

**FOR SALE**



Merrifield Real Estate

**Offers Above \$599,000**

## 4 BALTIC RIDGE, YAKAMIA



## SEAMLESS LIVING, INSIDE AND OUT

- Spacious brick and tile home, the perfect entertainer
- Big open family room/dining area with wood fire
- Lounge plus TV lounge, generous gable-roofed patio
- 672sqm lot, double garage, caravan port, easy-care gardens
- Excellent locale, few minutes from town, schools, supermarkets, beach

 **4**  **2**  **3**  **672 m2**  **202 m2**



**Tommie Watts**

**0476 514 921**

0898414022

[tommie@merrifield.com.au](mailto:tommie@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**



## 4 BALTIC RIDGE, YAKAMIA



### Specification

Asking Price	Offers Above \$599,000	Land Size	672.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R25
Parking	1	School Zone	Yakamia PS & NASHS
Sheds	Garden Shed	Sewer	Connected
HWS	Gas Storage	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,835.29	Building Construction	Brick & Tile
Water Rates	\$1,525.99	Insulation	Yes
Strata Levies	N/A	Built/Builder	Approx 2001
Weekly Rent		BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



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Please refer to original documentation for all legal purposes.





Created: 27 November 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**2150**

**588**

## 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 553 ON DIAGRAM 96524

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JO-ANN LOUISE STEEL OF 4 BALTIC RIDGE YAKAMIA WA 6330

(T O621620 ) REGISTERED 22/1/2021

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

1. H477177 RESTRICTIVE COVENANT BURDEN REGISTERED 20/6/2000.
2. P434288 MORTGAGE TO HSBC BANK AUSTRALIA LTD REGISTERED 30/1/2023.

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: 2150-588 (553/D96524)  
PREVIOUS TITLE: 2127-957  
PROPERTY STREET ADDRESS: 4 BALTIC RDGE, YAKAMIA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL: Not to be removed from the Department of Land Administration.

Application G988875

Volume 2127 Folio 957

WESTERN



AUSTRALIA

VOLUME FOLIO

2150 588

IN THE REGISTER



# CERTIFICATE OF TITLE

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

The person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 24<sup>th</sup> December, 1998

REGISTRAR OF TITLES



## ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of each of Plantagenet Locations 230 and 356 and being Lot 553 on Diagram 96524, delineated on the map in the Third Schedule hereto.

## FIRST SCHEDULE (continued overleaf)

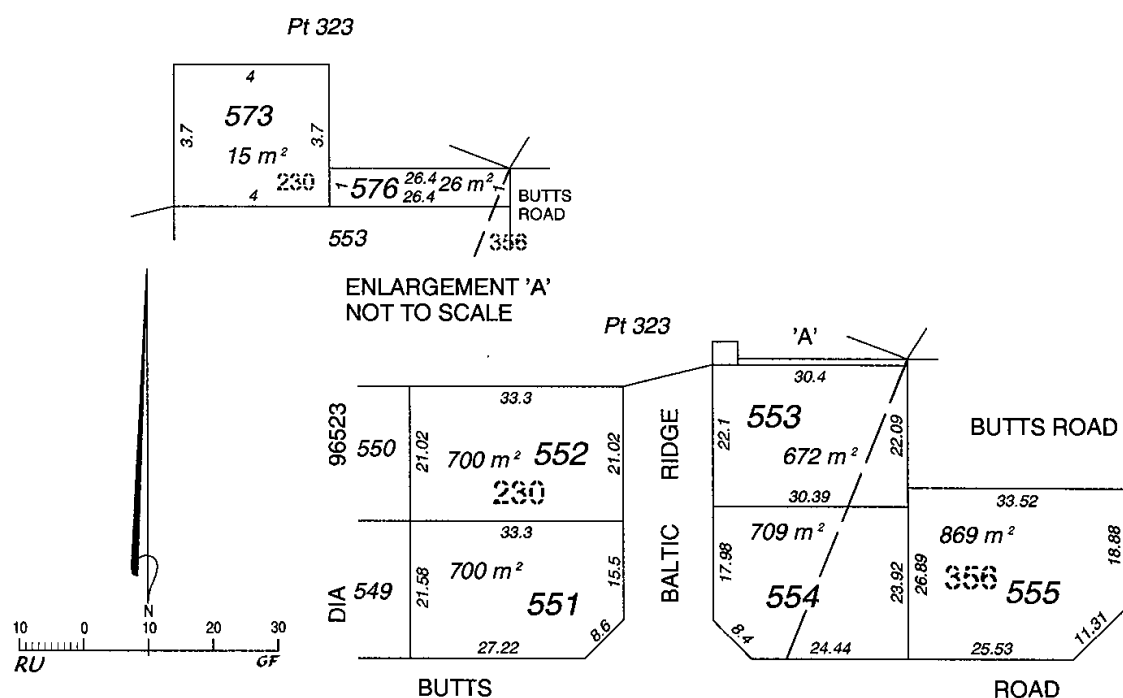
~~Albany Heights Pty. Ltd. of Level 17, 250 St. George's Terrace, Perth.~~



## SECOND SCHEDULE (continued overleaf)


NIL


## THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

VOLUME FOLIO  
2150 588  
IN THE REGISTER

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
PARTICULARS		INSTRUMENT		REGISTERED	TIME	SEAL & INITIAL
		NATURE	NUMBER			
Jazzcorp Pty Ltd of Post Office Box 5549, Albany. Diane Jillian Kennedy of 32 Burville Street, Spencer Park, Albany.		Transfer	H477177	20.6.00	8.28	
		Transfer	H600580	20.11.00	8.28	

SECOND SCHEDULE (continued)		REGISTERED or LODGED	TIME	SEAL & INITIAL	CANCELLATION	REGISTERED or LODGED	SEAL & INITIAL
					NATURE	NUMBER	
Transfer H477177 Contains a restrictive covenant Mortgage H477178 to Westpac Banking Corporation. Mortgage H600581 to Westpac Banking Corporation.		20.6.00	8.28		Discharged	H600579	20.11.00
		20.6.00	8.28				
		20.11.00	8.28				

## Diagram 96524

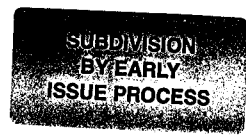
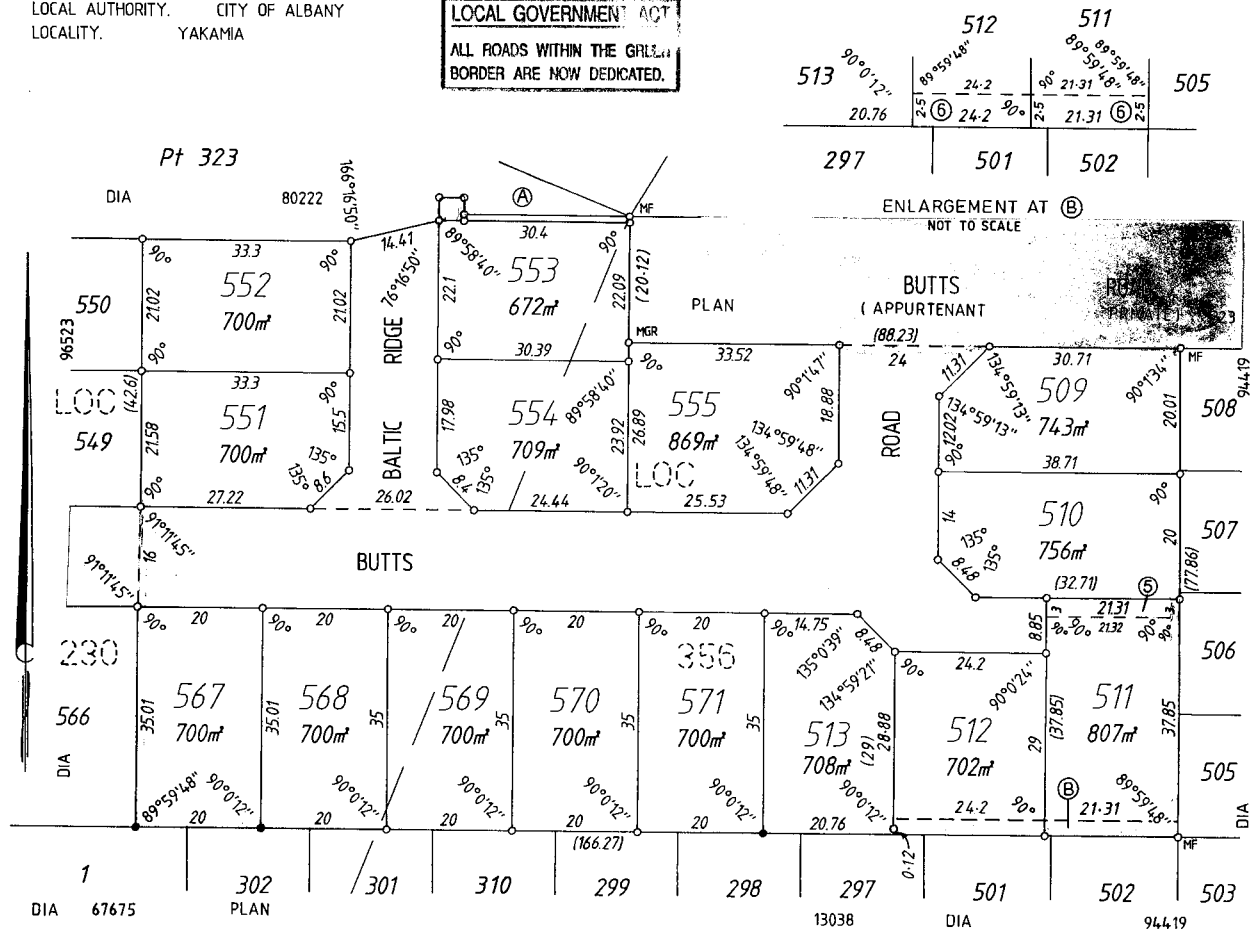
Lot	Certificate of Title	Lot Status	Part Lot
509	2150/581	Registered	
510	2150/582	Registered	
511	2150/583	Registered	
512	2150/584	Registered	
513	2150/585	Registered	
551	2150/586	Registered	
552	2150/587	Registered	
553	2150/588	Registered	
554	2150/589	Registered	
555	2150/590	Registered	
567	2150/591	Registered	
568	2150/592	Registered	
569	2150/593	Registered	
570	2150/594	Registered	
571	2150/595	Registered	
573	2150/954 (Cancelled)	Retired	
576	2150/596 (Cancelled)	Retired	
8131	LR3124/373	Registered	



LAND DESCRIPTION	ON	CERTIFICATE IN WHICH LAND IS VESTED	FIELD BOOK	<b>DIA 96524</b>  TOTAL AREA 14324ha
PART LOT 323 OF PLANTAGENET LOCATIONS 230 AND 356.	PLAN..... DIAGRAM..... 80222 INDEX... BK26..(2)..10,07..11,07... PUBLIC.....	VOLUME 2127 FOLIO 957	77668 78252	

LOCAL AUTHORITY. CITY OF ALBANY  
LOCALITY. YAKAMIA

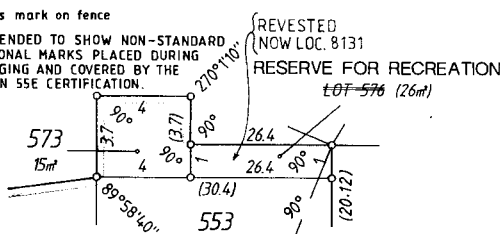
**LOCAL GOVERNMENT ACT**  
ALL ROADS WITHIN THE GRILL BORDER ARE NOW DEDICATED.



**JOHN KINNEAR & ASSOCIATES**  
Consulting Surveyors  
61 DUKE STREET  
PO BOX 1629  
ALBANY WA 6331  
PHONE (08) 9842 1353 FAX (08) 9842 1570  
ACN 009 195 653

• Denotes mark on fence

PLAN AMENDED TO SHOW NON-STANDARD OR ADDITIONAL MARKS PLACED DURING FINAL PEGGING AND COVERED BY THE REGULATION 55E CERTIFICATION.



ENLARGEMENT AT (A)  
NOT TO SCALE

- ⑤ EASEMENT TO CITY OF ALBANY UNDER SECTION 27A OF THE T.P.&D. ACT REG 5 (DRAINAGE)
- ⑥ EASEMENT TO WATER CORPORATION UNDER SECTION 27A OF THE T.P.&D. ACT, REG 6 (SEWERAGE)

LOT 576 - RESERVE FOR RECREATION TO VEST IN CROWN UNDER SEC. 20A OF THE T.P.&D. ACT.

OUR REF. 3042

<b>SURVEYORS CERTIFICATE - Reg 54</b> I, <u>M. NORMAN</u> , hereby certify that this diagram is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this diagram and that it complies with the relevant written law(s) in relation to which it is lodged. <u>M. Norman</u> 23/5/98 Licensed Surveyor Date		<b>APPROVED BY</b> <b>WESTERN AUSTRALIAN PLANNING COMMISSION</b> FILE..... 103019 <u>Eugene Jensen</u> FOR CHAIRMAN DATE 21/12/1998		SCALE 1:750 0 10 20 30 40 50 ALL DISTANCES ARE IN METRES	
<b>SURVEYORS CERTIFICATE - Compiled</b> I, <u>M. NORMAN</u> , hereby certify that this compiled diagram: (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law(s) in relation to which it is lodged. Licensed Surveyor Date		EARLY ISSUE <input checked="" type="checkbox"/> LODGED DATE 6.10.98 FEE PAID \$883 ASSESS No. 211839		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT <u>A. Sullivan</u> DOCKET PLAN/DIAGRAM 96646 CERTIFIED CORRECT <u>A. Sullivan</u> 1/12/98 F.S.C. No. 384-1998	
		IN ORDER FOR DEALINGS SUBJECT TO SIMULTANEOUS DEALINGS ONLY DIA 96522 & 96523 SET 295(5) OF LOCAL GOVT ACT & SEC 27A & 27A OF T.P.&D. ACT <u>Lo. G. Brindley</u> 22.12.98 FOR INSPECTOR OF PLANS & SURVEYS DATE		 OFFICE OF TITLES DIAGRAM <b>96524</b>	
		APPROVED 24.12.98 INSPECTOR OF PLANS & SURVEYS DATE			



### INSTRUCTIONS

- Page 2 of this document may be used:
  - If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page....."
  - To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
- If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
- 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.
- Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

### NOTES

- DESCRIPTION OF LAND**  
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.  
Extent—Whole, part or balance of the land comprised in the Certificate of Title to be stated.  
The Volume and Folio or Crown Lease number to be stated.
- ESTATE AND INTEREST**  
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
- ENCUMBRANCES**  
To be identified by nature and number, if none show "nil".
- TRANSFEROR**  
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
- CONSIDERATION**  
To be expressed in words.
- TRANSFeree**  
State full name of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth.  
If two or more state tenancy eg;
  - Joint Tenants, ***(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles),***
  - Tenants in Common, ***(on the death of a tenant in common, their share is dealt with according to their will).***If Tenants in Common specify shares.
- TRANSFeree'S/TRANSFEROR'S EXECUTION**  
Transferees and Transferors must sign their appropriate panel. 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.

EXAMINED NEI

La

RIC

my

OFFICE USE ONLY

H 477177 T

20 Jun, 2000 08:28:44 Perth



REG. \$ 66.00

### TRANSFER

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY AMANDA PENNY - OP0849

ADDRESS

**ABLE SETTLEMENTS**

GPO BOX 1682

Perth, Western Australia 6842,

PHONE No. Telephone: 9221 2026, Fax: 9221 2076

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

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. CA 2150/588 Received Items
2. \_\_\_\_\_ Nos. 1
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_ Receiving Clerk LS

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.



R/C

## ATTESTATION SHEET

PAGE

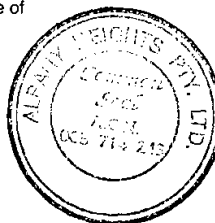
[ Dated this 19th day of JUNE Year 2000 ]  
[ TRANSFEROR/S SIGN HERE (Note 7) ]

Signed The COMMON SEAL of ALBANY  
HEIGHTS PTY LTD was hereunto  
In the affixed by authority of the  
presence of Directors in the presence of:

Signed  
In the  
presence of

.....*H. Hoffman*.....Director

.....*[Signature]*.....Secretary



## REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (DELETE AS REQUIRED) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

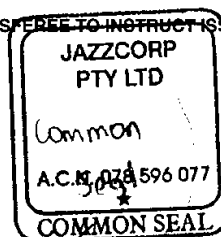
Signed

## TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed for and on behalf of JAZZCORP PTY LTD)  
A.C.N. 078 596 077 by authority of its )  
In the Directors in accordance with section )  
presence of 127 of the Corporations Law )

Signed  
In the  
presence of



X *[Signature]*  
Signature of Director

X DIANE KENNEDY  
Print name of Director

X *[Signature]*  
Signature of Director/Secretary

X GEORGE VASILIKY  
Print name of Director/Secretary

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

The Purchaser acknowledges that the Vendor has agreed to sell the land to the Purchaser only on condition that the Purchaser enters into certain covenants relating to the land in the Yakamia residential development. The covenants agreed to be entered into by the Purchaser, and which shall be set out in the Transfer of Land instrument to be executed by the parties hereto pursuant to this contract, are as follows:

- (a) The Transferee (which term includes the transferees, assigns and successors of the Transferee) covenants and agrees with the Transferor (which term includes the transferees, assigns and successors of the Transferor) that:
- (i) the Transferee shall not erect or permit the erection on the land hereinbefore described ("Land"), any buildings or renovation works, additions or alterations which are not <sup>by</sup> their nature strictly for a residential purpose;
  - (ii) the Transferee shall not carry on any business or permit the carrying on of any business from the Land other than as permitted by a town planning scheme or a statement of planning policy made pursuant to the Town Planning Development Act 1928;
  - (iii) the Transferee shall not erect or display or permit the erection or display of any sign or advertisement of any kind on the land;
  - (iv) the Transferee shall not build, erect or construct or permit the building, erection or construction of more than one dwelling house on the Land;
  - (v) the Transferee shall not build, erect or construct or permit the building, erection or construction of any dwelling house on the Land that is not constructed with a brick or brick veneer <sup>exterior</sup> and a tiled, colourbond or zincalume roof;
  - (vi) the Transferee shall not build, erect or construct or permit the building, erection or construction of any dwelling house on the Land unless the floor area thereof (measured from the outer faces of the external walls of such dwelling house) is not less than one hundred and fifty (150) square metres (excluding any garage, carport or other building).
- (b) The burden of the covenants herein contained shall run with the Land hereby transferred to the intent that such covenants shall bind the Transferee for the benefit of the Transferor in all the lots at the date this Transfer was lodged still registered in the name of the Transferor in Diagram 96524 UP TO AND INCLUDING 31ST DECEMBER 2008 from which date the covenants herein contained shall cease and be of no further force or effect.

*Consent #*



FORM T2

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED.

## TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

WA STAMP DUTY PAID SECTION 112V	
2699-T 442.8-	5/5/2000 Date of Instrument
\$ 55,000.00 Gross Consideration	\$ NIL Chattels
<i>[Signature]</i> Signature	\$ 1072.50 Duty

EXTENT VOLUME FOLIO

Lot 553 on Diagram 96524

Whole 2150 588

ESTATE AND INTEREST (Note 2)

Fee simple

ENCUMBRANCES (Note 3)

NIL

TRANSFEROR (Note 4)

ALBANY HEIGHTS PTY LTD  
A.C.N. 008 714 243

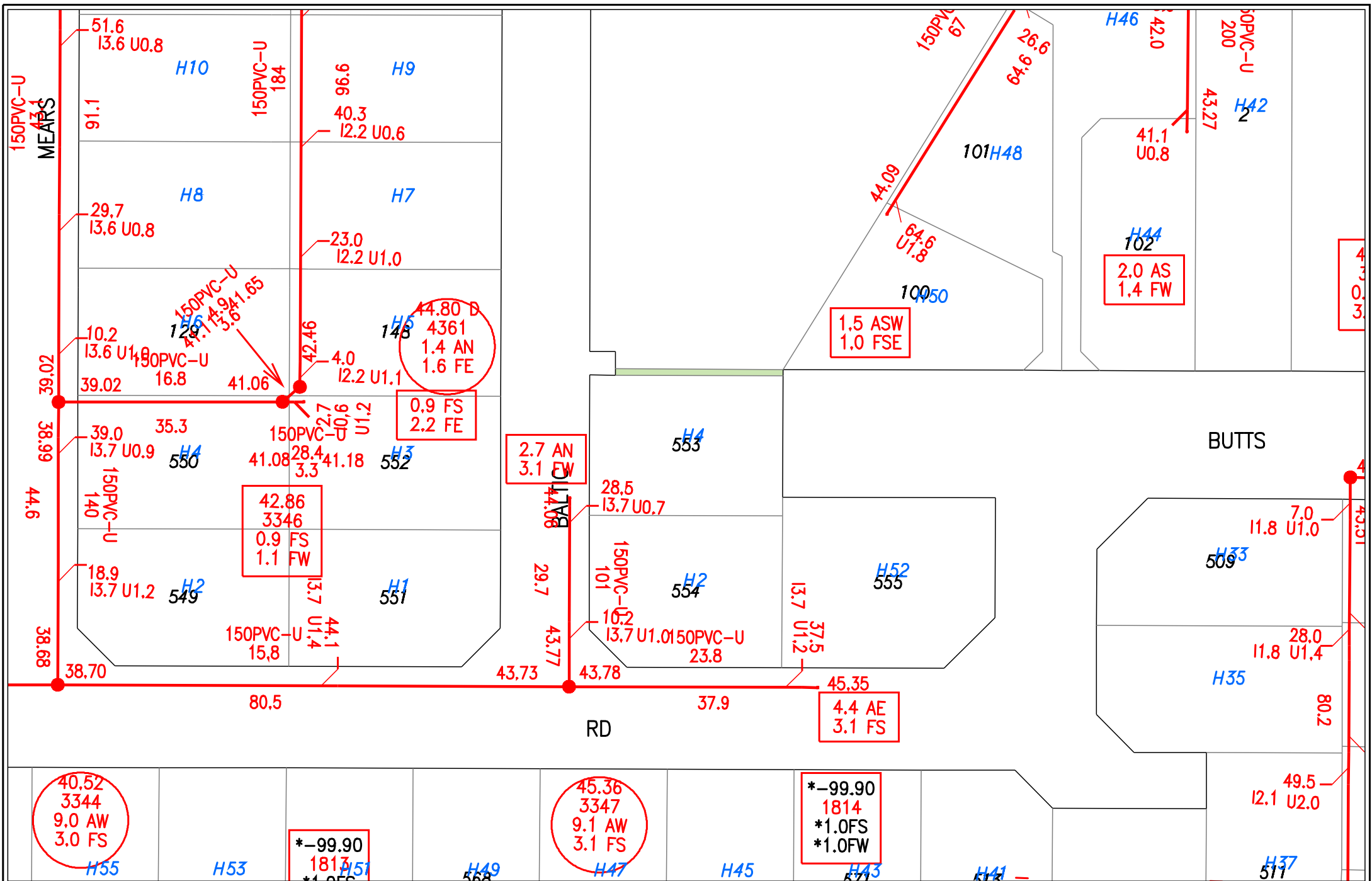
CONSIDERATION (Note 5)

Fifty Five Thousand Dollars (\$55,000.00)

TRANSFeree (Note 6)

JAZZCORP PTY LTD  
A.C.N. 078 596 077  
of PO Box 5549, Albany





Scale: 1:750 Centre Point: 117.878°, -34.999°

Sequence No: 232700815

Print Date: 28/11/2023 Page: 1 of 1



The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au).







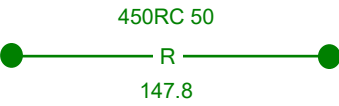










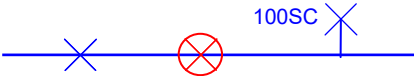
# Plan Legend (summary)



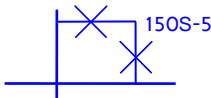
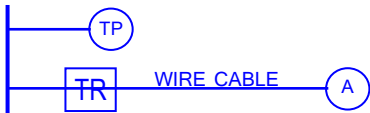





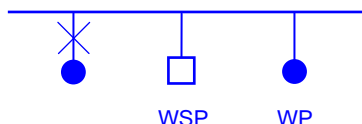
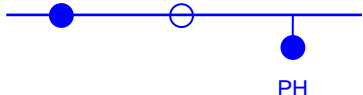
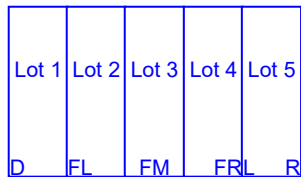


## INFORMATION BROCHURE

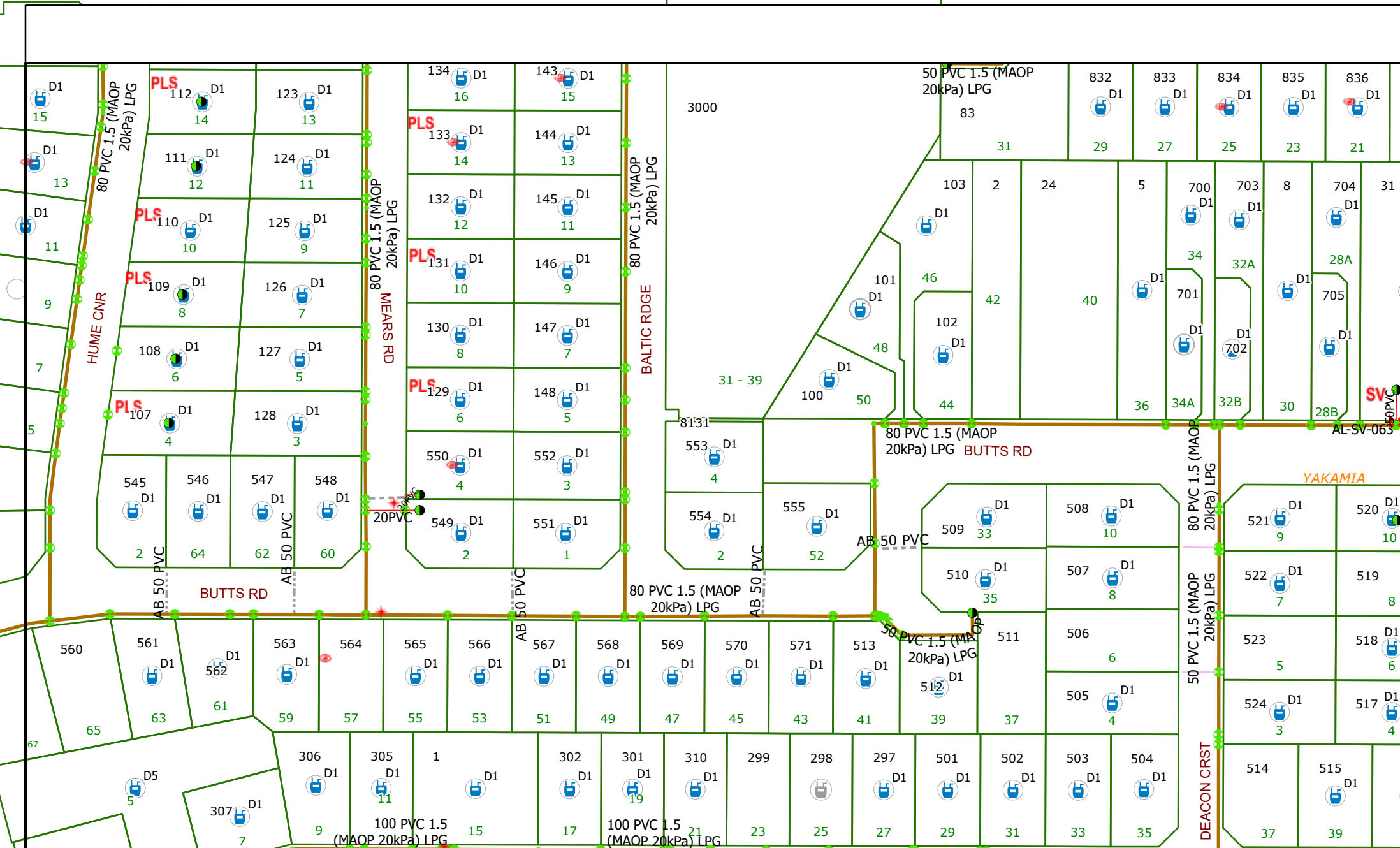


This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from [www.watercorporation.com.au](http://www.watercorporation.com.au). (Your business > Working near pipelines > Downloads)

**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><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></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><b>OTHER PIPE SYMBOLS</b></p> <p>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></p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p><b>CHANGE INDICATOR ARROW</b></p> <p>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></p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
  	<p><b>VALVES</b></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>

 	<b>FIRE SERVICES</b> 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.	
	<b>PIPE BYPASS</b> Bypass will not be on the same alignment as the main pipeline.	
	<b>CATHODIC PROTECTION (CP)</b> 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	
	<b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b> 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.	
	<b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b> -- 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.	
	<b>WASTEWATER MANHOLE INFORMATION BOXES</b> 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.	
	<b>HAZARDOUS MANHOLE</b> Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	<b>FLOWMETER</b> Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	<b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b> May be located adjacent to mains. Usually there will be some visible indication.	
	<b>Hydrant</b> May not be visible. <b>Hydrant Tee</b> May not be visible. <b>Pillar hydrant</b> Visible	
	<b>PRE-LAID SERVICES</b> 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.	
	<b>SEWER OR DRAINAGE PUMP STATION</b> Several pipes and a pressurised main will be in the vicinity.	
	<b>OPEN CHANNEL</b> 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.



Sequence No: 232700816

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd  
ABN 90 089 531 975

Job No: 35566627

Date: 28/11/2023

Location: 4 Baltic Rdge, Yakamia 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.






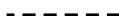

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# SYMBOLS SHEET

## GAS UTILITY NETWORK








### EXISTING GAS NETWORK

-  Transmission Pipelines
-  Distribution Pipelines
-  Distribution Pipe MAOP 350kPa
-  Distribution Pipe MAOP 70kPa
-  Distribution Pipe MAOP 7kPa
-  Not Gassed (none)
-  Service Pipe





### PROPOSED GAS NETWORK

-  Proposed Main
-  Common Trenching
-  Replacement Program

### ABANDONED GAS NETWORK

-  Inactive / Removed Meter
-  Abandoned Fitting
-  Abandoned Valve
-  Abandoned Gas Main
-  Abandoned Fitting SOLD
-  Abandoned Valve SOLD
-  Abandoned Gas Main SOLD

### COMPOUNDS

-  Gate Station
-  Pressure Reducing Station
-  L.P.G. Tank
-  Hydrogen Plant

### VALVES

-  Isolation Valves
-  Service Valves






### MONITORING DEVICES

-  Flow Monitoring Device
-  Pressure Monitoring Device



### ASSOCIATED INFRASTRUCTURE

-  Associated Asset




### DUCTS AND SLEEVES

-  Duct
-  Horizontal Boring
-  Sleeve
-  Road Crossing
-  Concrete Slabbing








### REGULATOR SETS

-  Regulator Set
-  Boundary Regulator




### DELIVERY POINTS

-  Meter
-  Interval Meter
-  Meter Set

### PIPE JUNCTIONS














-  End Cap
-  Expansion Joint
-  Reducer
-  Tee
-  Transition
-  Weld
-  Monolithic Joint
-  Stoppie
-  Odorizer
-  Junctions

### PROTECTION DEVICES



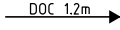
-  Test Point
-  Anode
-  Rectifier

## FEATURES






### FEATURE POINTS

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

### FEATURE LINES

-  Reference Line
-  Gas Pit
-  Arrow Pointer

### FEATURE POLYGONS






-  Proving Location
-  Pressure Upgrade
-  Not Gassed
-  Suburb
-  Local Government

## UNDERGROUND LEGEND

### Structures

-  Pillar
-  Metal Pole
-  Transformer Site
-  UG Crossing \*
-  Ring Main Unit
-  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
-  Pillar
-  Transformer site
-  HV Termination
-  LV Termination

### 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**.

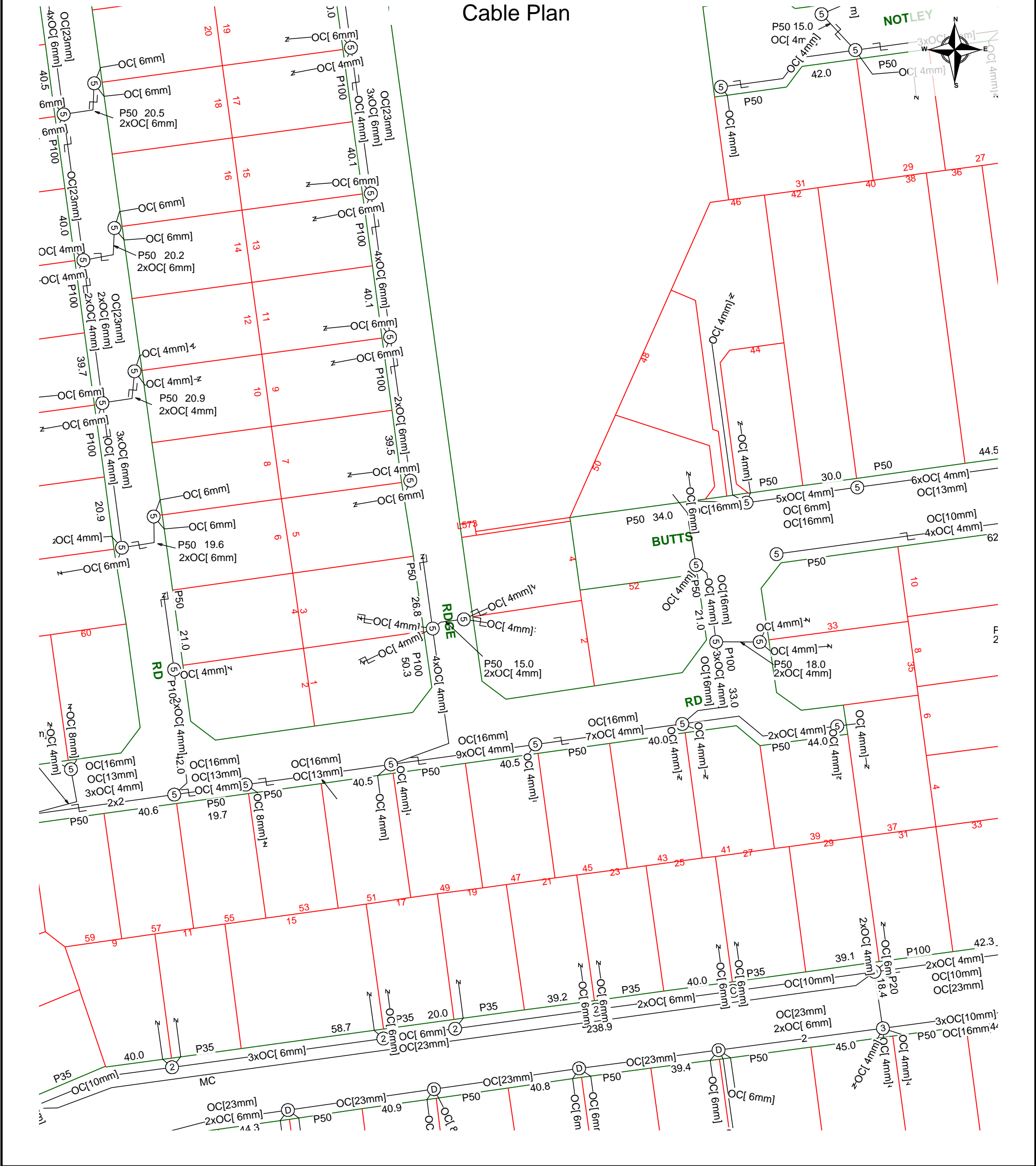
Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30


Information valid for 30 days  
from date of issue

A4 Scale : 1:2500

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

Cable Plan



	<p>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</p>	<p>Sequence Number: 232700818</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 28/11/2023 12:41:50</p>		<p>Please read Duty of Care prior to any excavating</p>

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

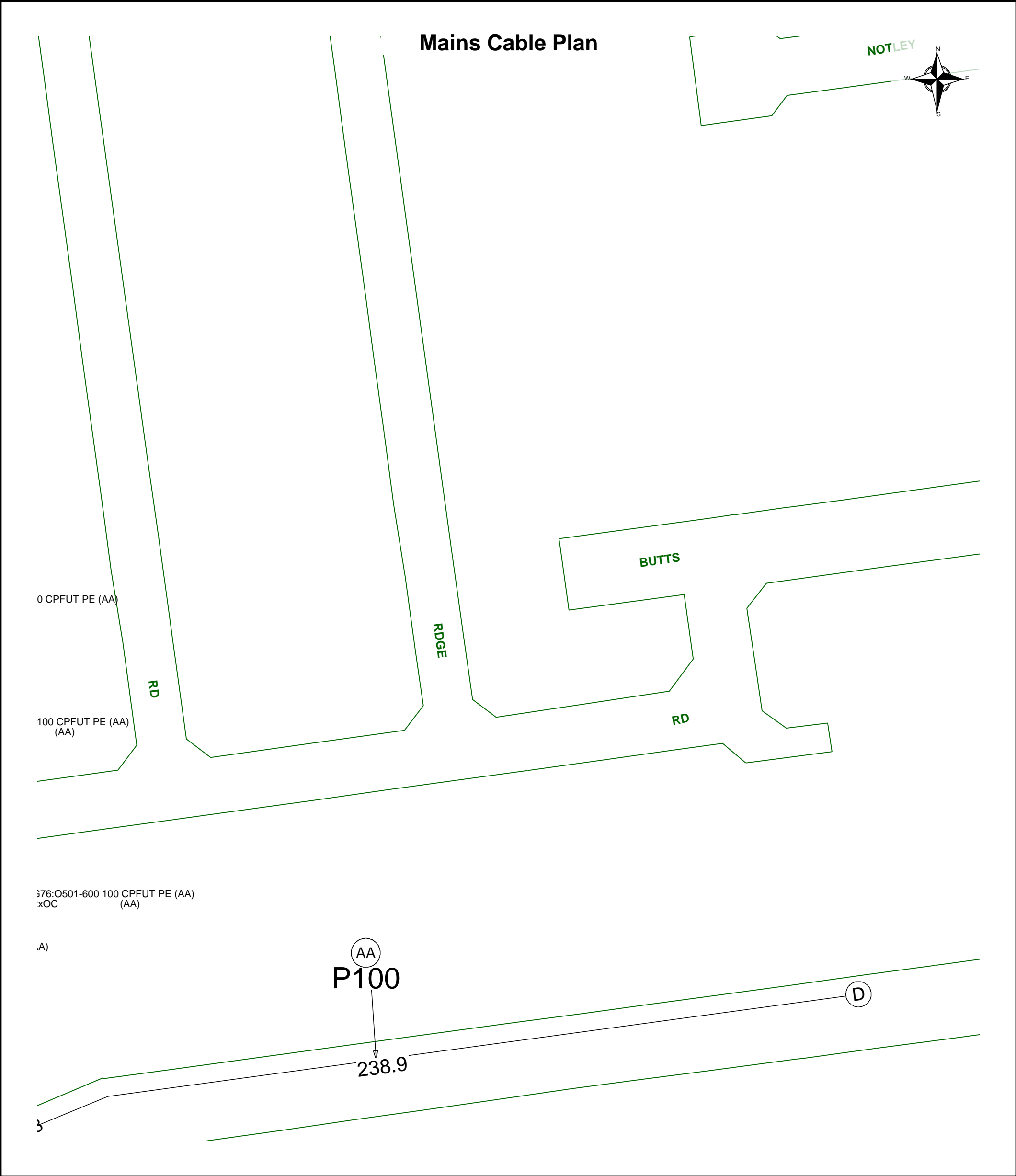
**WARNING**

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





	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: 232700818
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 28/11/2023 12:41:51	

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



## OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



### PDF Map Files (max size A3)

Adobe Acrobat Reader ( <http://get.adobe.com/reader/> ),



### DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) ( <https://viewer.autodesk.com/> ) or

Autodesk Design Review ( <http://usa.autodesk.com/design-review/> ) for DWF files.  
(Windows)



### Telstra BYDA map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

1800 653 935 (AEST Business Hours only)



### REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

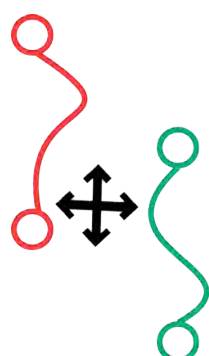
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



### Telstra New Connections / Disconnections

13 22 00



**Telstra asset relocation enquiries:** 1800 810 443 (AEST business hours only).

[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

<https://www.telstra.com.au/consumer-advice/digging-construction>

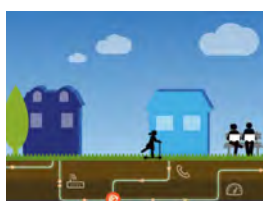


DBYD Certification

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

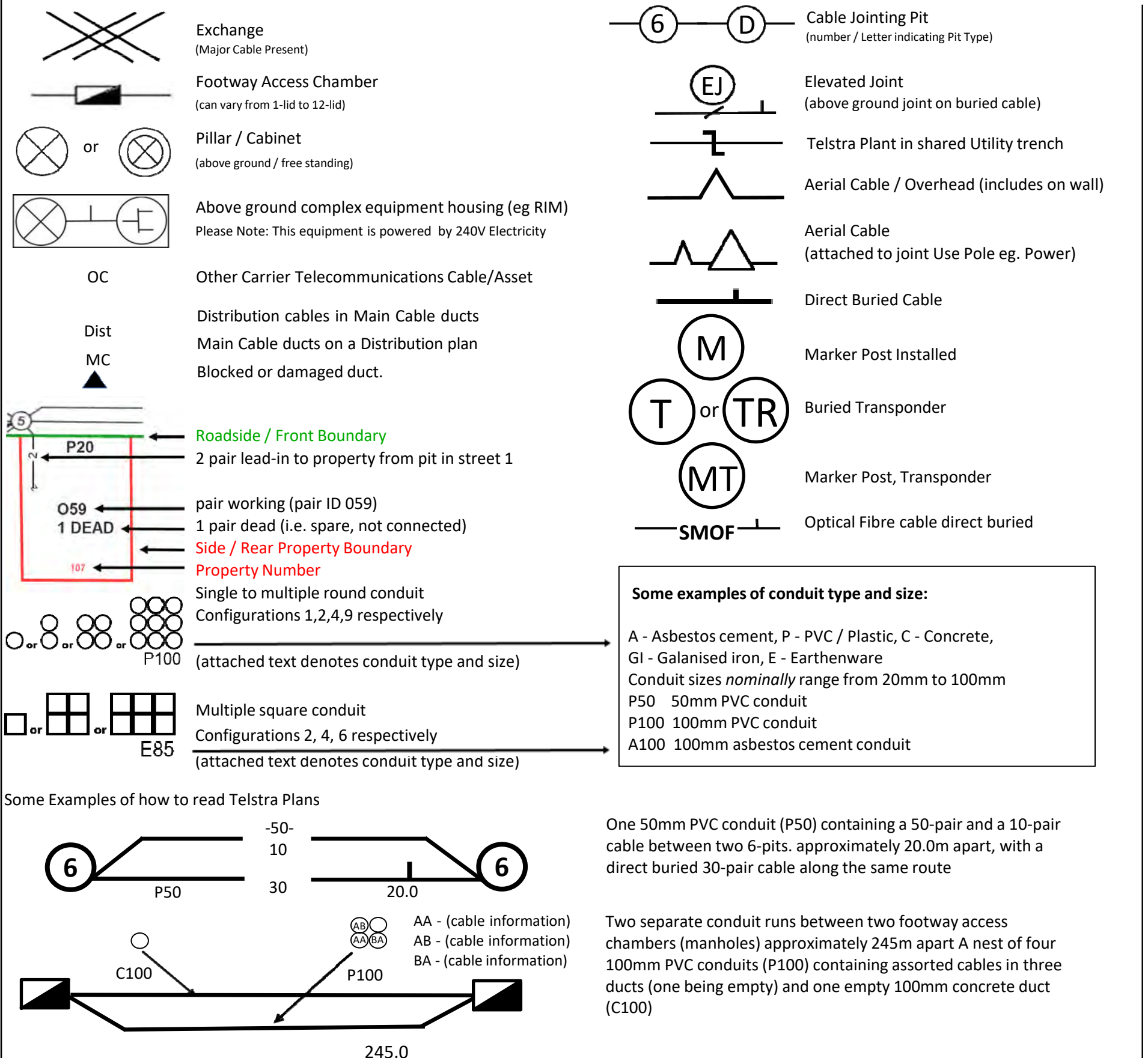
Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

# LEGEND



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



**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.