

FOR SALE



15 WEBB STREET, MCKAIL



SUBDIVIDABLE BLOCK READY FOR DEVELOPMENT

- Wonderful site for large home and shed or subdivision project
- Extra wide 32.22m street frontage, fully fenced
- Deep sewerage available for two properties
- Zoned R20 and ready to subdivide in to two Green Titles (no common property)
- Electricity, scheme water, telecommunications also available to site
- Peaceful location on edge of town, surrounded by trees

Land Size: 900.00 m2
Council Rates: \$1,331.00
Water Rates: TBA

Merrifield
REAL ESTATE

Lee Stonell
0409 684 653

0898414022

lee@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

15 WEBB STREET, MCKAIL



WESTERN



AUSTRALIA

REGISTER NUMBER

282/DP416223DUPLICATE
EDITION**N/A**

DATE DUPLICATE ISSUED

N/A

VOLUME

4029

FOLIO

698

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 282 ON DEPOSITED PLAN 416223

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHRISTOPHER BRIAN CHAPMAN
LYNDA JOYCE CHAPMAN
BOTH OF 9 OAKLAND HEIGHTS LEEMING WA 6149
AS JOINT TENANTS

(AF P382116) REGISTERED 7/12/2022

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

1. *M351769 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 25/7/2013.
2. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/IRRIGATION/WATER SUPPLY/SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 416223

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: DP416223
PREVIOUS TITLE: 2895-368
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M351769

Deposited Plan 416223

Lot	Certificate of Title	Lot Status	Part Lot
282	4029/698	Registered	
285	4029/699	Registered	



Plan Information

Tenure Type

Freehold

Plan Type

Deposited Plan

Plan Purpose

Subdivision

Plan Heading

LOTS 282 AND 285

Locality and Local Government

Locality

MCKAIL

Local Government

CITY OF ALBANY

Planning Approval

Planning Authority

Western Australian Planning Commission

Reference

160859

Survey Details

Survey Method

Conventional Survey

Field Records

131198

Declared as Special Survey Area

No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the ---
(a) survey and/or
(b) data and/or measurements recorded in the field records,
(c) delete if inapplicable
undertaken for the purposes of this plan and that it complies with the relevant written
law(s) in relation to which it is lodged.

Mark Anderson
2022.09.27 11:28:31 +08:00

Survey Organisation

Name

35 DEGREES SOUTH

Address

ALBANY 6330

Phone

08 98423766

Fax

08 98421019

Email

admin@35degreesouth.com.au

Reference

Job 5339

Former Tenure

New Lot / Land

282, 285

Parent Plan Number

DP404978

Parent Lot Number

LOT 283

Title Reference

2895-368

Parent Subject Land Description

Former Tenure Interest and Notifications

Subject

283/DP404978
(33b)

Former Tenure

283/DP404978

Action

Brought forward (in full)

Lot On This Plan

LOTS 282, 285

Origin

DP404978

Endorsement

EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 494978

Comments

ADDITIONAL SHEETS

ENDORSEMENT SHEET

SHEET

1

OF

2

SHEETS

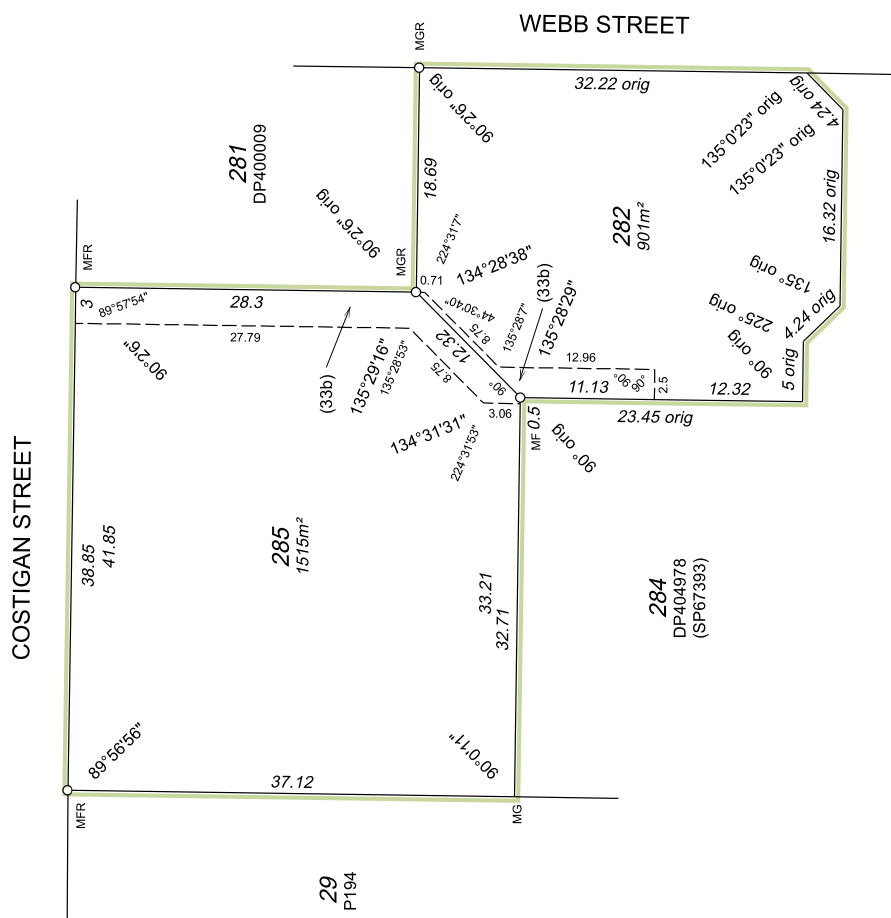
2

VERSION NUMBER

1

DEPOSITED PLAN

416223



COSTIGAN STREET

WEBB STREET

7

SCALE 1:400 @ A3

ALL DISTANCES ARE IN METRES



DEPOSITED PLAN
416223

VERSION NUMBER

SETS

HEET

ADDITIONAL SHEETS

ENDORSEMENT SHEET

SLEETS

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LANDGATE COPY OF ORIGINAL NOT TO SCALE 03/03/2023 09:44 AM Request number: 64790850



www.landgate.wa.gov.au

Lodgement and Examination

Lodgement Date	28/09/2022
Examination Date	28/09/2022

Western Australian Planning Commission

Planning Approval	Yes
Reference	160859



Delegate under S. 16 P&D Act 2005

Date

31-Oct-2022

In Order For Dealings

Subject	
To	

8-11-2022

For Inspector of Plans and Surveys / Authorised Land Officers

Date

Plan Approved



7.12.2022

Inspector of Plans and Surveys / Authorised Land Officer

Date



Landgate

ENDORSEMENT SHEET

VERSION NUMBER

1

DEPOSITED PLAN

416223









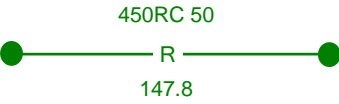



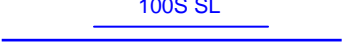

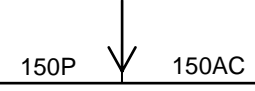
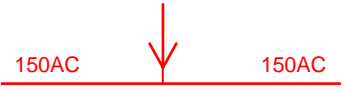



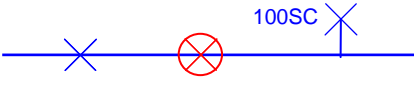
Plan Legend (summary)



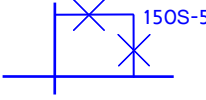

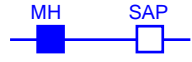




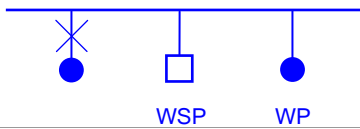
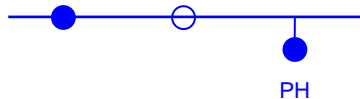
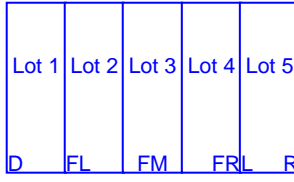

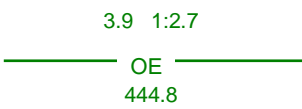
INFORMATION BROCHURE



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. (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>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig 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>Common material abbreviations:</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>NON-STANDARD ALIGNMENT</p> <p>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>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
  	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
  	<p>VALVES</p> <p>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 Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid 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.
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.
	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.

UNDERGROUND LEGEND

Structures

	Manhole		Concrete structure
	Manhole		Reinforced concrete structure
	Manhole		Reinforced concrete structure
	Manhole		


Distribution Cables

	11kV distribution cable
	22kV distribution cable
	33kV distribution cable
	66kV distribution cable
	110kV distribution cable

Cable Pole Terminations

	Manhole termination		Manhole termination
--	---------------------	--	---------------------

Proposed Construction Assets

	D 000
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State Underground Power Project

	RR corridor
	Manhole

Feature

	Feature
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* Please refer to coversheet

Privately owned cables NOT SHOWN
(including house services)

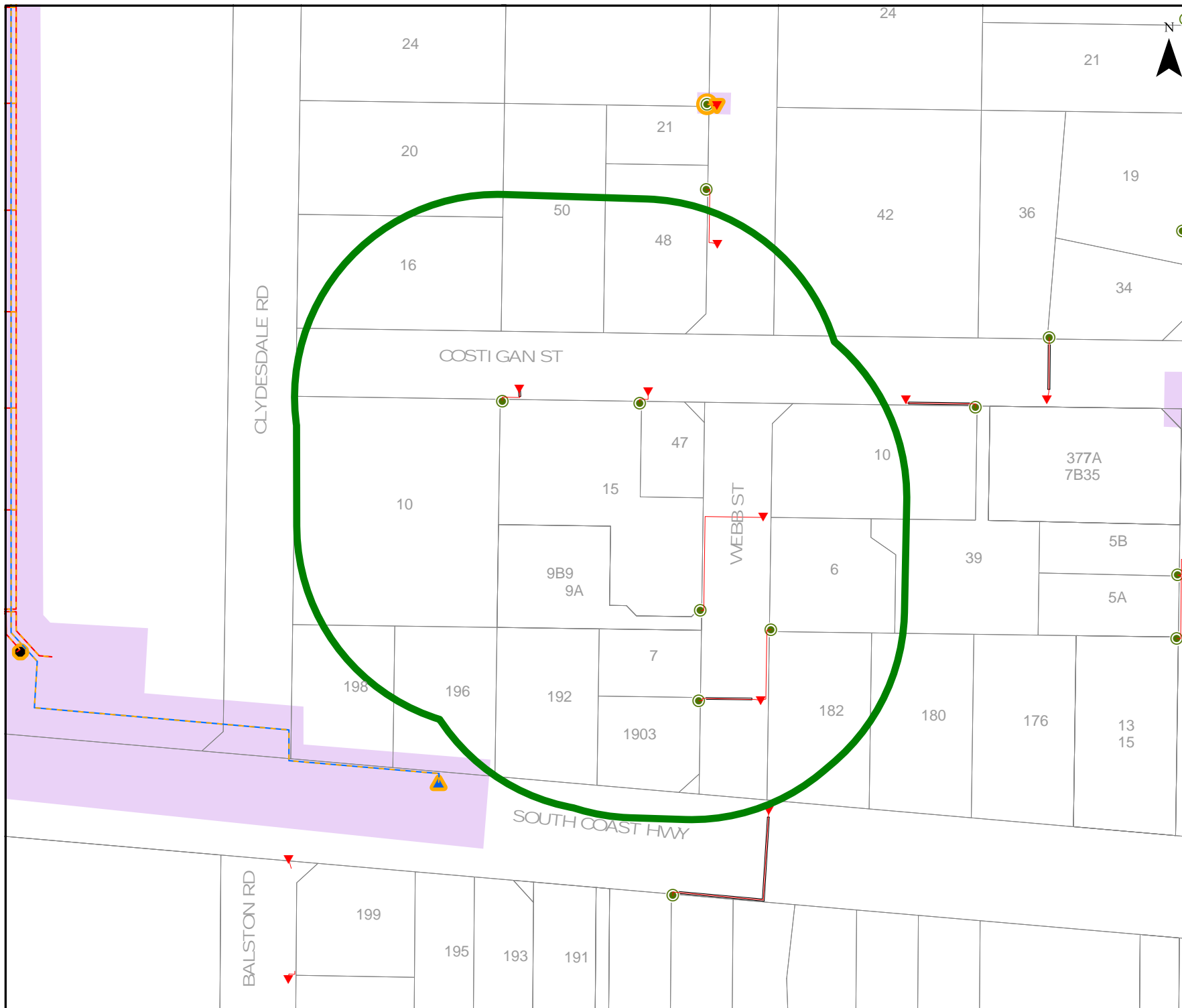
This map is **INDICATIVE ONLY**.
Hand exposure via pothole
method is **MANDATORY**.

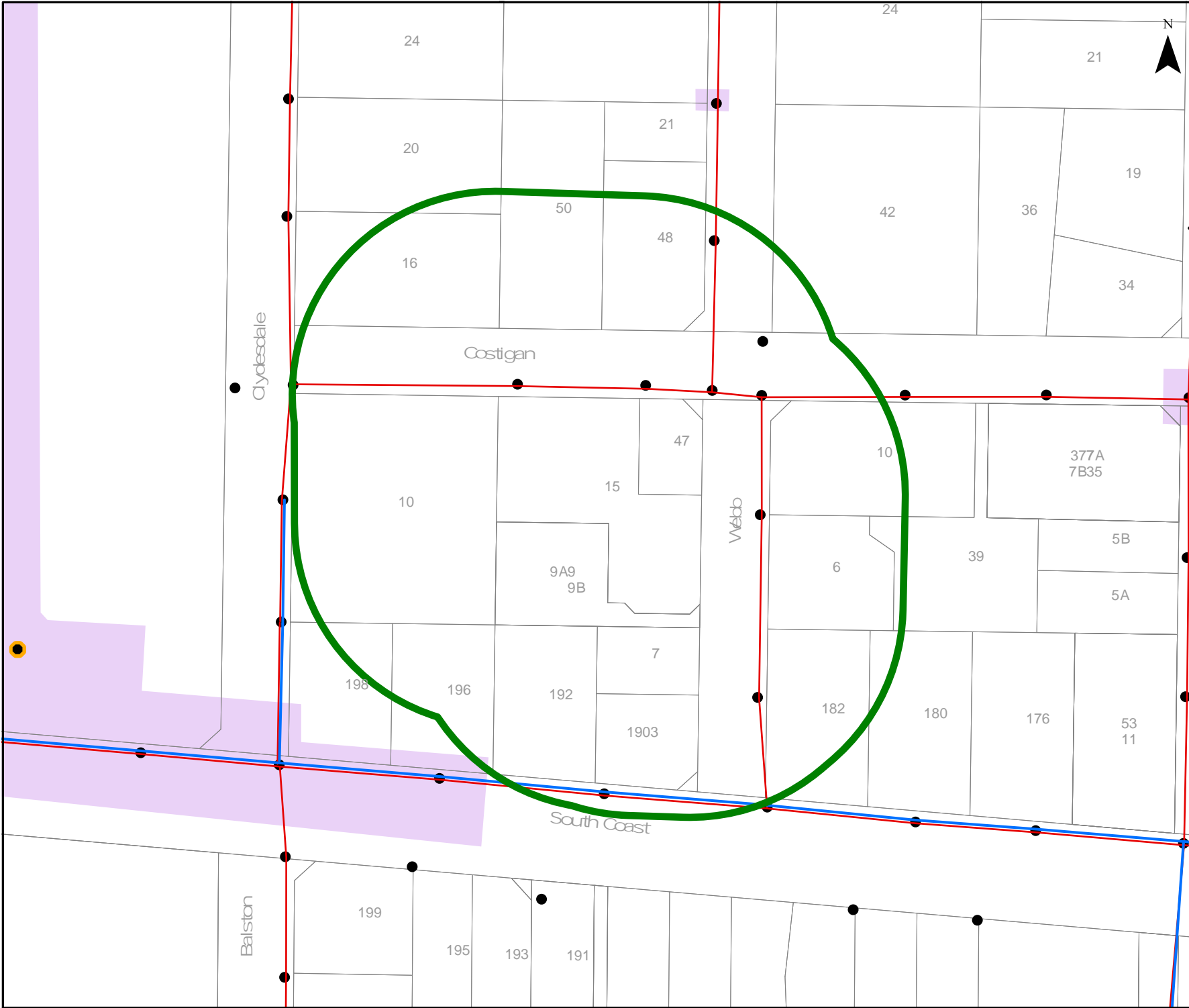
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

11kV distribution cable
22kV distribution cable
33kV distribution cable
66kV distribution cable
110kV distribution cable

11kV distribution cable
22kV distribution cable
33kV distribution cable
66kV distribution cable
110kV distribution cable

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





Structures

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

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



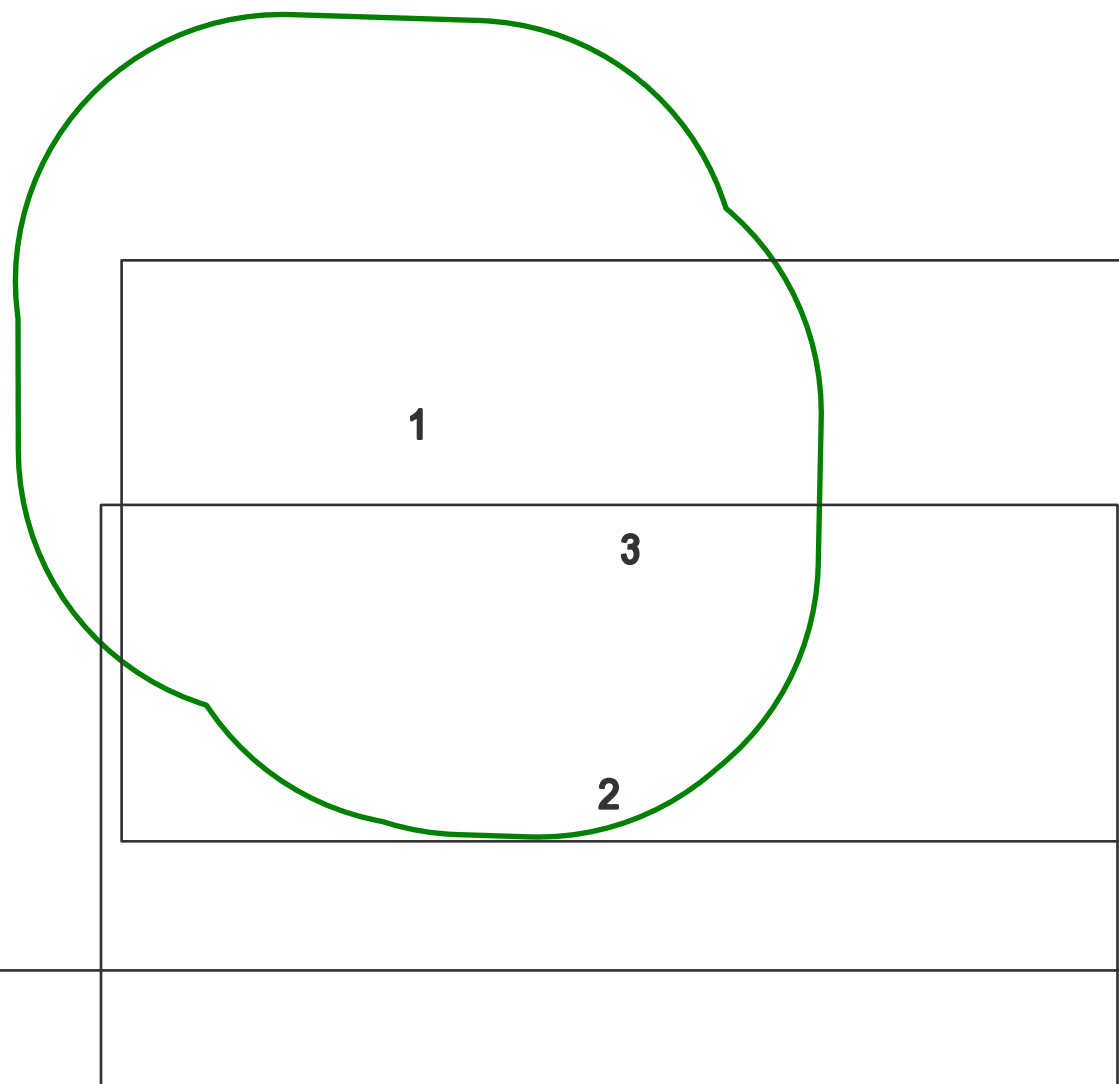
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WARNING! Look out for overhead power lines

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Overview Map Only



Sequence No: 215005019

Map Tile:

Scale: 1:1700

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 32560884

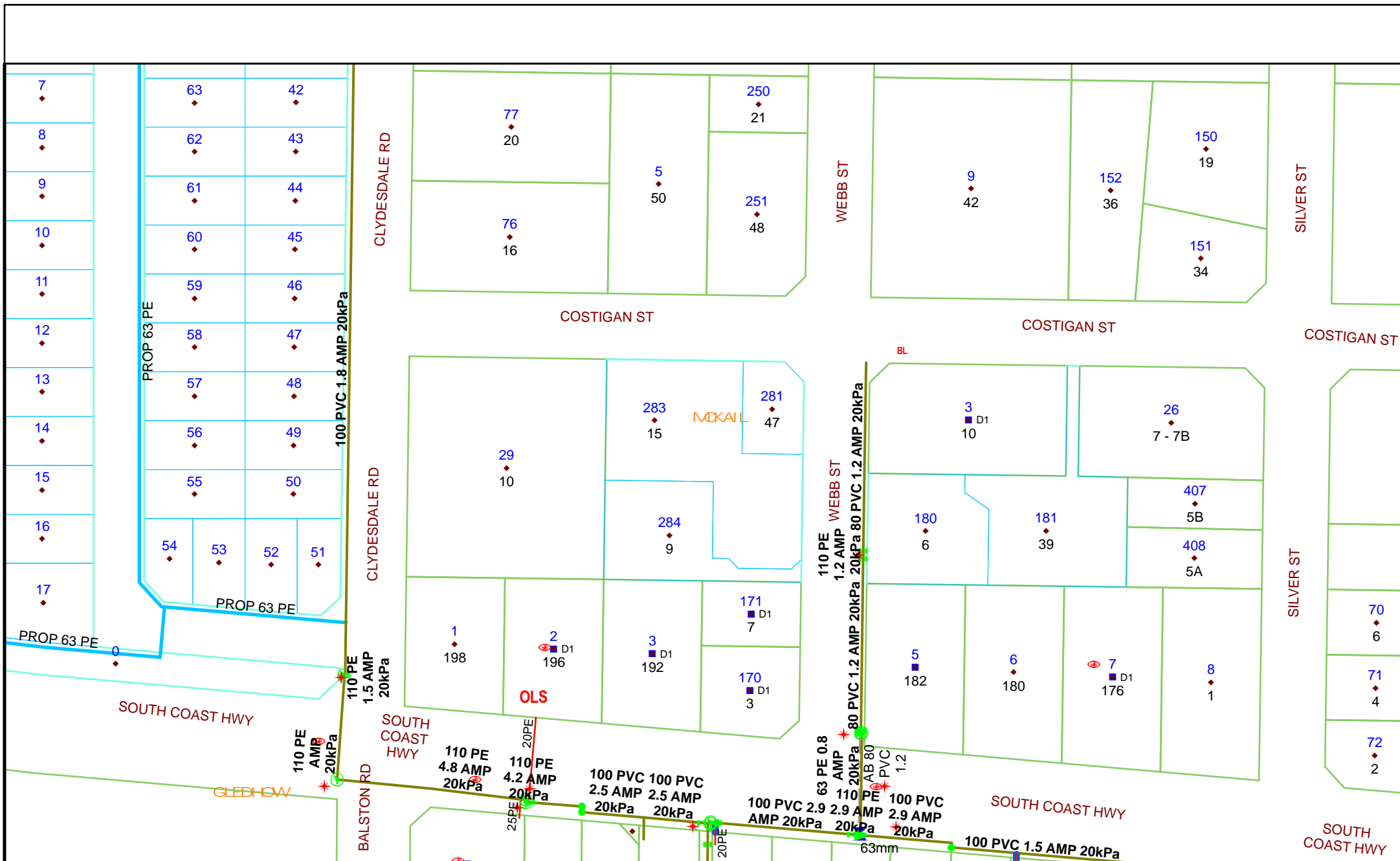
Date: 19/08/2022

Location: 15 Webb Street, McKail 6330



Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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Sequence No: 215005019

Map Tile: 1

Scale: 1:1500

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ABN 90 089 531 975

Job No: 32560884

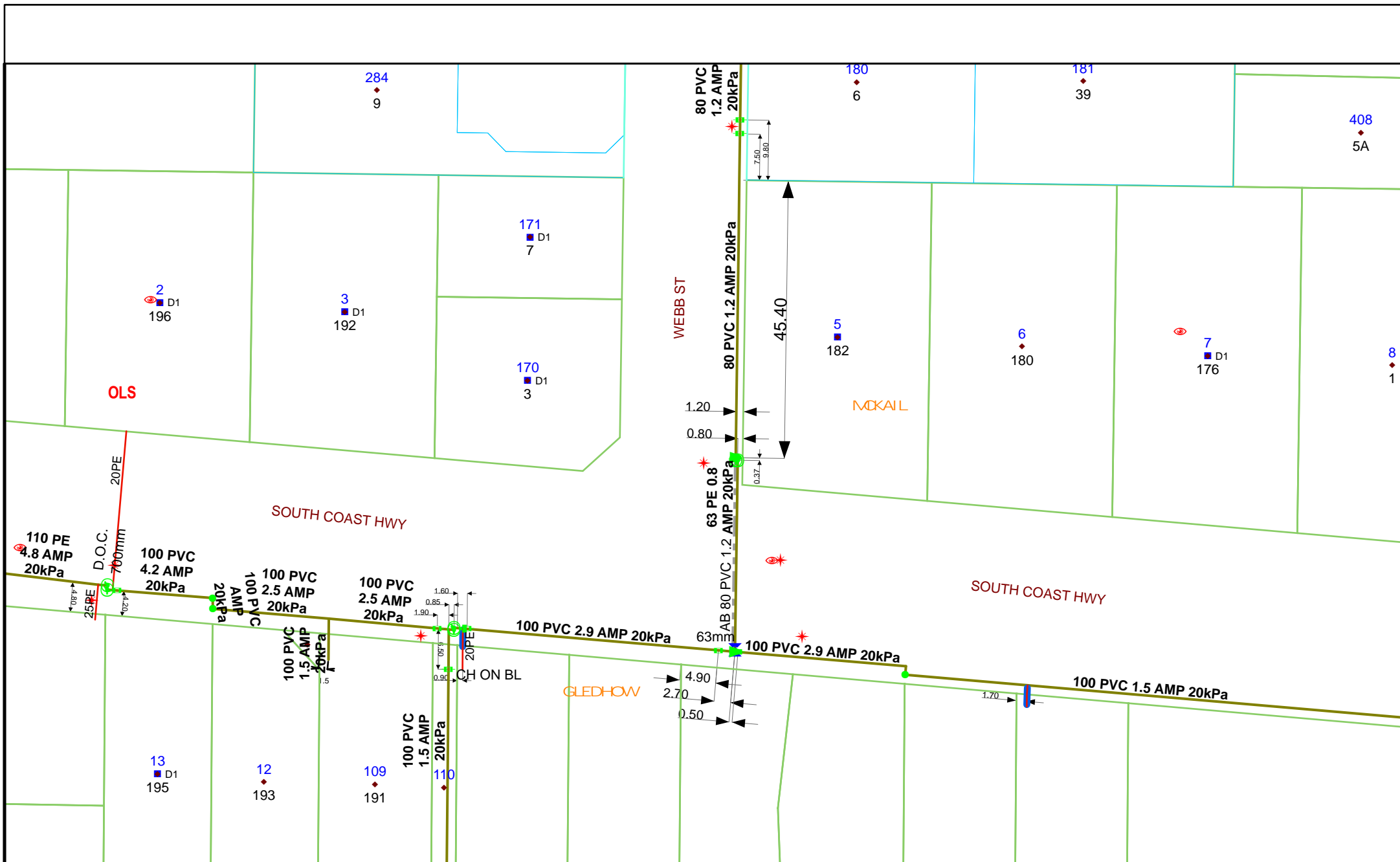
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Sequence No: 215005019

Map Tile: 2

Scale: 1:800

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ABN 90 089 531 975

Job No: 32560884

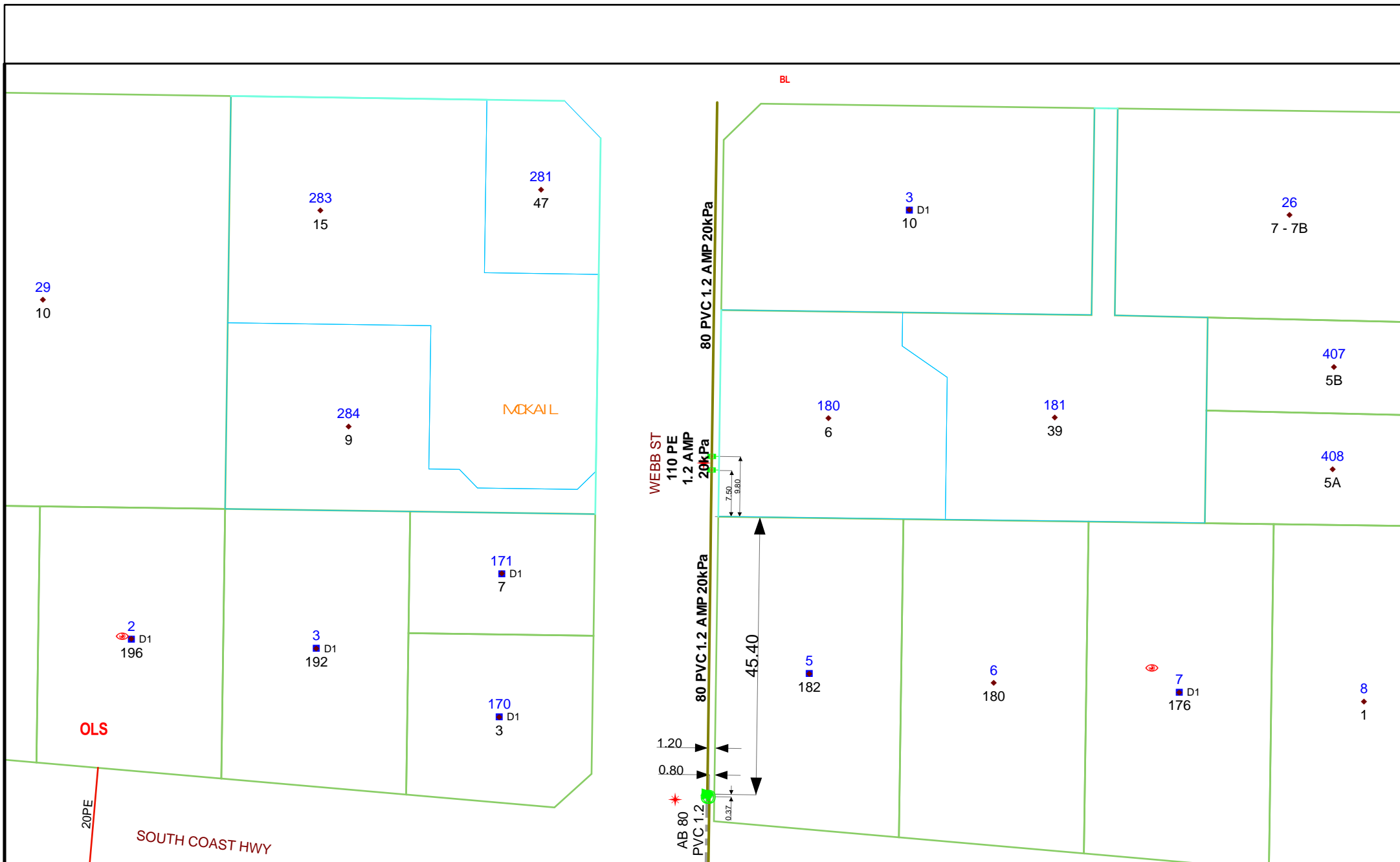
Date: 19/08/2022

Location: 15 Webb Street, McKail 6330



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Sequence No: 215005019

Map Tile: 3

Scale: 1:800

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ABN 90 089 531 975

Job No: 32560884

Date: 19/08/2022

Location: 15 Webb Street, McKail 6330



Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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EXISTING GAS NETWORK

	High Pressure
	Polyethylene High Pressure
	City High Pressure
	Medium Pressure
	Albany Medium Pressure
	Medium Low Pressure
	Low Pressure
	Not Gassed
	Service
	High Pressure Service

ASSOCIATED INFRASTRUCTURE

	Associated Asset
--	------------------

PROPOSED GAS NETWORK

	Proposed Main
--	---------------

ABANDONED GAS NETWORK

	Abandoned Gas Main
	Abandoned Gas Main Sold
	Abandoned Valve
	Abandoned Fitting

DUCTS AND SLEEVES

	Duct
	Horizontal Boring
	Sleeve
	Road Crossing
	Concrete Slab

TOPOGRAPHY

	ATCO Easement
	Fence
	Building
	Kerb
	Water Boundary
	Contour Line
	Elevation Point

FEATURE LINES

	Miscellaneous Line
	Reference Line
	Gas Indicator Line
	Gas Pit
	DOC 1.2m
	Arrow Pointer with Text

VALVES

	High Pressure
	High Pressure Service
	Main
	Service
	Isolation

GATE STATIONS

	Gate Station
	Pressure Reducing Station
	L.P.G. Tank

REGULATOR SETS

	Distribution Regulator
	Boundary Regulator

TELEMETRY MONITORING DEVICE

	Non Billing Meter
	Pressure Monitoring Device

DELIVERY POINTS

	Service Point
	Meter
	Interval Meter
	Meter Set

FEATURE POINTS

	Side Elevation
	Obstacle
	See Details
	Not Connected
	Gas Service
	Sign
	Offline Service
	Linked Reference Document
	Pre-Laid Service
	Pre-Laid Service Stairs
	Pre-Laid Service Tee
	Asset ends on Building / Property Line
	Asset ends on Direction Peg

PROTECTION DEVICES

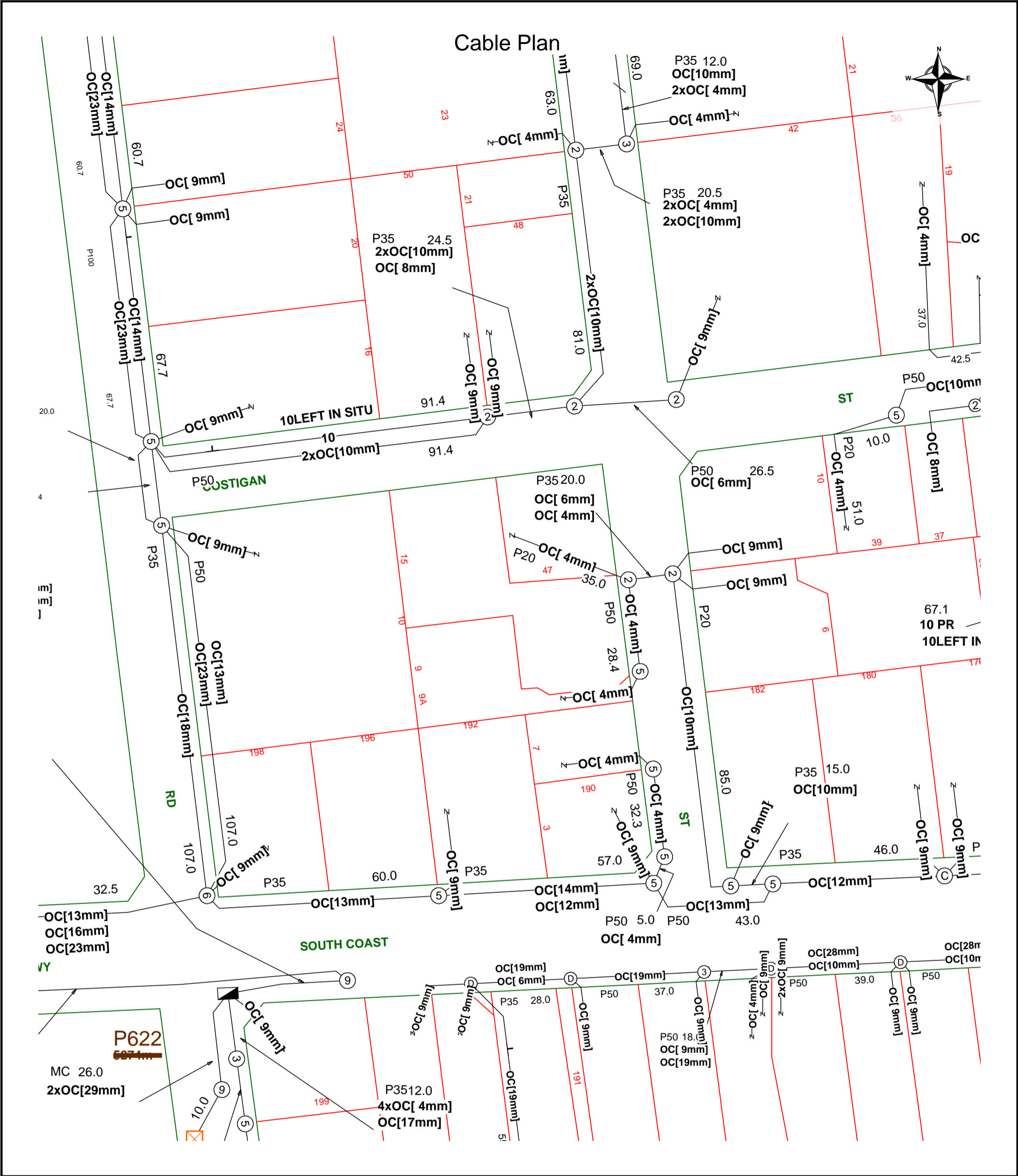
	Test Point
	Potential Monitoring
	Odorant Test Point
	Earthing
	Bond Wire
	Bond Junction
	Rectifier
	Insulation Joint
	Anode
	Ground Bed
	Earth with Mitigation
	Foreign Structure Monitoring
	Insulation Joint with Mitigation


FITTINGS

	Syphon
	Coupling
	Expansion Joint
	Main Cross
	Reducer
	Stopple
	Flange
	Change Node
	Thredolet
	Tapping Band
	Bend
	Elbow
	Monolithic Joint
	End Cap
	Tee
	Transition
	Three-Way Tee
	Short Stop
	Weldolet
	Socket
	Spherical Tee
	Tapping Tee
	Barrier
	Squeeze Off

FEATURE POLYGONS

	Hard Digging		Proving Gas Location		Pressure Upgrade
	Licence Area		Not Gassed		
	Suburb		Local Government Authority		



	<p>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</p>	<p>Sequence Number: 215005020</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p> <p>Generated On 19/08/2022 12:47:30</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

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

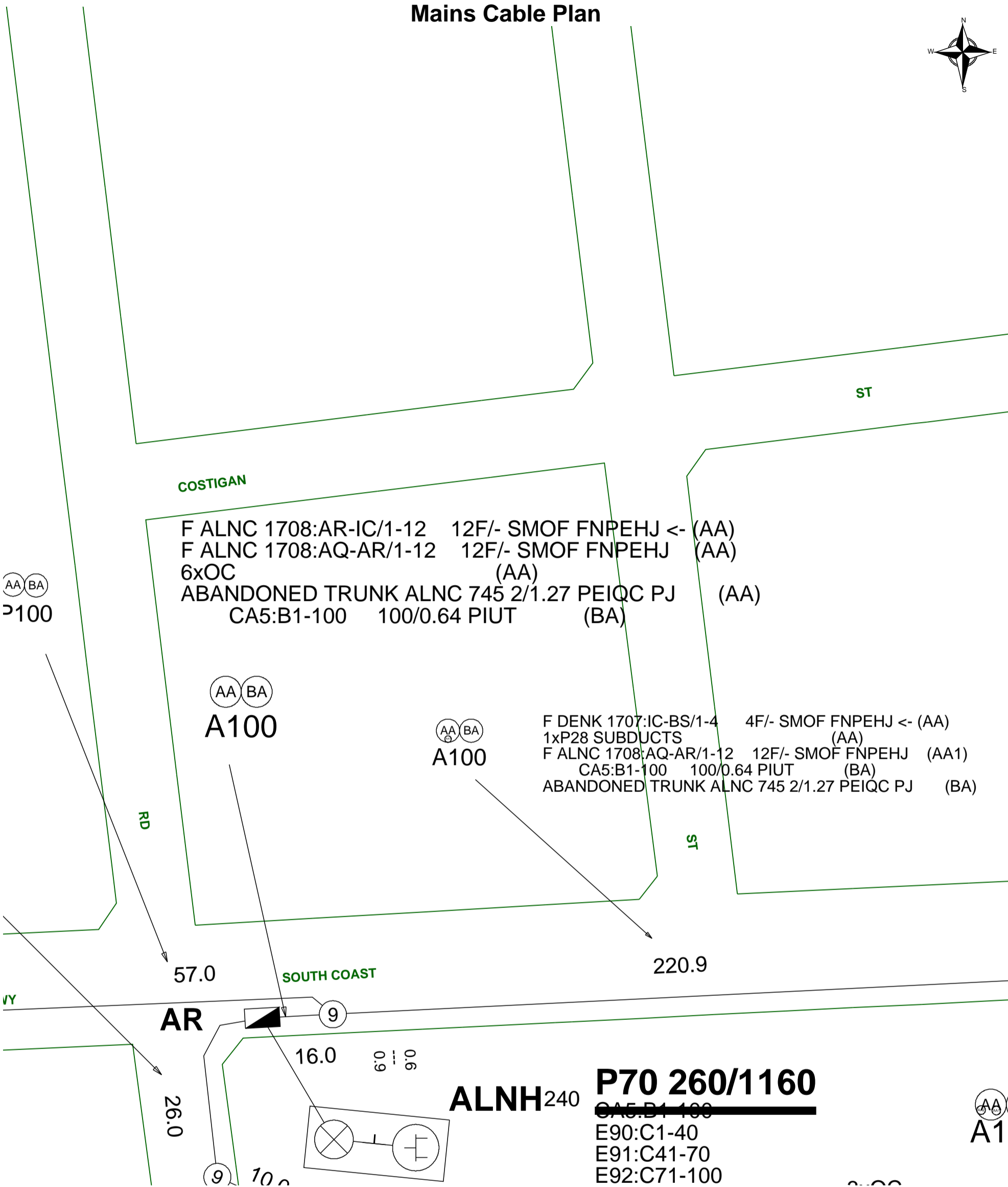
WARNING


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.

Page 1 of 2

Mains Cable Plan



	<p>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</p>	<p>Sequence Number: 215005020</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p> <p>Generated On 19/08/2022 12:47:31</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

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.

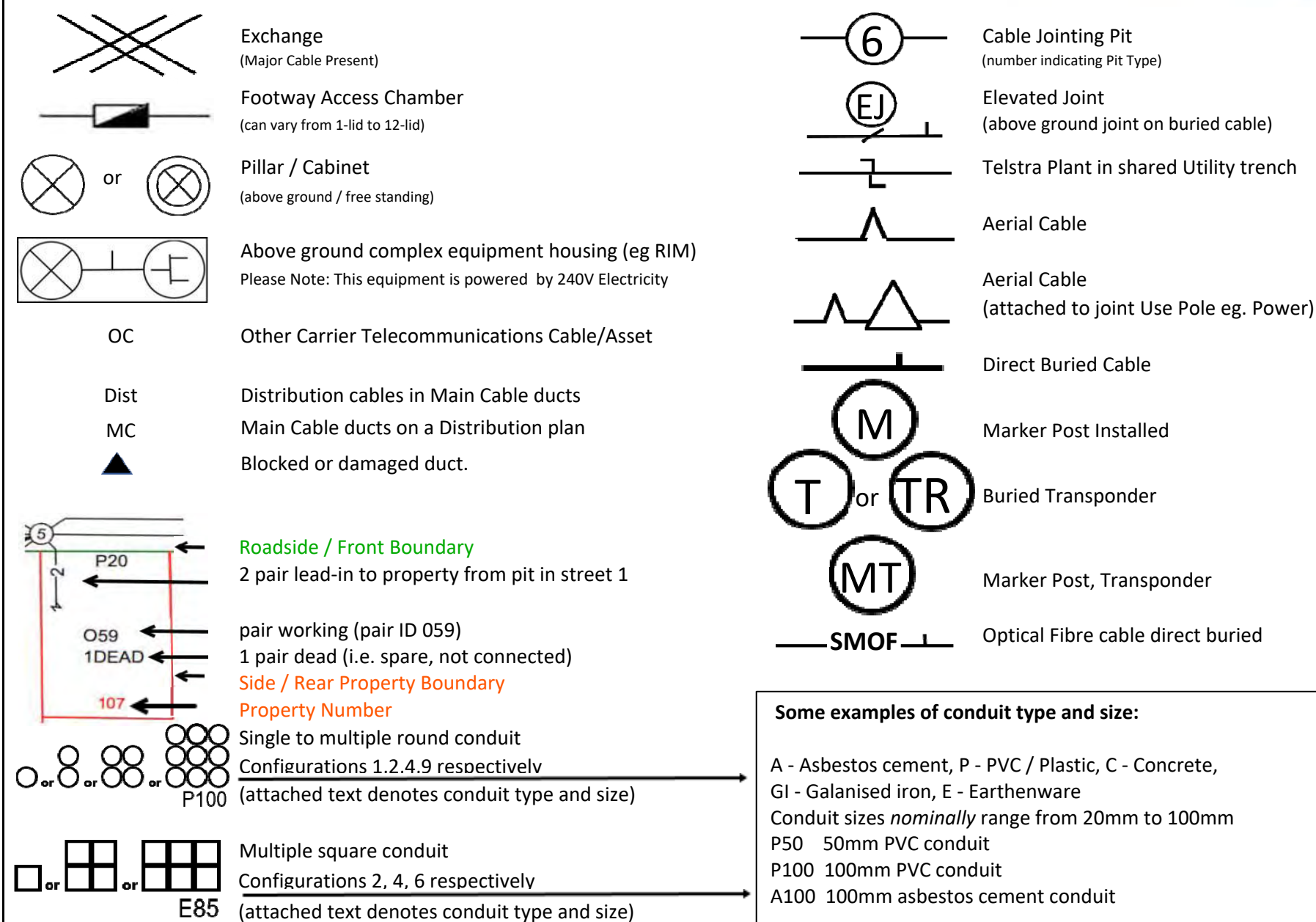
See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND

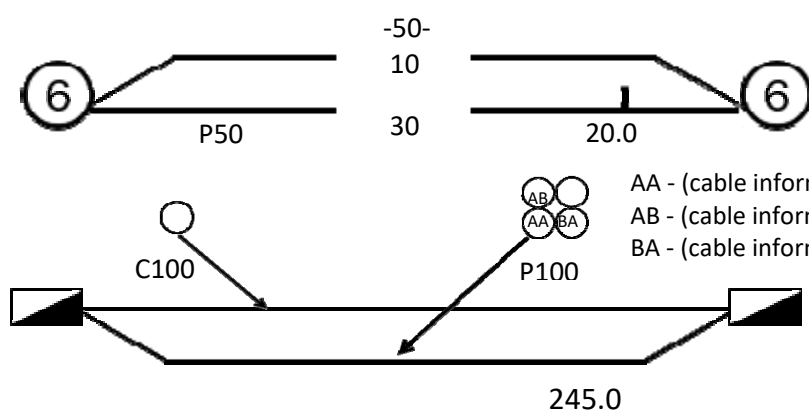
IT'S HOW
WE CONNECT



For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935



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

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

To: Leanne Dombrowski
Phone: Not Supplied
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Dial before you dig Job #:	32560884	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	215005017	
Issue Date:	19/08/2022	
Location:	15 Webb Street , McKail , WA , 6330	

Indicative Plans



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
<p>2 PO – T- 25.0m P40 – 20.0m</p>	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.
<p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p> <p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>	



Emergency Contacts

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