- Surrounding and on-site land-uses and/or activities which may have the potential to cause contamination.
- Potential sensitive receptors (human and ecological), preferential pathways and mechanisms which may facilitate the transport/exposure of contamination, if present.

The site is characterised by three distinct areas:

- A relatively flat area utilised for horse paddocks/exercise.
- A dwelling and stables.
- A graded unused grassed area bounding the reserve.

4.1.1 Site Cover and Infrastructure

The majority of the Sites are cleared apart from the dwelling/stables.

There is no evidence of construction/demolition debris or imported soils.

Potential asbestos containing materials were not identified on site.

No fuel storage on site was noted. Nor the requirements for farm machinery.

The lots are connected to utility services including water, sewer, electrical and telecommunications, infrastructure associated.

4.2 Inventory of Chemicals, Wastes and By-Products

No chemicals, wastes and by-products were produced on site.

4.3 Spills and Leaks

There is no evidence of recent spills or leaks.

4.4 Surrounding Land Use

The Site is the latest stage of the adjacent land being subdivided for residential use. The following land

uses were noted during the inspection:

- North: wetland reserve.
- East: fully developed residential subdivision.
- South: bush forever reserve.
- West: cleared grazing land.

4.5 Contaminated Sites Database

The lots are not listed on the Contaminated Sites Database of DWER (accessed 1st December 2024). There are circa 99 contaminated sites within 500m of the lots associated with asbestos impacted soils beneath 50cm across the completed subdivision and roadways to the immediate North (Figure 12).

4.6 Acid Sulfate Soils

An inspection of the Acid Sulfate Soils (ASS) Risk Map (accessed 8th May 2023; Figure 13) indicates that there is a low to moderate risk of acid sulfate soils on site.

4.7 Meteorological Conditions

Gosnells has a Mediterranean climate with warm dry summers and cool wet winters. The long-term (1950 to 2019) average annual rainfall is 834 mm. The average has slightly decreased by 3% since 1975 to 811 mm, consistent with the general decline in rainfall in Western Australia (DWER, 2020).

The monthly average pan evaporation is recorded at the BoM Perth Airport Station, with annual average of 2,250 mm which implies the site is located within a water deficit climate in which evaporation exceeds rainfall multiple times.

4.8 Integrity Assessment

There is no conflict between the information and data gathered during extensive data base searches, interviews with the current owner and observations during site inspections and as such the data and information are considered accurate for the purposes of this investigation.

5. Environmental Setting

5.1 Topography

The site is undulating around 22.0mAHD in the South East of 335, 330 is at a similar level to Lot 335 apart from where the site drops to around 11.0mAHD into the wetland to the North.

5.2 Geology and Soils

The 1:50 000 Environmental Geology sheet indicates that most of the site is underlain by clayey soils of the Guildford Formation.

The acid sulphate risk map has portions of the site noted as low to medium risk of the presence of acid sulphate soils, figure 14.

5.3 Surface Water, Wetlands and Drainage

The wetland area associated with Kadina Brook and Kadina Brook is located to the North of 330.

5.4 Local Use of Groundwater

There are seven ground water abstraction licenses currently active within 500m of the site (Table 4 and Figure 15).

Table 4: Groundwater Licenses.

Address	License number	Allocation
Lot 1 On Diagram 72674 Volume/Folio 1785/863 Lot 1 Helena Valley Rd Helena Valley	178485	5225 KL
Shire of Mundaring	158261	111750 KL
LOT 13293 ON PLAN 194161 Volume/Folio LR3080/231 Lot 13293 ; Road verge and median: Helena Valley Rd from Lakeside Dr to Torquata Blvd & Lakeside Dr entrance; Crown Reserve 51186 (Lot 315 on Plan 64809), Helena Valley; Lot 12534 Lakeside Dr, Helena Valley (Broz Park); LOT 8000 ON PLAN 412690 Volume/Folio LR3169/631 Lot 8000 ; LOT 130 ON PLAN 74728 Volume/Folio LR3162/676 Lot 130 ; Lot 12164 Golden Ash Gdns, Helena Valley (Grundy Park); Lot 8001 On Plan 50065 Volume/Folio Lr3140/752 Lot 8001 Carabeen Av Helena Valley	181379	32400 KL
Road Reserve Pin 12387158; LOT 8004 ON PLAN 415253; LOT 9007 ON PLAN 416337 Volume/Folio 4004/63 Lot 9007 ; LOT 8003 ON PLAN 48644 Volume/Folio LR3169/48	182575	30000

<p>Lot 8003 BUSHMEAD; Road Reserve Pin 12387153; Road Reserve Pin12517462; Road Reserve Pin12517460; Road Reserve Pin11841799; Road Reserve Pin12386389; LOT 8005 ON PLAN 415253; LOT 9006 ON PLAN 418837; Road Reserve Pin12430712; LOT 9003 ON PLAN 416335; LOT 9504 ON PLAN 416337 Volume/Folio 4004/64 Lot 9504 ; Road Reserve Pin 12310601; Road Reserve Pin12517461; LOT 8000 ON PLAN 413457; Road Reserve Pin12386390; Road Reserve Pin 12386388</p>		
<p>LOT 799 ON PLAN 408219 Volume/Folio 2912/863 Lot 799 KATHARINE ST BELLEVUE; LOT 239 ON PLAN 2029 Volume/Folio 375/101 Lot 239</p>	200996	42000 KL
<p>LOT 252 HELENA VALLEY ROAD HELENA VALLEY 6056</p>	201341	3519 KL
<p>LOT 2 ON PLAN 3284; LOT 6 ON PLAN 3259; LOT 3 ON PLAN 3958</p>	206579	7233 KL
<p>LOT 8003 ON PLAN 48644; LOT 8005 ON PLAN 415253; LOT 9006 ON PLAN 418837; LOT 8004 ON PLAN 415253; LOT 8002 ON PLAN 48644; LOT 9006 ON PLAN 418837; LOT 8000 ON PLAN 413457; Road Reserve Pin11841797; LOT 9003 ON PLAN 416335</p>	207147	44000 KL

5.5 Hydrogeology

The following data and information, gleaned from the Groundwater Map of the Department of Water and Environmental Regulation (<https://maps.water.wa.gov.au/Groundwater/>) are pertinent to an assessment of contamination, or the potential thereof.

5.5.1 Ground Water Depth and Flow

The Perth Groundwater Atlas (2004) indicates that in May 2003 the groundwater level was between approximately RL 16m AHD and RL 18m AHD, i.e. approximately 1-2m below the lower parts of the site (Figure 16). The Atlas also indicates that the groundwater flow direction in May 2003 was in a north westerly direction.

5.5.2 Aquifer Hydraulic Connection

The lots are underlain by the Superficial and Leederville Aquifers of which the Superficial is unconfined and the Leederville confined. Rainfall infiltration recharges the Superficial Aquifer; there is a direct hydraulic connection between the lots and the Superficial Aquifer. Although the Leederville Aquifer is considered confined i.e. there is no direct hydraulic connection with the overlying Superficial, there is slow downward leakage from the Superficial Aquifer recharging the Leederville Aquifer.

Taking cognisance of the depth to groundwater and the presence of the confining Osborne Formation between the Superficial and Leederville Aquifers, it is unlikely that the Leederville Aquifer have been or

will be impacted by activities at the site.

5.5.3 WIN Database

A search of the Department of Water's Information Reporting Database (undertaken 1st December 2024) indicates that there are seven groundwater licenses for abstraction within 500m of the site (Figure 15), no groundwater quality nor any hydrogeological data are available for these bores. Whilst there are many additional bores further afield, they are considered irrelevant given the objectives of this investigation and assessment.

5.5.4 Bush Forever

Bush Forever is a Western Australian Government initiative to protect regionally significant bushland on the Swan Coastal Plain of the Perth Metropolitan Region. The Department of Planning, Lands and Heritage (DPLH) Bush Forever database (2022) indicates that the site is not located within a Bush Forever protection area. The closest Bush Forever protection area is located approximately immediately to the South.

6. Conceptual Site Model

A conceptual site model (CSM) describes the pathways by which exposure to potential contamination may occur. For exposure to occur, a complete pathway must exist between the source of contamination and the receptor (i.e. the person or ecosystem components potentially affected by the contamination). Where the exposure pathway is incomplete, exposure cannot occur, resulting in no risk to the receptor via that pathway. An exposure pathway will typically consist of the following elements:

- A source contamination (e.g. a leak or spill).
- A release mechanism (e.g. migration in soil, leaching to water, emission to air).
- Retention in the transport medium (e.g. soil, groundwater, surface water or air).
- An exposure point (e.g. where a person or ecosystem comes into contact with contaminated dust or soil, or contaminated groundwater from a well, or building overlying volatile contamination).
- An exposure route (e.g. inhalation, ingestion, absorption through skin).

A Conceptual Site Model (CSM) has not been developed due to the lack of sources of potential contamination.

7. Conclusions and Recommendations

7.1 Conclusions

The salient findings of this investigation and assessment include:

- Past land uses/activities are not potentially contaminating.
- A site walkover/inspection ascertained that there is no visual evidence of contamination or uncertainties/data gaps.
- There are registered contaminated sites within close proximity to the lots which have been investigated and not deemed a risk to the subject site.

7.2 Recommendations

Taking due cognisance of the above, it is recommended that:

- No further contamination assessments are warranted.

References and Bibliography

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Figures

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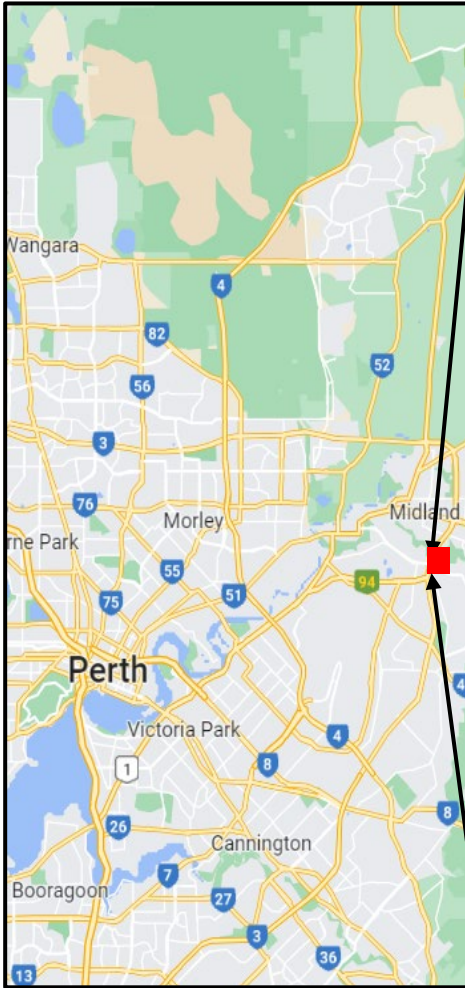


Figure Number: 1

Drawing Title: Site Location

Revision: 1 September 2025

Legend: The site

Notes:
The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



February 2025



October 2020



Figure Number: 2

Legend:  The Site

Drawing Title: Historic Aerial

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



August 2018



December 2014



Figure Number: 3

Legend:  The Site

Drawing Title: Historic Aerial

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



Revision: 1 September 2025

December 2008



February 2002



Figure Number: 4

Legend:  The Site

Drawing Title: Historic Aerial

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



Revision: 1 September 2025

February 1995



June 1985



Figure Number: 5

Legend:  The Site

Drawing Title: Historic Aerial

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



Revision: 1 September 2025

July 1970



March 1961



Figure Number: 6

Legend:  The Site

Drawing Title: Historic Aerial

Notes:

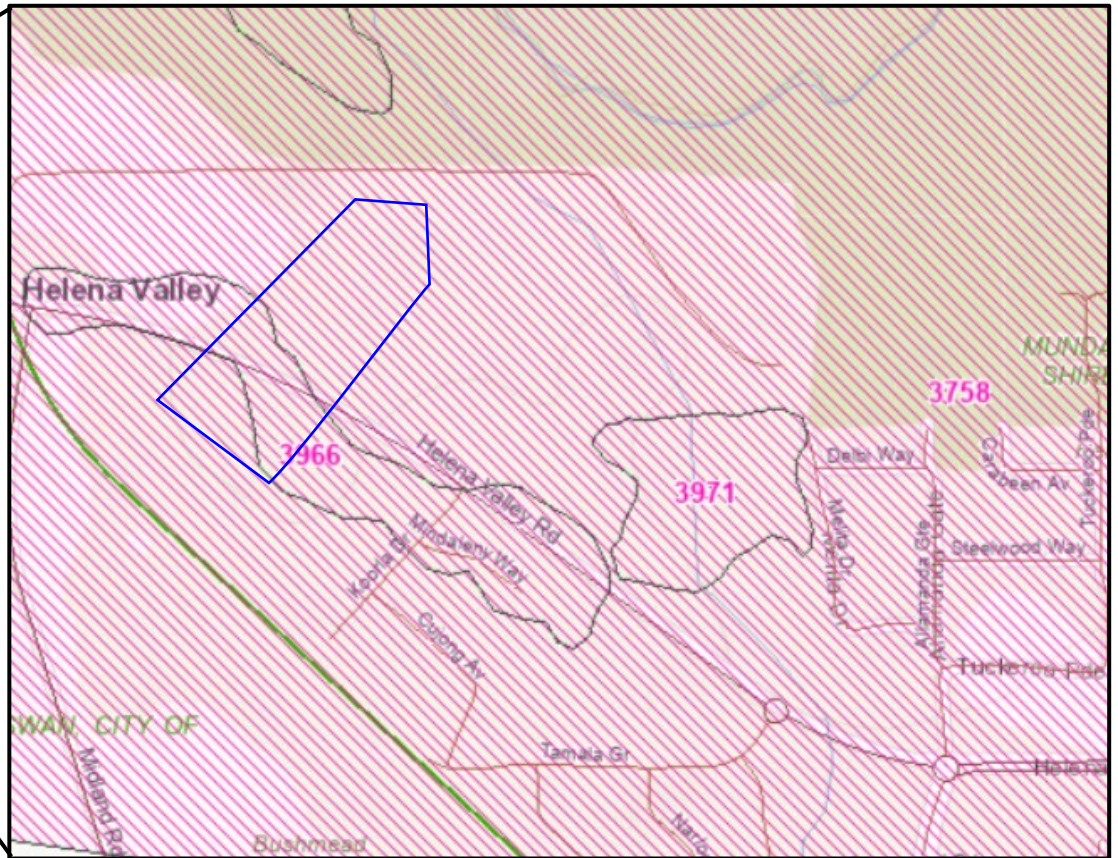
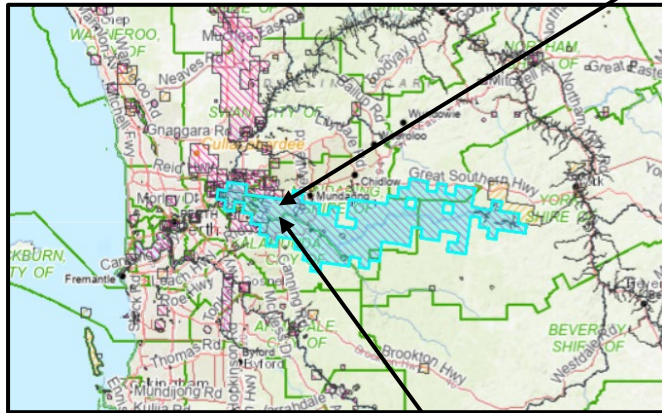
The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



NORTH





3966 Whadjuk People Indigenous Land Use Agreement

Figure Number: 7

Legend:

Drawing Title: Heritage

Notes:

Revision: 1 September 2025

Scale: NA






Figure Number: 8

Drawing Title: Initial Site Walkover

Revision: 1 September 2025

Legend:

 Lot Boundaries

 Stables and Dwelling

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



485 Helena Valley Rd Helena Valley WA

☉ 294°NW (T) ● 50 J 407439 6468912 ±3m ▲ 19m



Site surface conditions Lot 253



Wetland to the East Lot 253



Fenced boundary to West Lot 253

Figure Number: 9

Legend:

Drawing Title: Site Pictures

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA

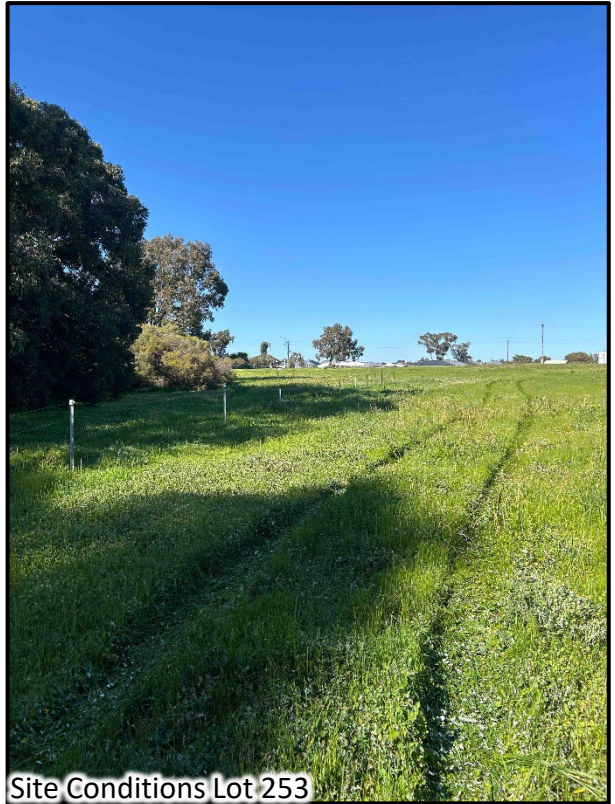




Wetland Conditions Lot 253



Bare earth on site Lot 253



Site Conditions Lot 253

145 Helena Valley Rd Helena Valley WA

📍 279°W (T) 📍 50 J 407420 6468963 ±4m ▲ 19m

Figure Number: 10

Legend:

Drawing Title: Site Pictures

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



South West

☉ 233°SW (T) ● 50 J 407295 6468794 ±4m ▲ 24m



Paddocks Lot 254

North East

☉ 39°NE (T) ● 50 J 407305 6468745 ±4m ▲ 26m



Structures Lot 254

West

☉ 274°W (T) ● 50 J 407314 6468761 ±3m ▲ 24m



Structures Lot 254

Figure Number: 11

Legend:

Drawing Title: Site Pictures

Notes:

The aerial imagery was obtained from Landgate (09/2025).

Scale: NA



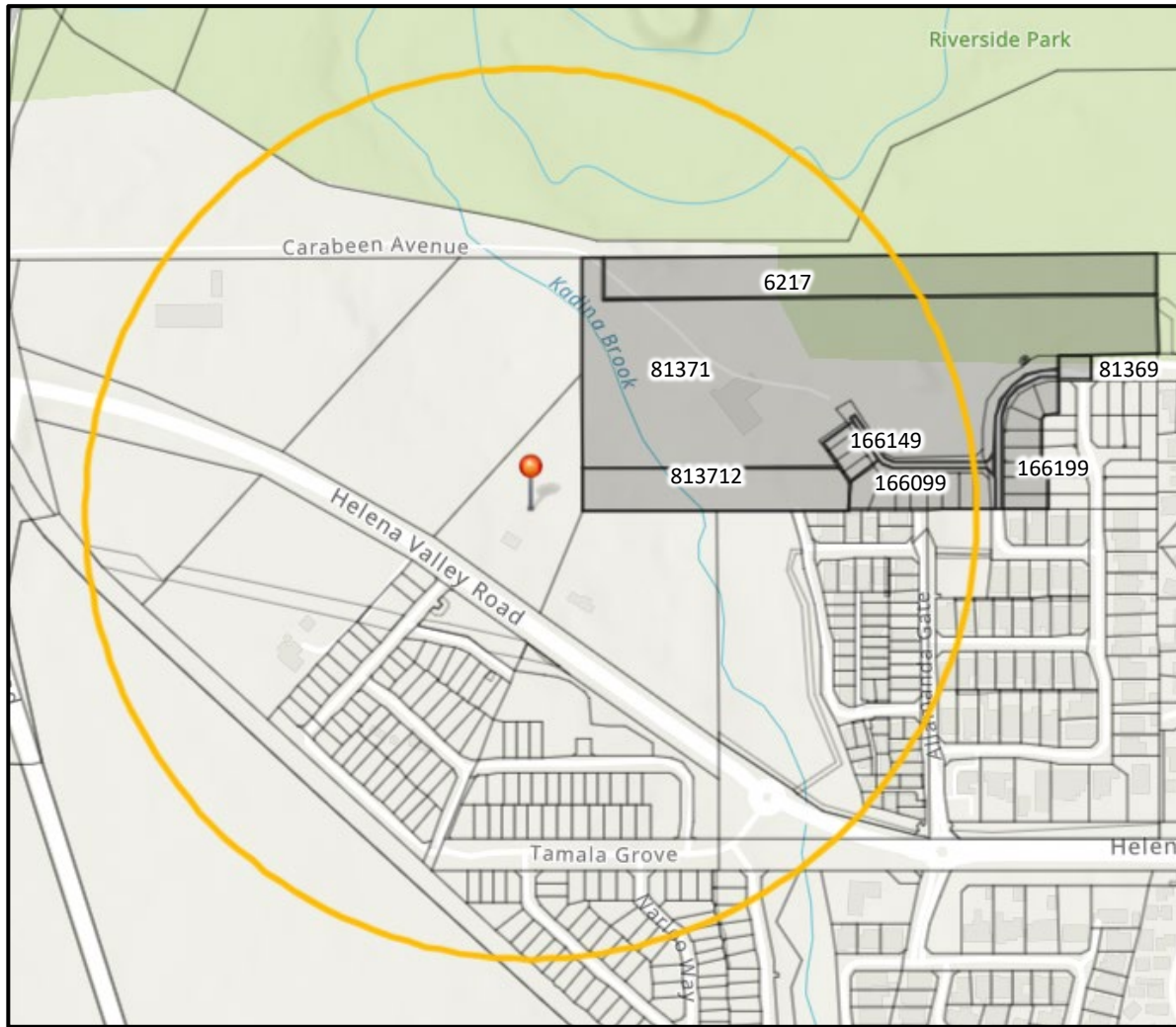


Figure Number: 12

Legend:

Drawing Title: Known Contaminated Sites Within 500m

Notes:

Scale: NA

Revision: 1 September 2025



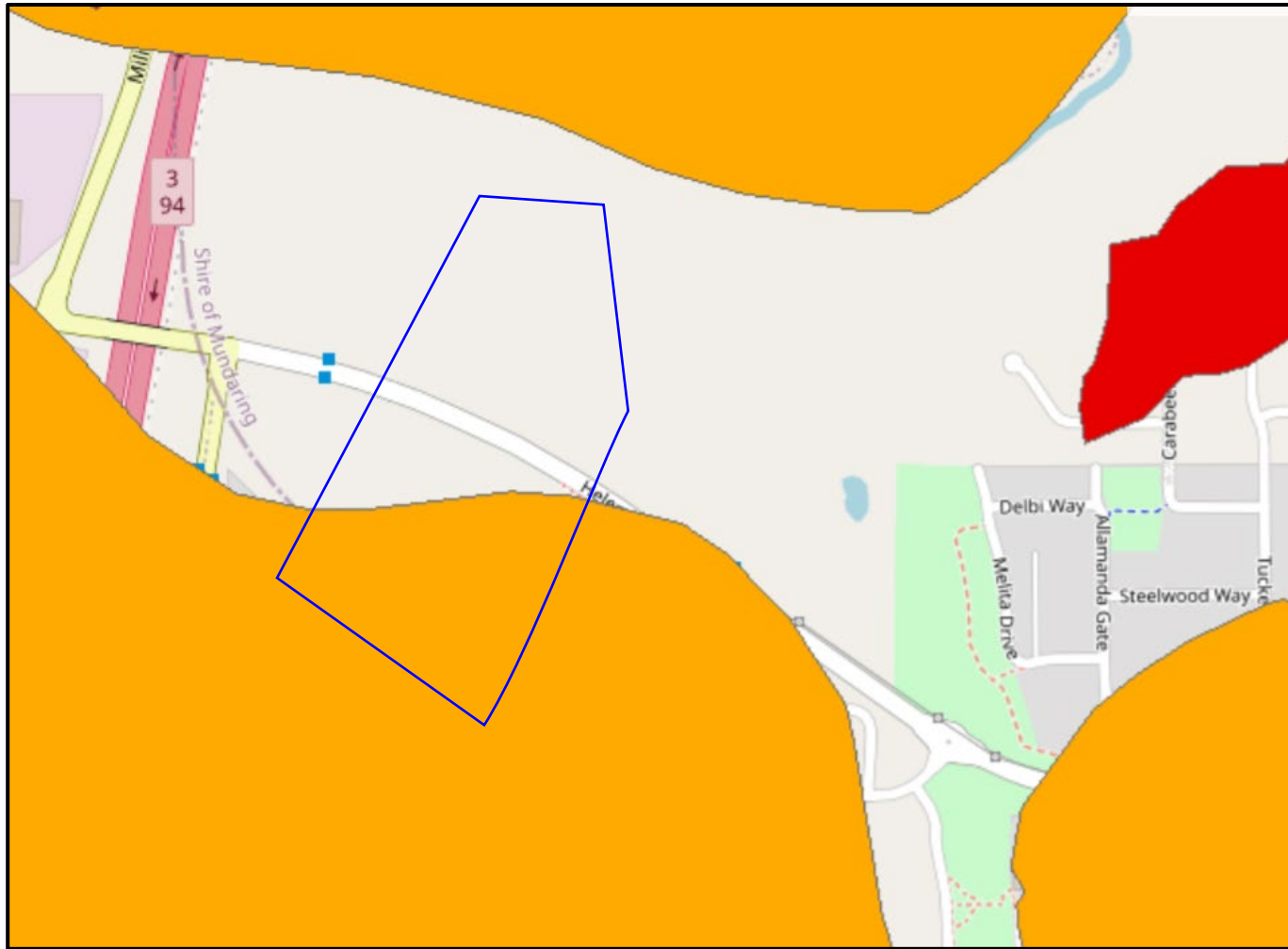




Figure Number: 13


Drawing Title: Acid Sulfate Soil Risk Map


Revision: 1 September 2025

Legend:

 The Site

 Medium to High Risk

 Low to Medium Risk

 No Known Risk

Notes:

Scale: NA



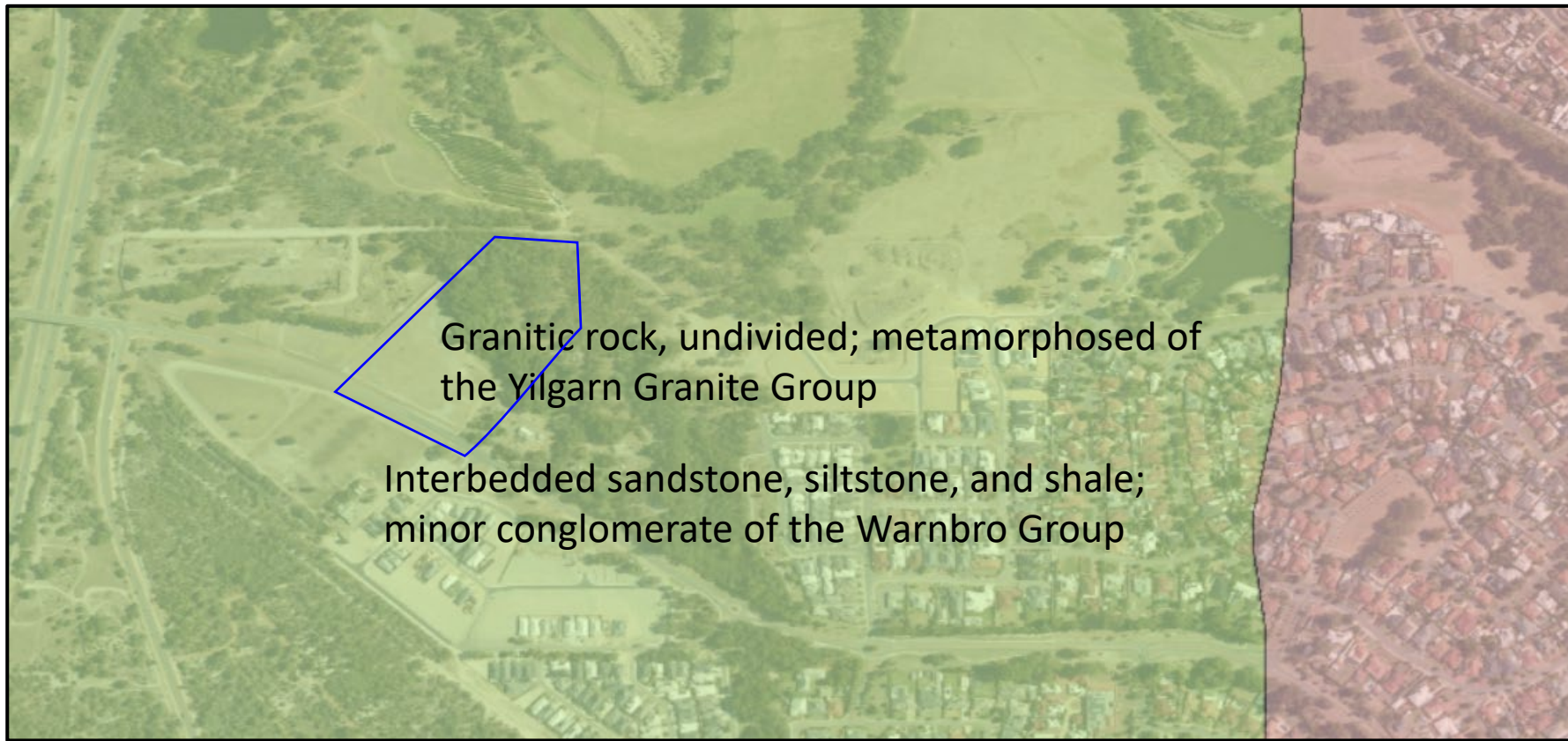
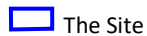


Figure Number: 14


Drawing Title: Geology


Revision: 1 September 2025

Legend:



The Site

 Bassendean Sands

 Guildford Clay

 Peat, peaty sand and clay

Notes:

Scale: NA



NORTH

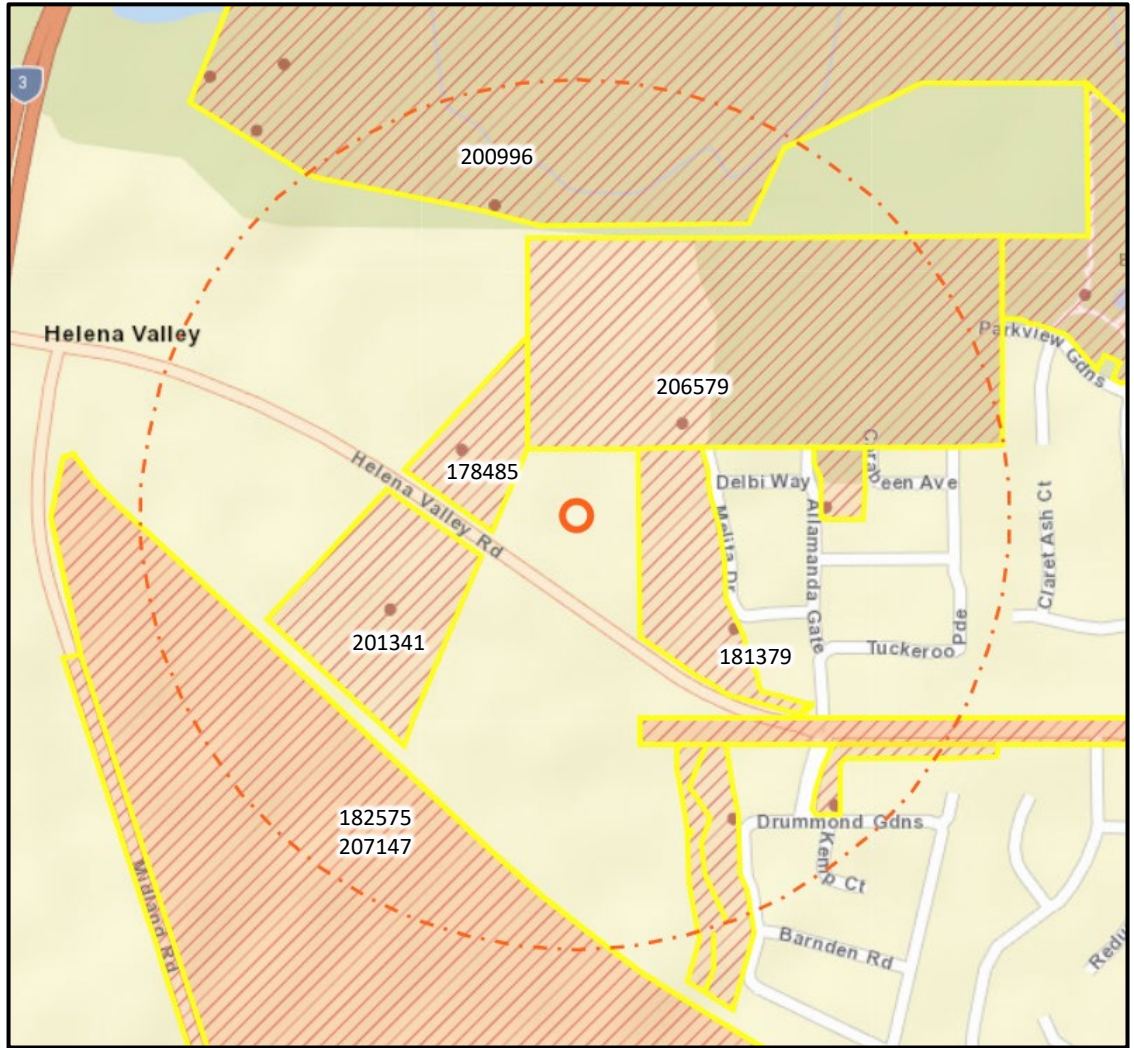


Figure Number: 15

Legend:

Drawing Title: Groundwater Licenses 500m

Notes:

Revision: 1 September 2025

Scale: NA



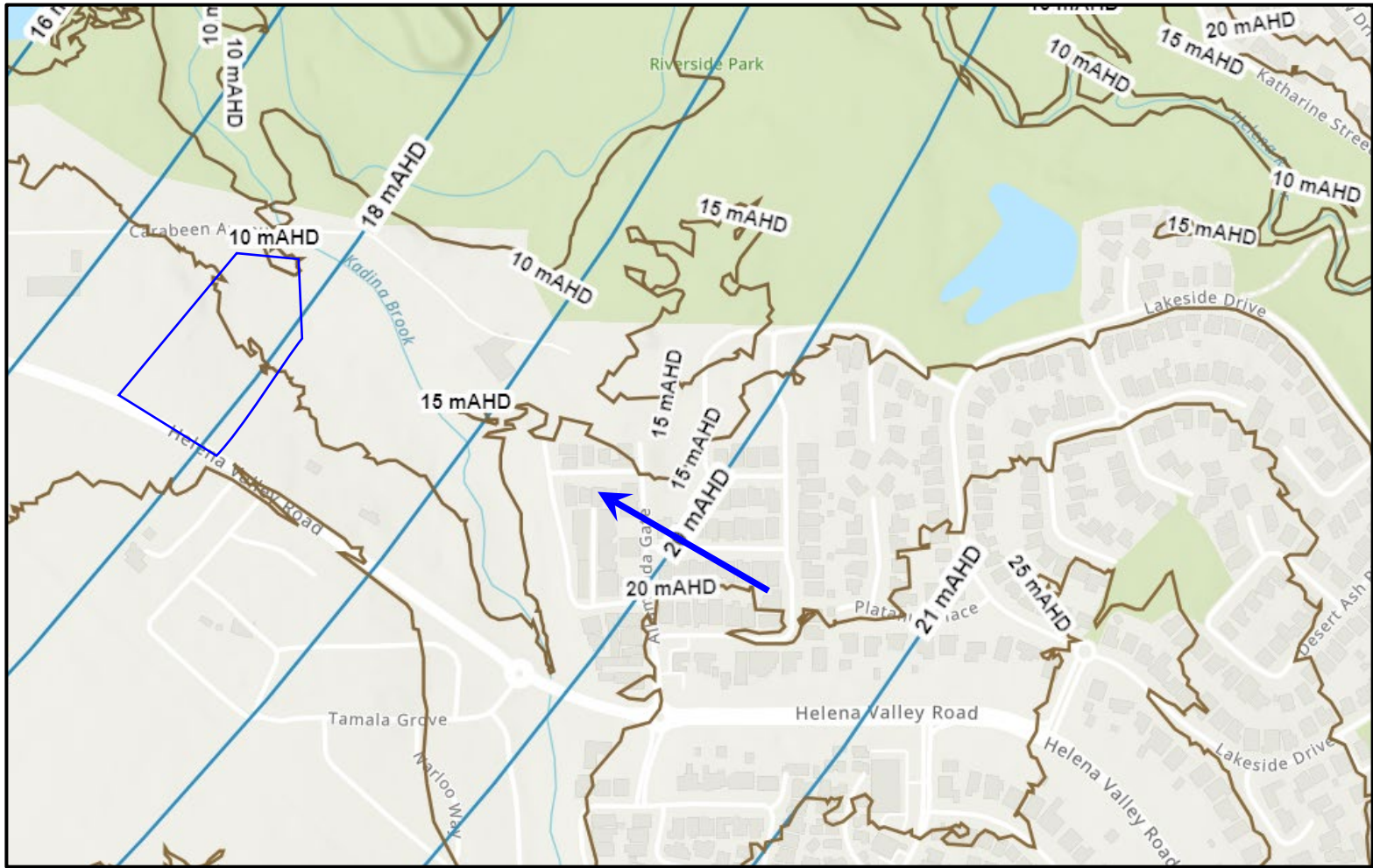




Figure Number: 16

Legend:  Groundwater Contours - Minimum

 Inferred Groundwater Direction

 The Site



Drawing Title: Groundwater
Contours Max 2019 and Contours

Notes:

Scale: NA

Revision: 1 September 2025

Appendices

Appendix A: Certificates of Title.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2953 411

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 253 ON DEPOSITED PLAN 413196

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

INGWE HELENA VALLEY PTY LTD OF UNIT 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010
(T P788160) REGISTERED 15/11/2023

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

1. N961748 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 10/8/2018.
2. N961749 EASEMENT TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 413196. REGISTERED 10/8/2018.
3. Q364269 MORTGAGE TO CUSTODIAN FUNDS MANAGEMENT PTY LTD OF SHOP 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010 REGISTERED 27/3/2025.
4. Q364270 MORTGAGE TO CUSTODIAN FUNDS MANAGEMENT PTY LTD OF SHOP 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010 REGISTERED 27/3/2025.
5. Q364272 CAVEAT BY WHITEHOUSE NOMINEES PTY LTD LODGED 27/3/2025.

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: DP413196
PREVIOUS TITLE: 2863-829
PROPERTY STREET ADDRESS: 330 HELENA VALLEY RD, HELENA VALLEY.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MUNDARING

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2953 412

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 254 ON DEPOSITED PLAN 413196

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

INGWE HELENA VALLEY PTY LTD OF UNIT 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010
(T Q269345) REGISTERED 3/1/2025

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

1. N961748 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 10/8/2018.
2. Q364269 MORTGAGE TO CUSTODIAN FUNDS MANAGEMENT PTY LTD OF SHOP 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010 REGISTERED 27/3/2025.
3. Q364270 MORTGAGE TO CUSTODIAN FUNDS MANAGEMENT PTY LTD OF SHOP 14 40 ST QUENTIN AVENUE CLAREMONT WA 6010 REGISTERED 27/3/2025.
4. Q364271 CAVEAT BY WHITEHOUSE NOMINEES PTY LTD LODGED 27/3/2025.

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: DP413196
PREVIOUS TITLE: 2863-829
PROPERTY STREET ADDRESS: 335 HELENA VALLEY RD, HELENA VALLEY.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MUNDARING

Appendices

Appendix B: Development Layout.



LEGEND

- TOTAL APPLICATION AREA (7,3042ha)
- FORESHORE RESERVE
- PUBLIC OPEN SPACE
- CONSERVATION CATEGORY WETLAND
- CONSERVATION CATEGORY WETLAND BUFFER (50m)
- ~ EXISTING NATURAL CONTOURS
- EXISTING POWERLINE EASEMENT
- ANEF CONTOUR

SERVICES

WATER

- PIPE

SEWER

- PIPE
- PRESSURE MAIN

ELECTRICAL

- OVERHEAD TRANSMISSION LINE
- OVERHEAD TRANSMISSION POLE

<p>TBB Planning T (08) 9226 4276 E admin@tbbplanning.com.au tbbplanning.com.au</p>	<p>Scale 1:2000@A3 1:1000@A1</p>	<p>Date 29/08/2025</p>	<p>Plan 25/031/001</p>	<p>Drawn CR</p>
<p>Grid PCG 94</p>		<p>Approved -</p>		

Subdivision Concept Plan
LOTS 253 & 254 HELENA VALLEY ROAD, HELLENA VALLEY



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Appendices

Appendix C: Freedom of Information.

From: [Anne McDonald](#) on behalf of [Information Management Email](#)
To: ryan@pendragonenvironmental.com
Subject: Shire Response - Application for Access to Documents - 330 and 335 Helena Valley Road Helena Valley
Date: Friday, 26 September 2025 1:54:01 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Dear Ryan

As per our telephone conversation today Friday 26 September 2025, this email is to confirm that I have done a search of the Shire's Records Management System and Customer Action Request System (CARS) and did not identify any documents within the scope of your request.

As discussed, we will not proceed with the application.

Kind regards

Anne McDonald

Team Leader Information Management | Shire of Mundaring


Please contact me by telephone if your matter is urgent and you need a response within 24 hours.

E: AnneMcDonald@mundaring.wa.gov.au

T: 9290 6624

www.mundaring.wa.gov.au





Mundadjalina-k ngala kaditj Noongar moort nidja Wadjak boodjar-ak kalyakool moondang-ak kaaradj-midi. Ngala Noongar Moort wer baalabang moorditj kaadidjiny koota-djinanginy. Ngala Noongar wer Torres Strait Moort-al dandjoo koorliny kwaba-djinanginy. Koorra, yeyi wer kalyakool, ngalak Aboriginal wer Torres Strait birdiya wer moort koota-djinanginy. Shire of Mundaring respectfully acknowledges the Whadjuk people of the Noongar Nation, who are the traditional custodians of this land. We acknowledge Elders past, present and emerging and respect their continuing culture and the contribution they make to the region.

From: ryan@pendragonenvironmental.com <ryan@pendragonenvironmental.com>

Sent: Friday, 19 September 2025 11:14 AM

To: Shire of Mundaring <ShireofMundaring@mundaring.wa.gov.au>

Subject: 330 and 335 Helena Valley Road, Helena Valley

Hello

Please find our application for any documents relating to the environment and contamination for the below lots

330 Helena Valley Road, Helena Valley	Lot 253 on P413196
335 Helena Valley Road, Helena Valley	Lot 254 P413196

Kind regards

Ryan Lawrence (MBA, MSc Env Man, CEnvP Site Contamination Specialist)

Pendragon Environmental Solutions

PO Box 553 Floreat WA 6014

Mobile: (+61) 0430-310-085

Web: www.pendragonenvironmental.com



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