

**FOR SALE**



**Offers Above \$1,600,000**

Boundaries are Approximate

## 179 BAY VIEW DRIVE, LITTLE GROVE



### SELECT LOCATION AND SENSATIONAL VIEWS

- Stylish, modernised brick home, 813sqm lot
- Few steps from shore – fishing, crabbing, kayaking
- Expansive views to city, port, yacht club, ocean
- Spacious, versatile living areas; packed with extras
- Double garage, amazing shed for big caravan, 4WD



3 2 2 813 m2

**Jeremy Stewart**

0439 940 976

0898414022

[jeremy@merrifield.com.au](mailto:jeremy@merrifield.com.au)



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd** JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418



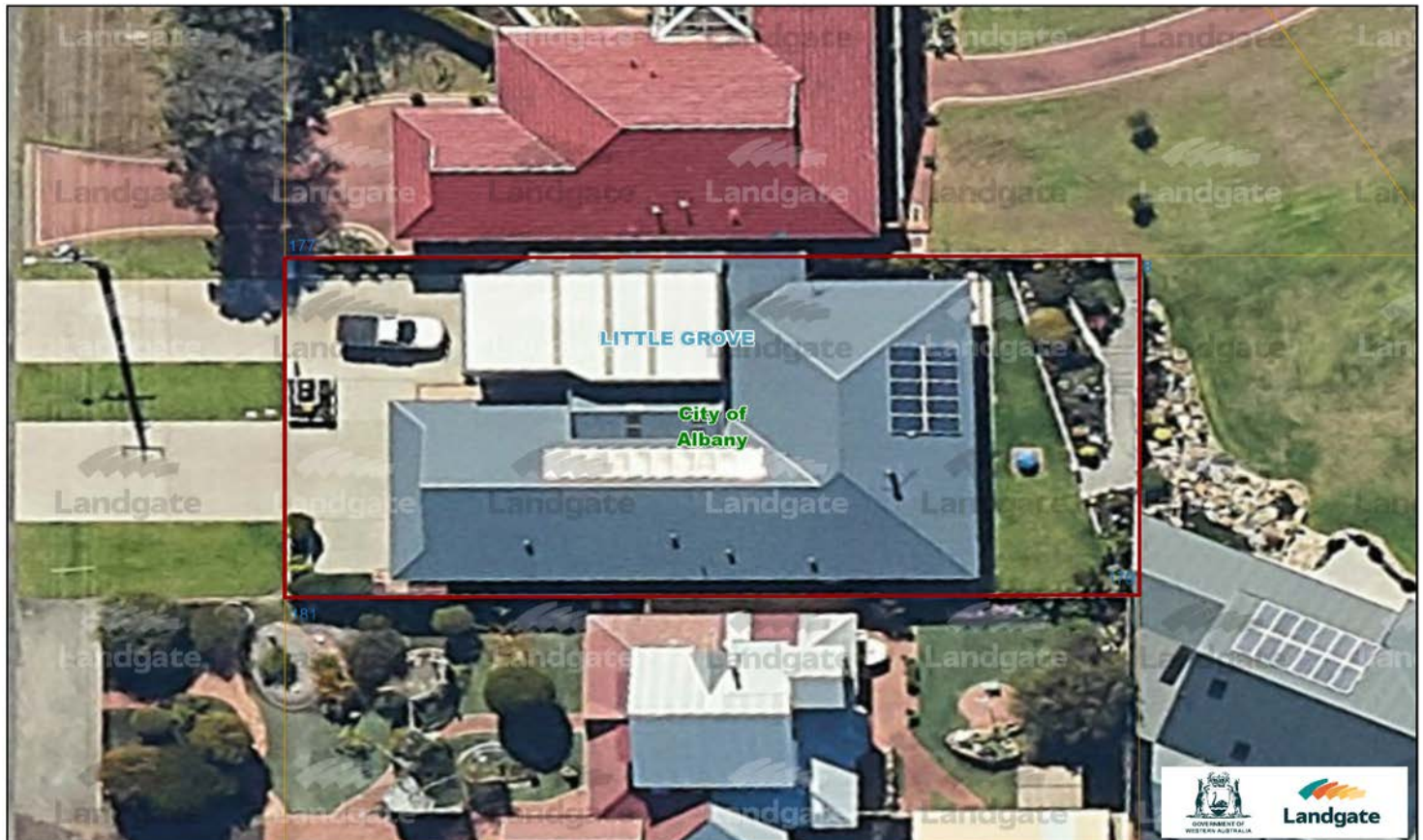
# 179 BAY VIEW DRIVE, LITTLE GROVE



## Specification

Asking Price	Offers Above \$1,600,000	Land Size	813.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential / R20
Parking	2	School Zone	Little Grove P.S & N.A.S.H.S
Sheds	Various	Sewer	Yes
HWS	Gas	Water	Connected
Solar	Panels	Internet Connection	NBN Available
Council Rates	\$3,402.56	Building Construction	Brick & Colorbond
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	Approx 1984
Weekly Rent	\$780 - \$850	BAL Assessment	N/A

-- Map Viewer Plus --



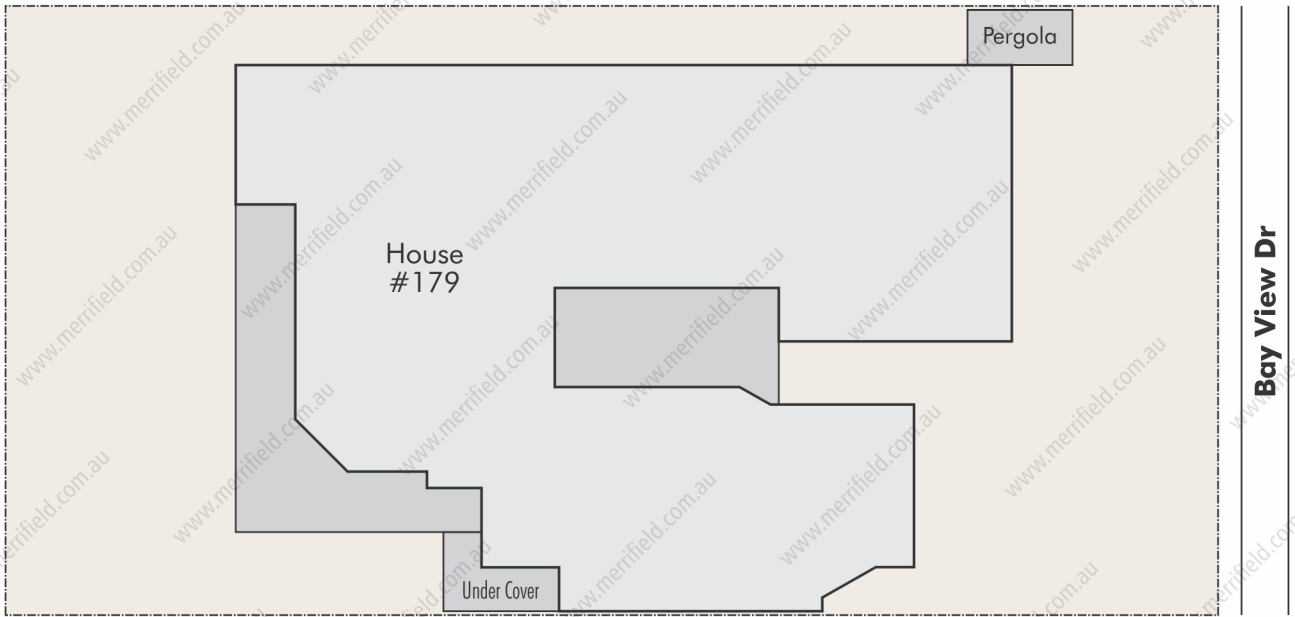
Author:

Create at <http://www.landgate.com.au> / address=179%20Bay%20View%20Drive%2C%20LITTLE%20GROVE%20633041281&type=hybrid

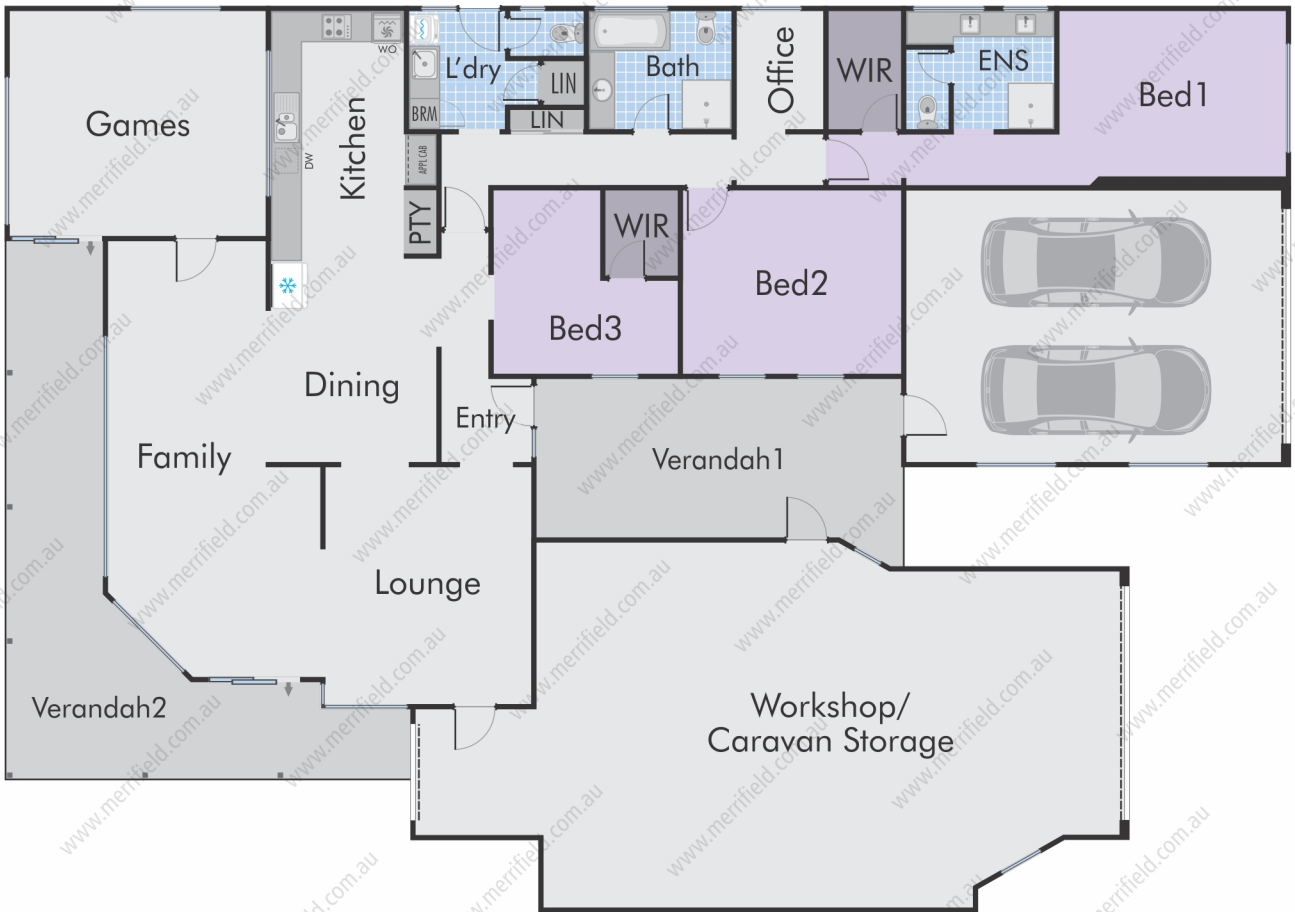
0 0.003 0.007 0.01 0.014 km

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 Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.  
 Please refer to original documentation for all legal purposes.

3 2 2



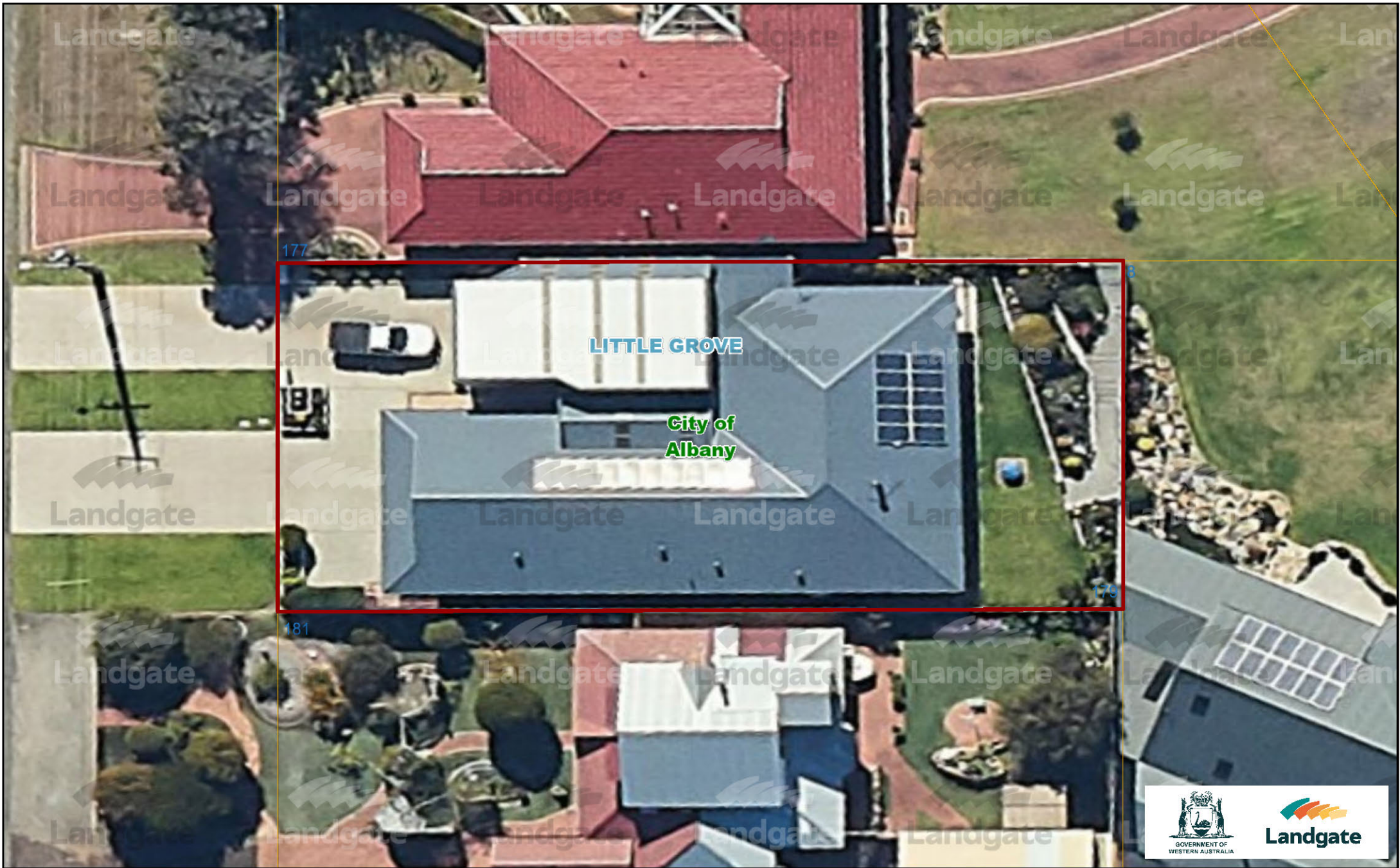
Site Plan



Floor Plan

This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.





Author: Created <http://www.viewer2014.smap.landgate.wa.gov.au/?address=179%20Bay%20View%20Drive%2C%20LITTLE%20GROVE%206330&theme=hybrid> 1:283

0 0.003 0.007 0.01 0.014 km

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2137 661**

**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 1 ON DIAGRAM 42245

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

GRAEME IAN NORTH  
IRENE JOAN NORTH  
BOTH OF 179 BAY VIEW DRIVE, LITTLE GROVE  
AS JOINT TENANTS

(T K076107) REGISTERED 2/2/2007

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

1. G844252 RESTRICTIVE COVENANT BENEFIT REGISTERED 9/7/1998.
2. O497587 MORTGAGE TO ASF CUSTODIANS PTY LTD OF LEVEL 7 63 EXHIBITION STREET MELBOURNE VIC 3000 REGISTERED 15/9/2020.

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: 2137-661 (1/D42245)  
PREVIOUS TITLE: 1377-963  
PROPERTY STREET ADDRESS: 179 BAY VIEW DR, LITTLE GROVE.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

Application G844251  
Volume 1377 Folio 963

WESTERN



AUSTRALIA

REGISTER BOOK  
VOL. FOL.

CT 2137 661

# 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.

REGISTRAR OF TITLES

Dated 9th July, 1998

### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 24 and being Lot 1 on Diagram 42245, delineated on the map in the Third Schedule hereto, together with the benefit of a restrictive covenant as set out in Covenant G844252.

### FIRST SCHEDULE (continued overleaf)

Mary Cecile Murray of 40 Target Road, Yakamia, Albany

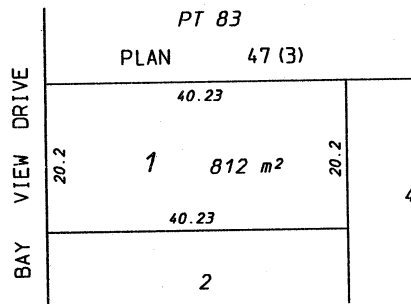
### SECOND SCHEDULE (continued overleaf)

NIL

### THIRD SCHEDULE



SCALE 1:750  
K. f:



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



Page 1 (of 2 pages)  
2137 661  
VOL. FOL.



**FIRST SCHEDULE (continued)**

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER
William Castle and Josephine Richbourg Castle both of 179 Bay View Drive, Little Grove, as joint tenants.	H75924	9.4.99	11.39		

**SECOND SCHEDULE (continued)**

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS

INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER

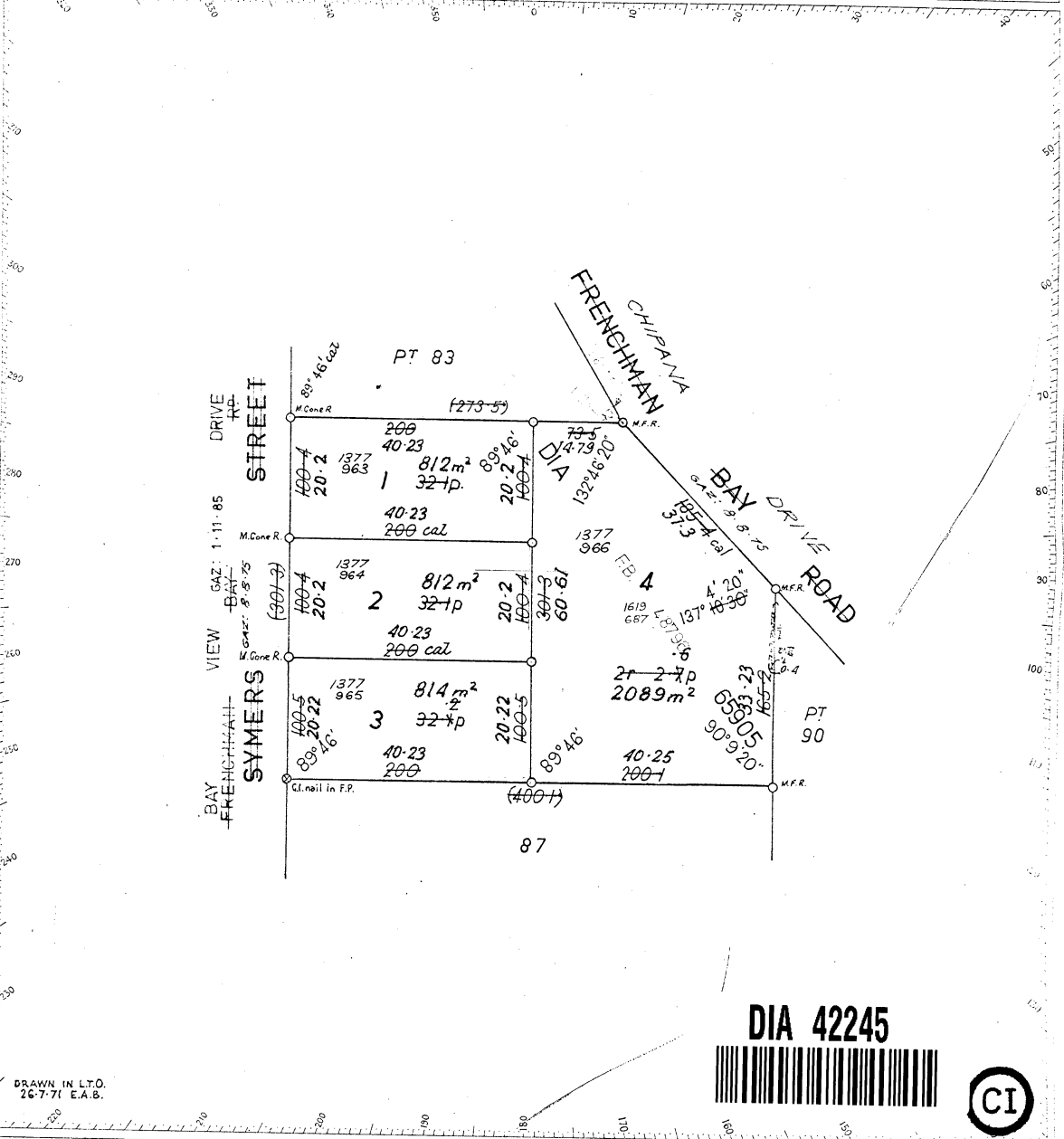
CERTIFICATE OF TITLE VOL-2137 FOL-661

# Diagram 42245

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
1	2137/661	Registered	
2	1377/964	Registered	
3	1377/965	Registered	



Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	LOT 86 & PT LOTS 84 & 85 OF LOC 24	28932	1 : 792 Chain to one inch	Vol. 315. Fol. 52A.	A. R. P. 1-0-19



DRAWN IN L.T.O.  
26-7-71 E.A.B.

<p align="center"><b>CERTIFICATE</b></p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p>		<p align="center">Approved by Town Planning Board</p> <p>FILE 297259</p> <p>25 JUL 1971</p> <p align="right"><i>Muller</i> Chairman</p>	
Date	Licensed Surveyor.	Date	
Approved	Inspector of Plans and Surveys	On	Registered
Examined	Date	Plan 47 Diagram Index Plan 8624 ECLIPSE 2000 1040	Diagram No. 42245

**INSTRUCTIONS**

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

**NOTES**

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

**G 844252 RC**

09 Jul, 1998 08:55:03 Perth



REG. \$ 64.00

64

LODGED BY

ADDRESS

*[Signature]*  
 173 St Georges Terrace  
 Perth WA 6000  
 Telephone (08) 447 6392  
 Facsimile (08) 447 6644

PHONE No.

FAX No.

*PATERSON & POWING*

REFERENCE No.

ISSUING BOX No.

128

PREPARED BY

**CHRISTOPHER J. COOK**  
BARRISTER & SOLICITOR



ADDRESS

P.O. BOX 5487, ALBANY 6332  
PH: (08) 9842 2055 FAX (08) 9842 2063

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

*CIT for part of lot 83 on plan  
 47 - CIT 1377/963 to  
 Christopher J. Cook  
 Dk 60809 Albany*

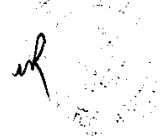
TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. <i>[Signature]</i>	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

*Restrictive Covenant* *[Signature]*



EXECUTED by the parties as a Deed the 19<sup>th</sup> day of June 1998

SIGNED by  
**MARY CECILE MURRAY**  
in the presence of

)  
) *M. C. Murray*  
)

Witness Signature

*[Signature]*  
.....

Print Name

IRVINE FARMERS  
.....

Address

9-55 Collin St  
.....

ALBANY  
.....

Occupation

Settlements Clerk  
.....

SIGNED by  
**GEOFFREY BROWN**  
in the presence of

)  
) *G Brown*  
)

Witness Signature

*[Signature]*  
.....

Print Name

SUSAN KEAST  
.....

Address

Commissioner for Declarations  
ALBANY  
.....

Occupation

.....

SIGNED by  
**GAEL SUZANNE BROWN**  
in the presence of

)  
) *G. Brown*  
)

Witness Signature

*[Signature]*  
.....

Print Name

LESLEY ANNE FORBES RUGHTON  
Cash Officer of Bank of Western Australia Ltd.  
108 St. George's Tce, Perth  
.....

Address

.....

Occupation

.....





SIGNED by  
MARY CECILE MURRAY

)  
) *M. C. Murray*

SIGNED by  
GEOFFREY BROWN

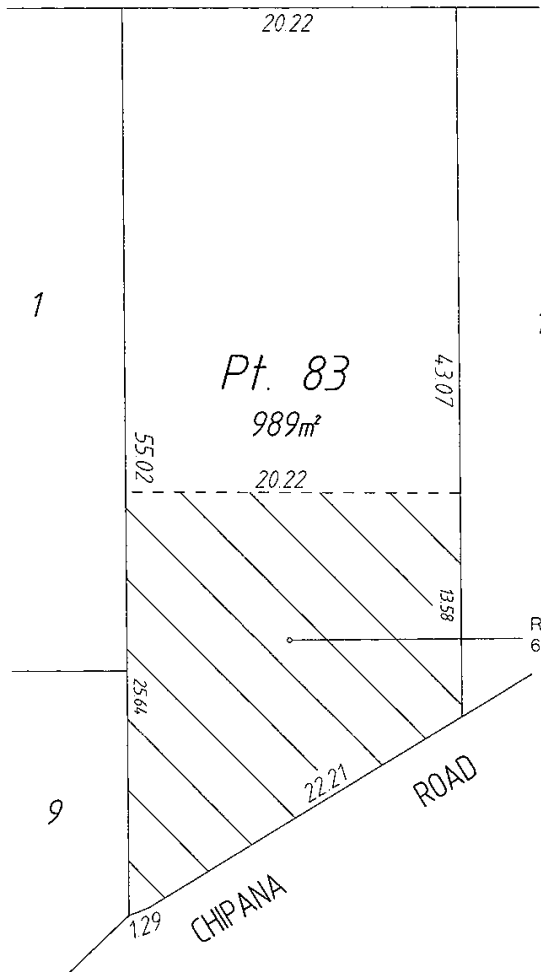
)  
) *G. Brown*

SIGNED BY  
GAEL SUZANNE BROWN

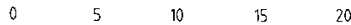
)  
) *G. Brown*



BAY VIEW DRIVE



RESTRICTIVE HEIGHT COVENANT  
6.00m (Australian Height Datum)



ALL DISTANCES IN METRES

SCALE 1:400

Sketch prepared by: John Kinnear & Assoc.  
61 Duke Street  
Albany WA 6330  
Ph: (08) 9842 1353  
Fax: (08) 9842 1570

1.3 Party

A reference to a party includes each of the parties named and their respective successors in title;

1.4 Governing Law

This deed must be construed in accordance with and governed by the laws of Western Australia;

1.5 Joint and Several

An obligation on the part of two or more persons binds them jointly and severally.

2. RESTRICTION ON HEIGHT

The Purchaser agrees that the Purchaser will not erect on the Land any buildings, structures or grow trees or shrubs higher than 6 metres above the Australian Height Datum.

3. BURDEN AND BENEFIT

The parties intend that the restrictive covenant contained in this deed will burden the Land and benefit the Benefited Land and be registered against the title to the Land accordingly.

4. COVENANT RUNNING WITH LAND

The Purchaser intends that the burden of the restrictive covenant contained in this deed will run with the Land and will be enforceable against the Purchaser and every subsequent registered proprietor of the Land by the Vendor and the registered proprietor for the time being of the Benefited Land and that the benefit of the restrictive covenant contained in this deed will run with the Benefited Land.

“5. SUCCESSORS AND ASSIGNS

The Purchaser covenants for themselves, their successors and assigns with the Vendor and their successors and assigns that the Purchaser will not erect on the Land any buildings, structures or grow trees and shrubs higher than 6 metres above the Australian Height Datum.”

6. FURTHER ASSURANCES

Each party will do all things necessary to give effect to the provisions of this deed.

7. LEGAL COSTS AND STAMP DUTY

The Vendor is to pay the costs of and incidental to the instructions for the preparation, execution, stamping and registration of this deed and all stamp duty and registration fees payable relating to the deed.



## BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT

(Note 1)

THIS DEED is made

BETWEEN:

MARY CECILE MURRAY of 40 Target Road, Albany, Western Australia ("Vendor")

AND

GEOFFREY BROWN and GAEL SUZANNE BROWN both of 10 Maitland Avenue, Albany Western Australia ("Purchaser")

RECITALS:

- A. Pursuant to a contract dated 15 May 1998 made between the Vendor and the Purchaser ("Contract") the Vendor agreed to sell and the Purchaser agreed to purchase the Land.
- B. It was a term of the Contract that the Purchaser will enter into a Deed of Agreement restricting the future use of the Land with respect to height restrictions of proposed buildings on the Land.

OPERATIVE PART:

1. DEFINITIONS AND INTERPRETATIONS

1.1 Definitions

In this deed, unless the context indicates to the contrary:

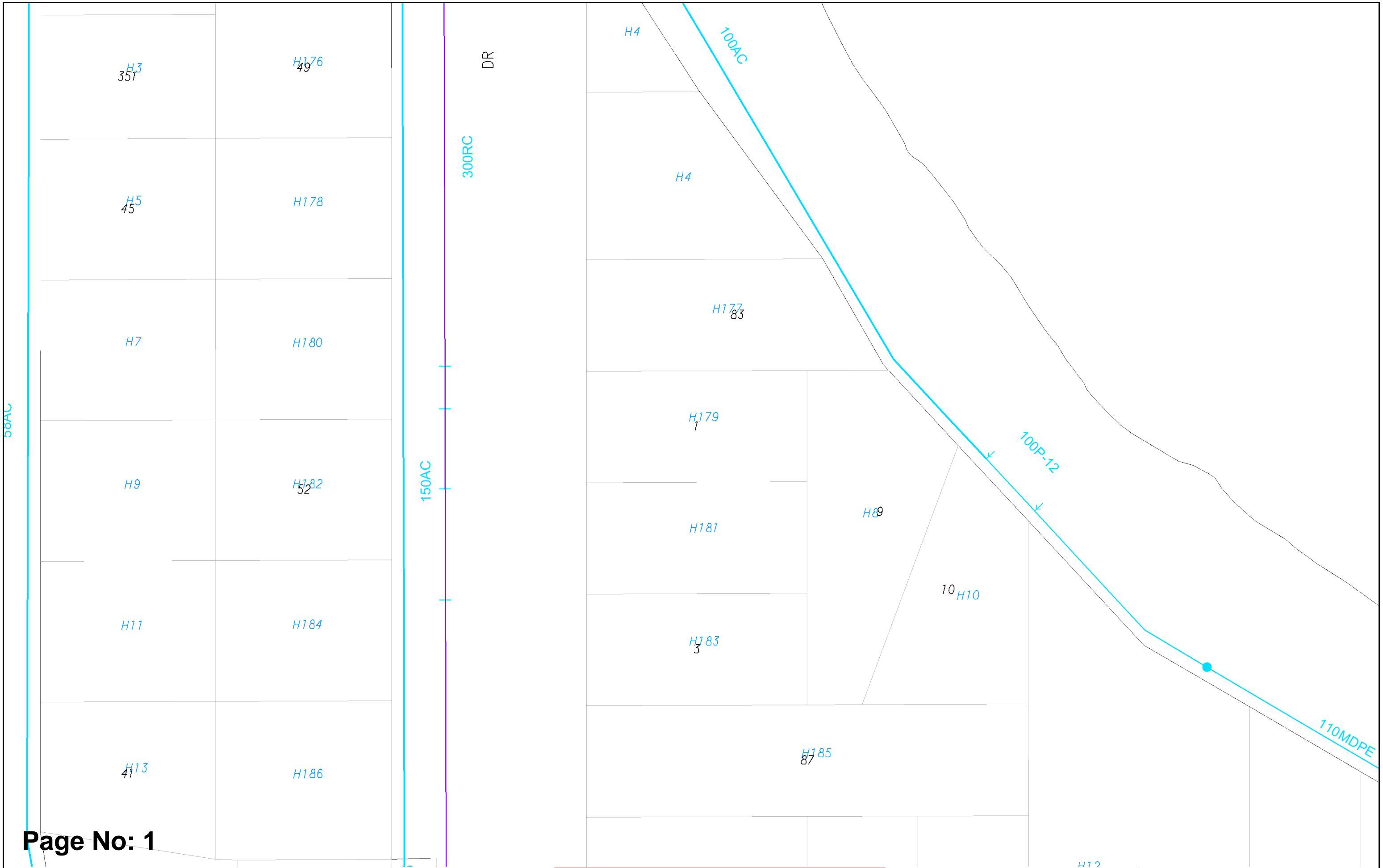
Benefited Land means Lot 1 on diagram 42245 the whole of the land comprised in Certificate of Title Volume 1377 Folio 963.

Land means that part of Lot 83 on Plan 47 (Sheet 3) comprised in Certificate of Title Volume 1436 Folio 001 as is shown hachured in black on the plan attached to the deed.

1.2 Headings, Number, Gender and Person

Headings and underlinings are for convenience only and do not affect the interpretation of this deed. Words importing the singular include the plural and vice versa. Words importing a gender include any gender. A reference to a person includes a reference to a natural person, a corporation and any entity capable of being the subject of legal proceedings;

WESTERN AUSTRALIA STAMP DUTY  
07-JUL-78 001173612-001  
DCE  
\$35.00 PEN \$100.00



Page No: 1



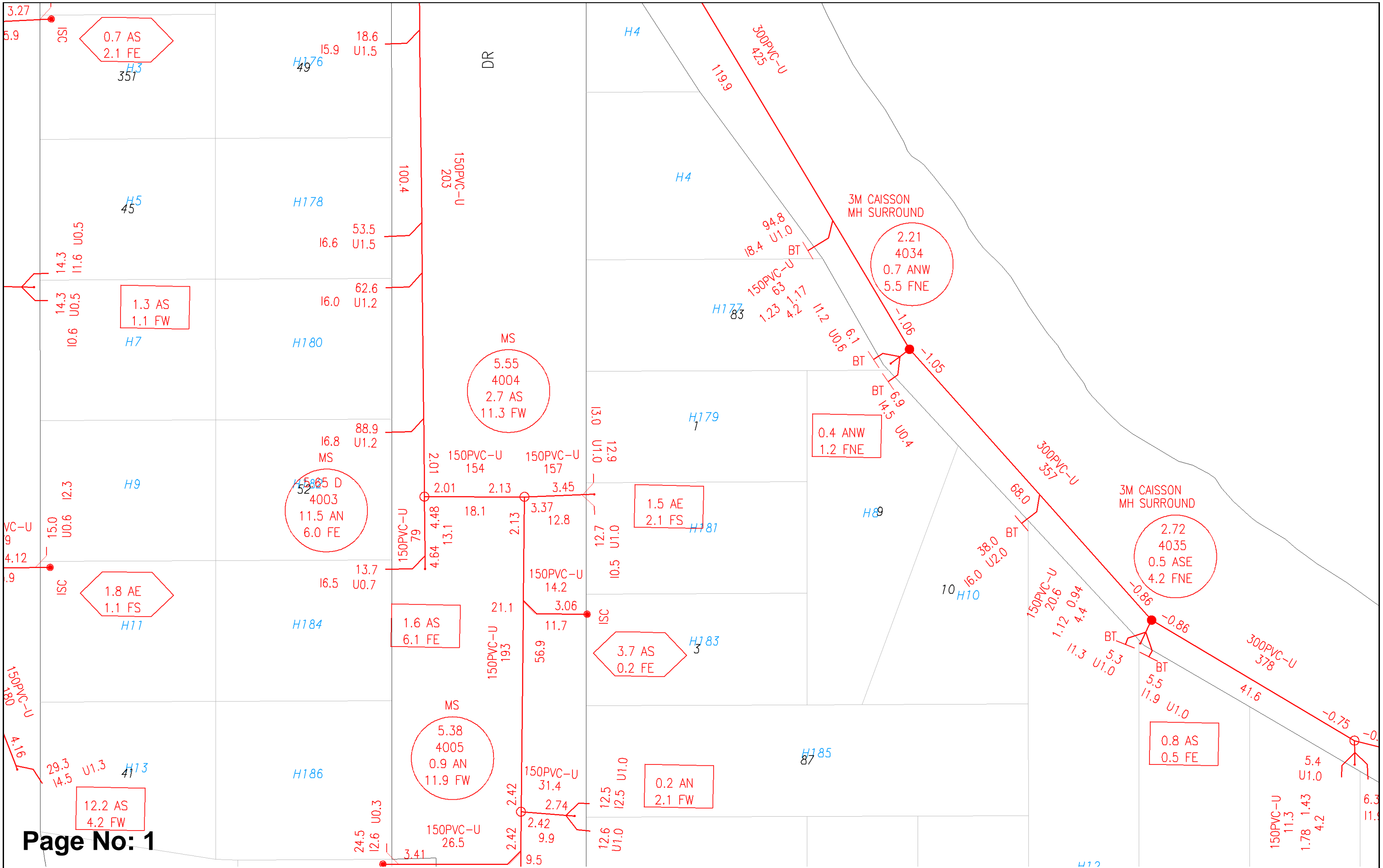
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 Job No.: 38122506  
 Sequence No.: 247846543  
 Print Date: 22 Nov 2024



Water

**WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED**  
 Apply for approval to work near our assets at:  
 Working near assets ([watercorporation.com.au](http://watercorporation.com.au))  
 Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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Page No: 1



Scale: 1:750  
 Job No.: 38122506  
 Sequence No.: 247846543  
 Print Date: 22 Nov 2024



Sewer

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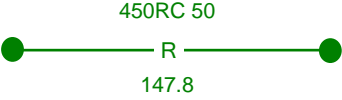
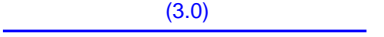

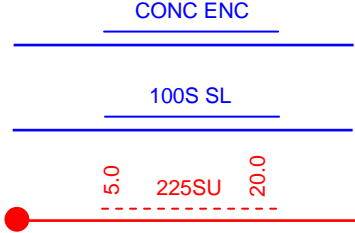
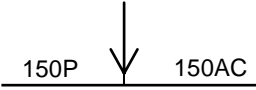


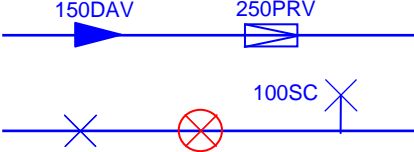
# Plan Legend (summary)

## INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from [www.watercorporation.com.au](http://www.watercorporation.com.au). (Your business > Working near pipelines > Downloads)

**WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.**

  <p style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>  	<p><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED</b> A risk assessment may be required if working near this pipe. Refer to your <a href="#">Dial Before You Dig</a> information or call 131375.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p><b>Common material abbreviations:</b></p> <p>AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay</p>
	<p><b>NON-STANDARD ALIGNMENT</b> Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)</p>
	<p><b>OTHER PIPE SYMBOLS</b> Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p><b>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</b> May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p><b>CHANGE INDICATOR ARROW</b> Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p><b>PIPE OVERPASS</b> The overpass symbol indicates the shallower of the two pipes.</p>
	<p><b>VALVES</b> Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.</p> <p>Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.</p>

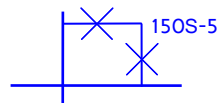


**FIRE SERVICES**

100 mm polythene domestic (DOMS) service  
FS Fire service

FHS Fire hydrant service

Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



**PIPE BYPASS**

Bypass will not be on the same alignment as the main pipeline.



**CATHODIC PROTECTION (CP)**

Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.

A buried anode – various sizes and configurations

TP test point - may be visible on a post or in-ground

TR transformer rectifier



**ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT**

NOTE: Opening any manhole or pit is dangerous and is prohibited.

Below ground. May not be any visible signs at ground level or may be located in a pit.



**WASTEWATER ACCESS CHAMBERS (MANHOLES)**

-- Manhole (shown not labelled)

-- Tee or maintenance shaft (shown not labelled)

MS maintenance shaft (labelled)

WARNING: Opening any manhole or pit is dangerous and is prohibited.



**WASTEWATER MANHOLE INFORMATION BOXES**

Square non-trafficable Do not drive vehicles over or place loads.

Round trafficable

In general if not located in the road treat as if non-trafficable.



**HAZARDOUS MANHOLE**

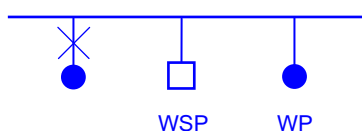
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



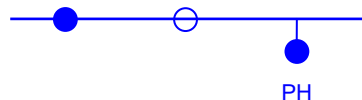
**FLOWMETER**

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



**STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)**

May be located adjacent to mains. Usually there will be some visible indication.



**Hydrant**

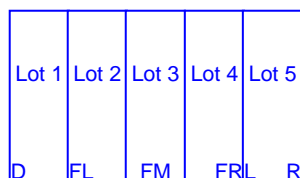
May not be visible.

**Hydrant Tee**

May not be visible.

**Pillar hydrant**

Visible



**PRE-LAID SERVICES**

D Deferred

FL Fully Pre-laid Left

FM Fully Pre-laid Front Middle

FR Fully Pre-laid Right

L Left

R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.

**SOUTH PERTH PS1**



**SEWER OR DRAINAGE PUMP STATION**

Several pipes and a pressurised main will be in the vicinity.

3.9 1:2.7



**OPEN CHANNEL**

OA Landscaped

OE Normal Open Earth

OF Open channel with flood levee

OH Half Pipe

OL Lined Channel

OS Swale-Shallow Depression

OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.

### OVERHEAD LEGEND

#### Structures

- Power Pole    ■ Transmission Poles

#### Transmission Overhead Powerline

- Transmission (33kV - 330kV)

#### Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

#### Proposed Construction Assets

- Design Area \*
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

#### Communications Assets

- Overhead Pilot Cable

#### Feature

- Area of Interest

**\* Please refer to coversheet**

**Privately owned cables NOT SHOWN  
(including house services)**

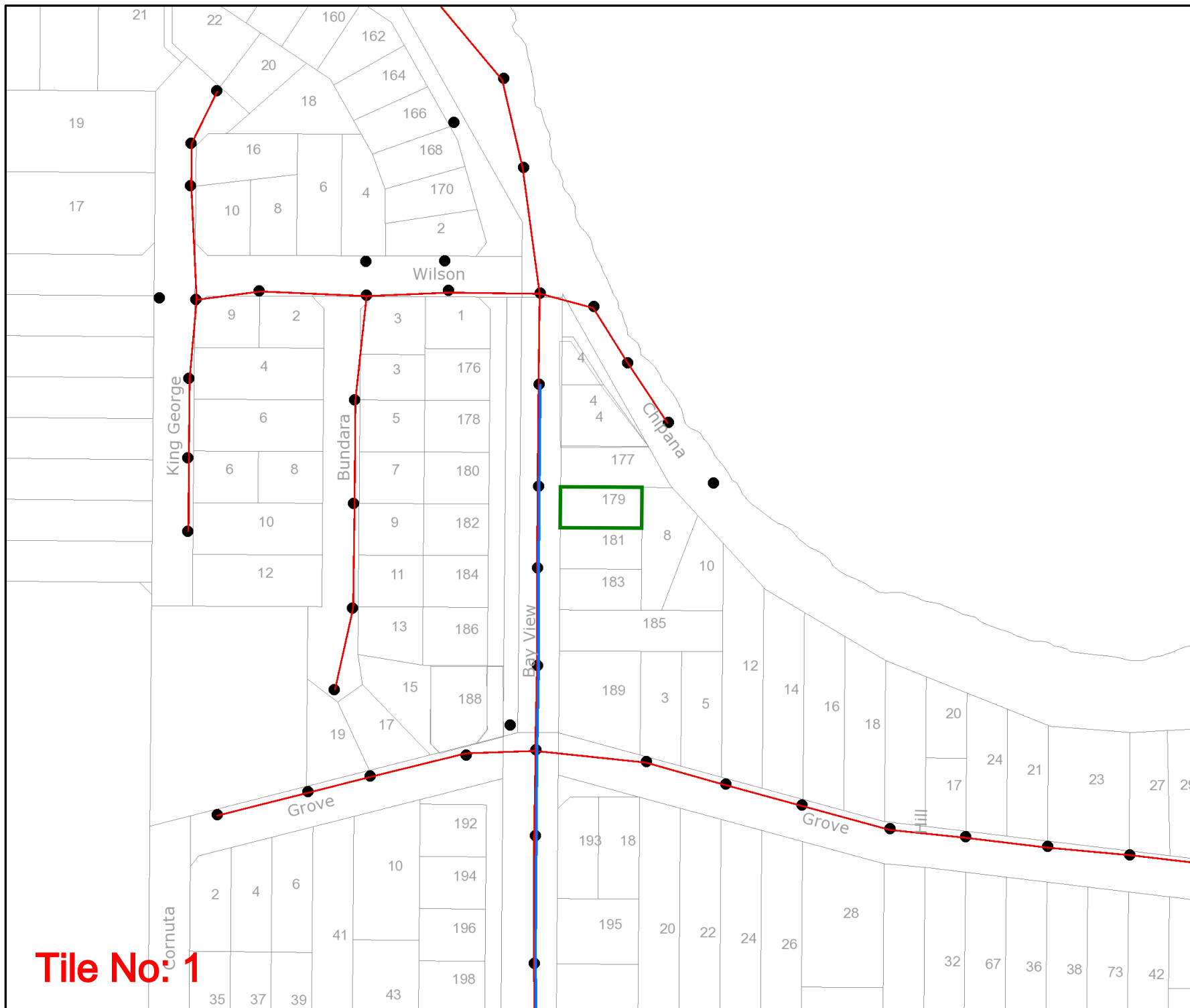
**This map is INDICATIVE ONLY.  
Check that you have enough  
clearance from the DANGER ZONES  
near overhead powerlines.**

**Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30**

**Information valid for 30 days  
from date of issue**

**A4    Scale : 1:2500**

**WARNING! Look out for  
overhead power lines**



**Tile No: 1**

### UNDERGROUND LEGEND

Structures	
Pillar	UG Crossing *
Metal Pole	Ring Main Unit
Transformer Site	LV Distribution Frame

Distribution Cables	
High Voltage Cable (1kV - 33kV)	
Low Voltage Cable (< 1kV)	
Street Light Circuit (< 1kV)	
Street Light Pilot (< 1kV)	
Earth Wire	

Cable Pole Terminations	
HV Termination	LV Termination

Proposed Construction Assets	
Design Area *	
High Voltage Underground Cable	
Low Voltage Underground Cable	
Metal Pole	HV Termination
Pillar	LV Termination
Transformer site	

State Underground Power Project	
CURRENT Work Area *	
COMPLETED Area *	

Feature	
Area of Interest	

\* Please refer to coversheet

Privately owned cables NOT SHOWN (including house services)

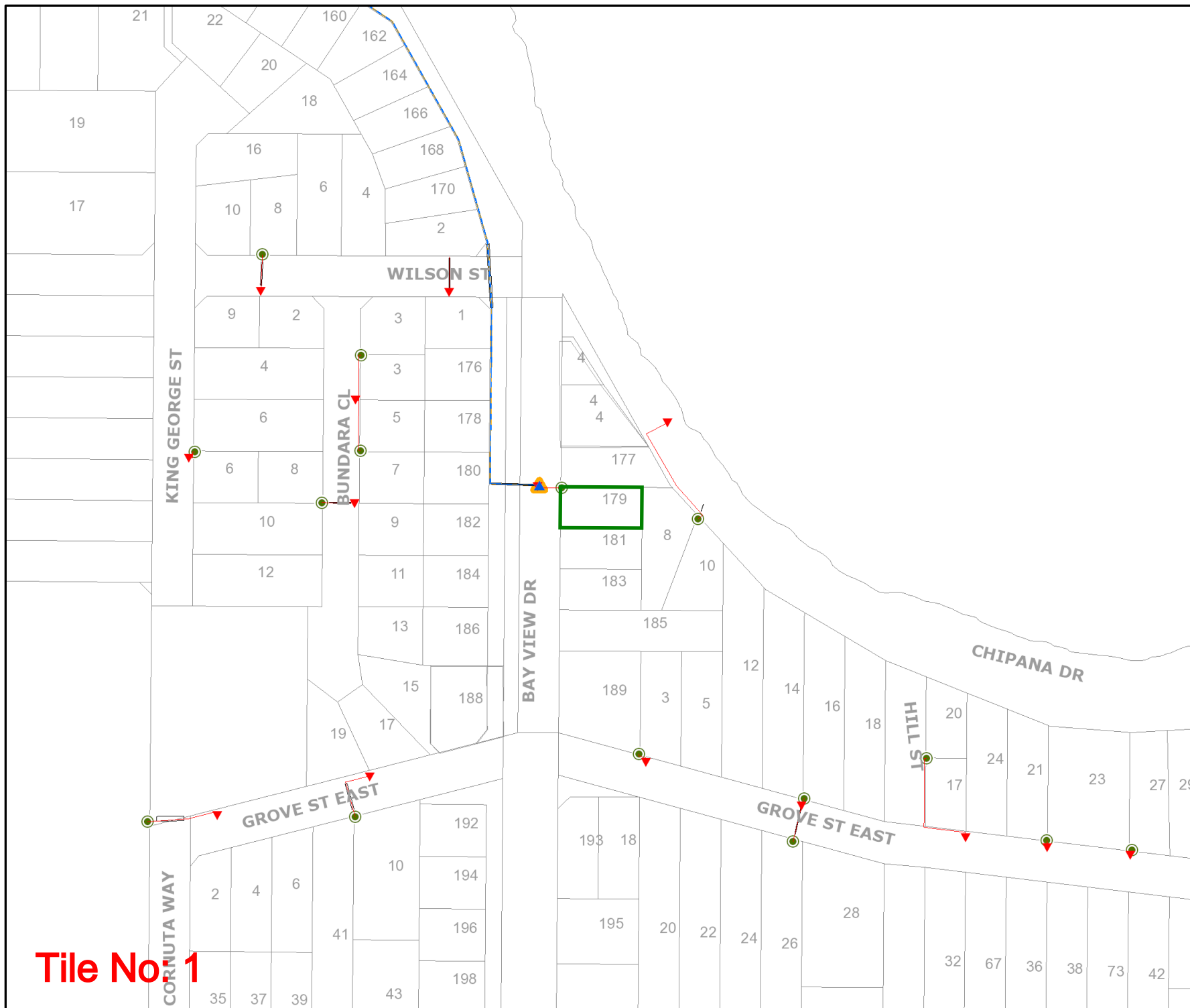
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 Scale : 1:2500

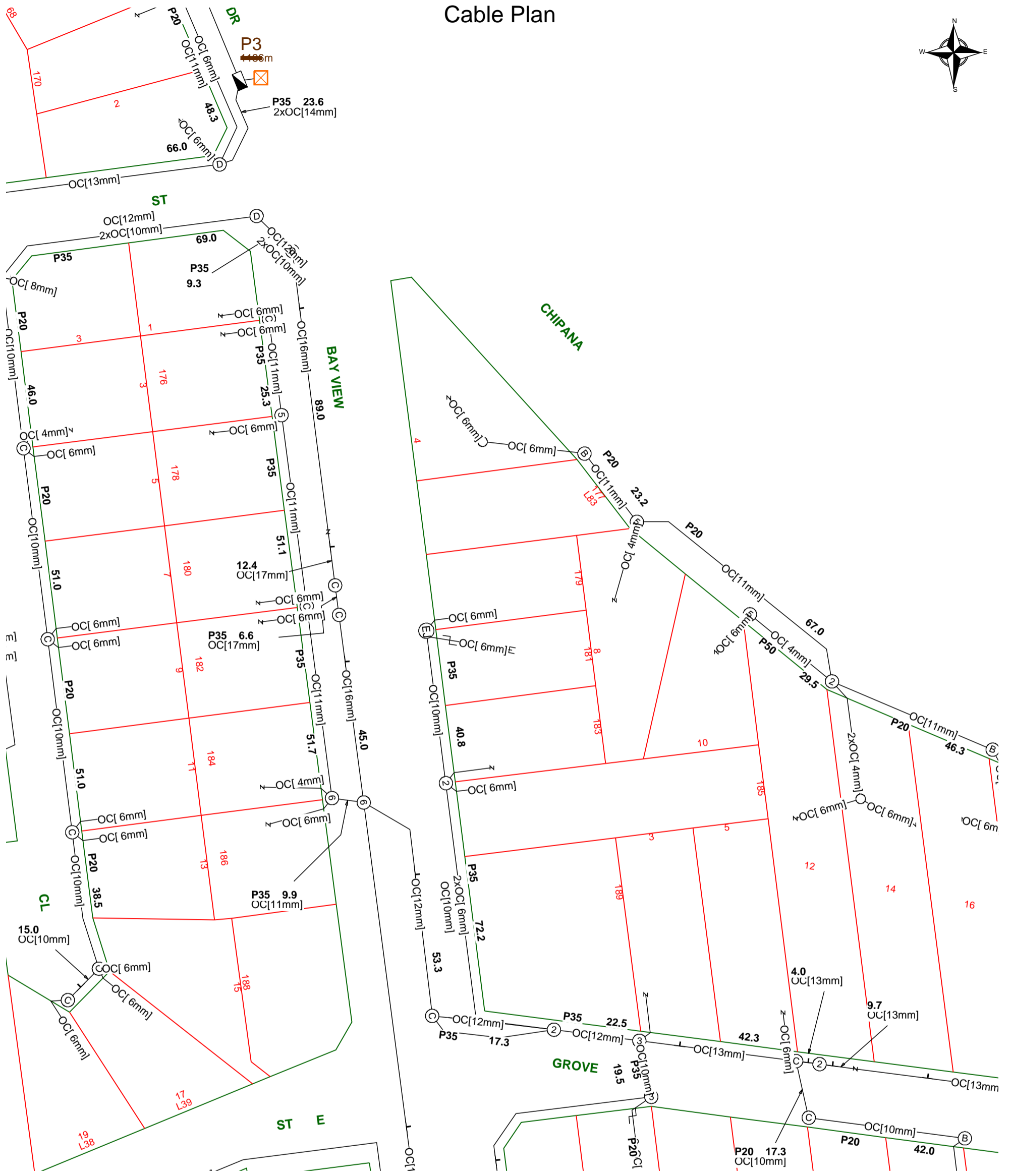
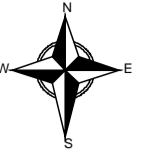
**WARNING! Look out for overhead power lines**



Tile No 1



# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 247846542

Please read Duty of Care prior to any excavating

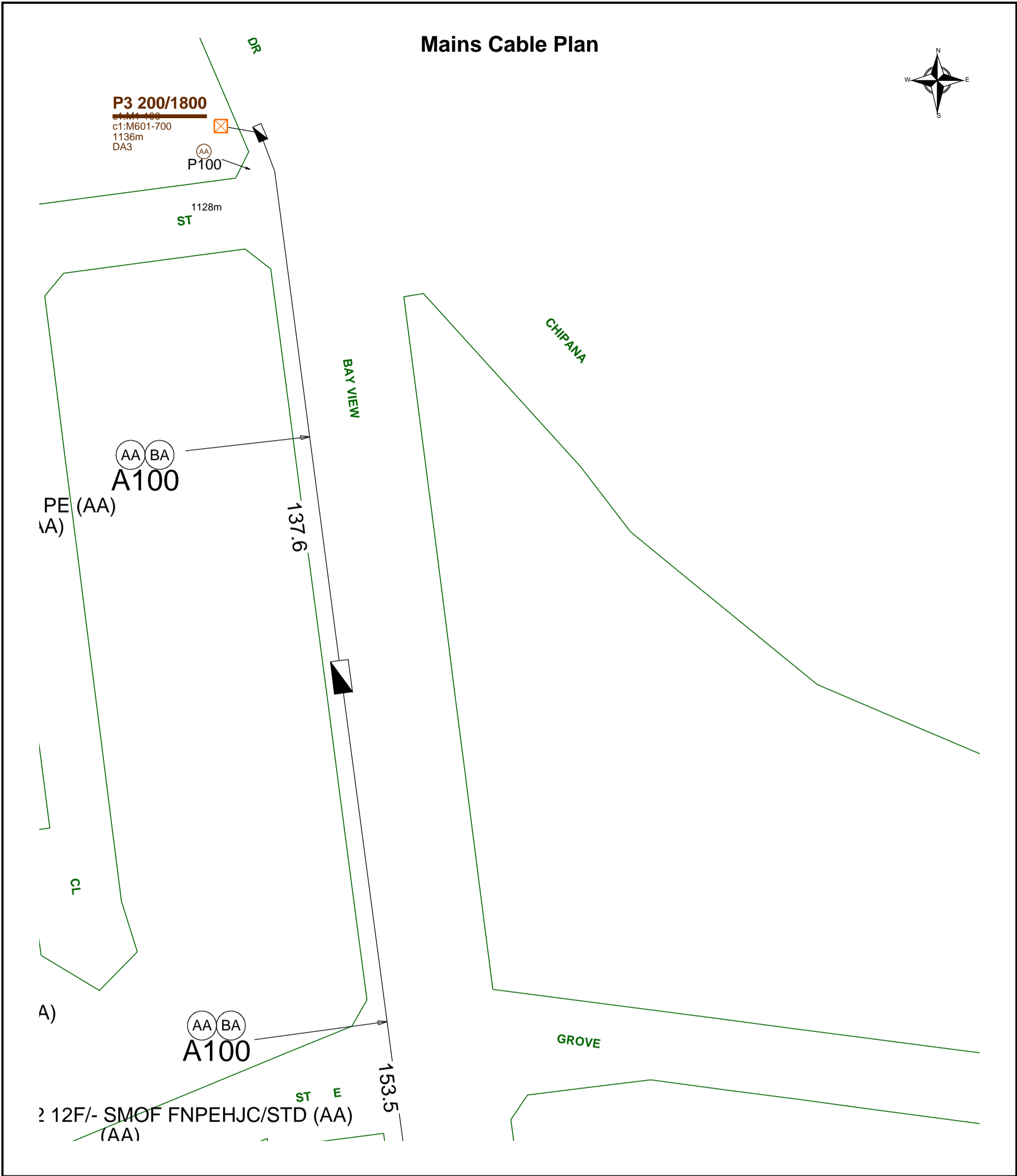
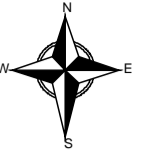
TELSTRA LIMITED A.C.N. 086 174 781


Generated On 22/11/2024 15:06:58

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.  
 See the Steps- Telstra Duty of Care that was provided in the email response.

# Mains Cable Plan

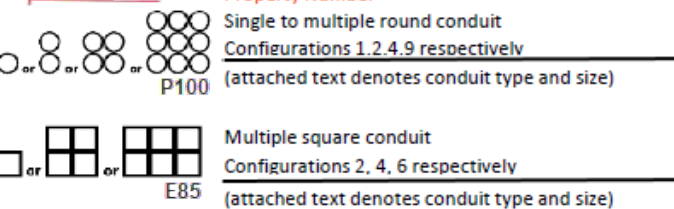
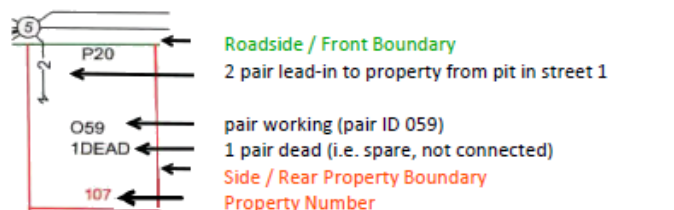
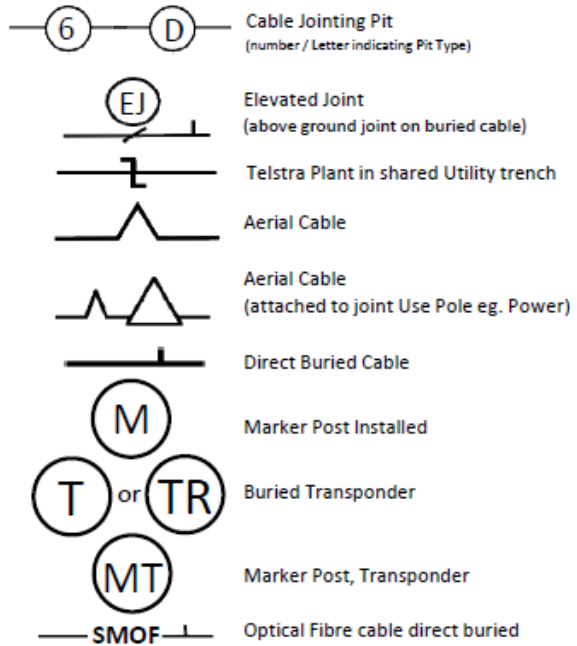
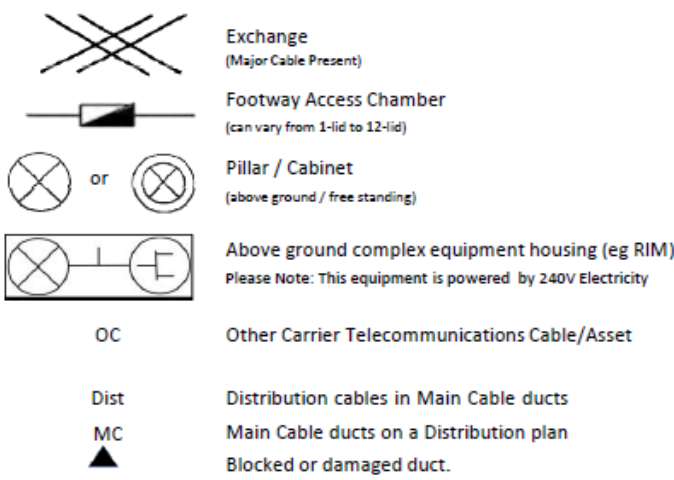


	Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 247846542
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 22/11/2024 15:06:59	Please read Duty of Care prior to any excavating

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

# LEGEND



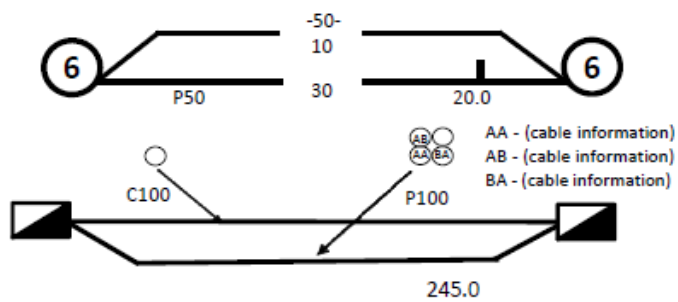
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware

Conduit sizes *nominally* range from 20mm to 100mm

P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

**Protect our Network:**

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

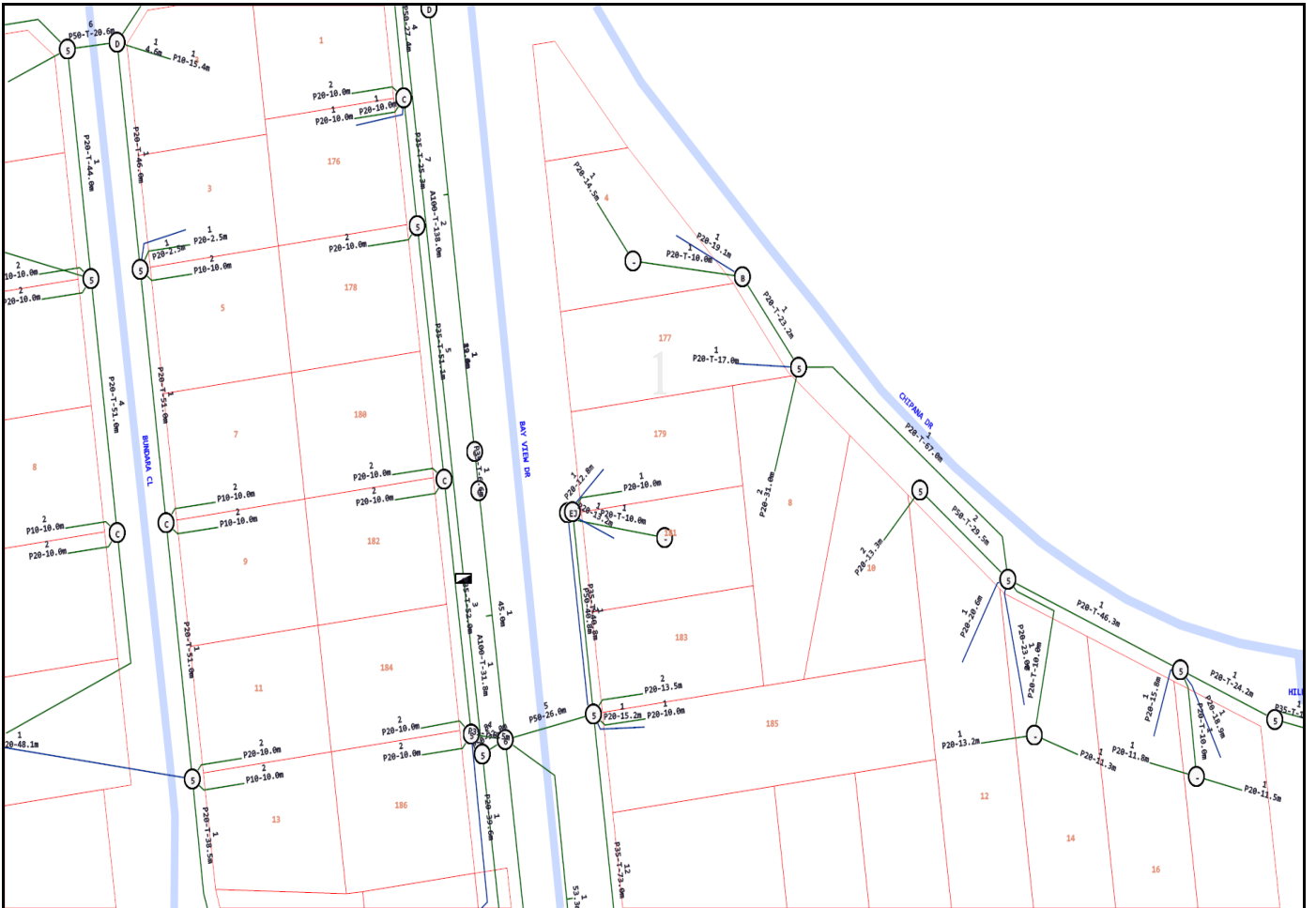
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or [Telstra Location Intelligence Team 1800 653 935](#)



## LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 



## Emergency Contacts

You must immediately report any damage to the **nbm**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



03/12/2024

The Client  
C/- Merrifield Real Estate  
258 York Street  
ALBANY WA 6330

To whom it may concern,

**RE: RENTAL APPRAISAL – 179 BAY VIEW DRIVE, LITTLE GROVE**

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$780.00 - \$850.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES\\_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

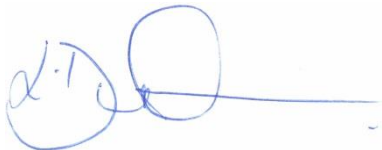
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/rental-property-security-standards)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

**Senior Property Manager**

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.