

FOR SALE



\$225,000

50B SYDNEY STREET, YAKAMIA



BIG BLOCK FOR BESPOKE HOME

- 1188sqm residential building lot
- Mostly cleared, grassy, all services ready
- Build big home, garages, shed
- Among quality properties, lovely leafy outlook
- Five minutes from town, near schools, shops



Land Size 1188 m2

Jeremy Stewart

0439 940 976

0898414022

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

50B SYDNEY STREET, YAKAMIA



Specification

Asking Price	\$225,000	Land Size	1188.00 m2
Bedrooms	N/A	Frontage	See Certificate of Title
Bathrooms	N/A	Restrictive Covenants	See Certificate of Title
Toilets	N/A	Zoning	Urban Development
Parking	N/A	School Zone	Yakamia Primary School & N.A.S.H.S
Sheds	N/A	Sewer	Available
HWS	N/A	Water	Available
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$1,383	Building Construction	N/A
Water Rates	\$1,564.13	Insulation	N/A
Strata Levies	N/A	Built/Builder	N/A
Weekly Rent	N/A	BAL Assessment	29

50b Sydney Street



Author:

Created: 16 Dec 2024 10:24:46 AM AEST
 https://www.landgate.wa.gov.au/?address=50B%20Sydney%20Street%2C%20YAKAMIA%206330&theme=15561d

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 Please refer to original documentation for all legal purposes.

0 0.007 0.014 0.02 0.027 km

50b Sydney Street



Author: Created: 16 Dec 2024 from <https://mapviewer.wa.gov.au/?address=50B%20Sydney%20Street%2C%20YAKAMIA%206330&theme=hybrid>



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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2950

731

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 4 ON DEPOSITED PLAN 413963

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN ALEXANDER JAMIESON
YUANPING BI
BOTH OF PO BOX 2036 ALBANY WA 6331
AS JOINT TENANTS

(T O318402) REGISTERED 8/1/2020

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

1. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 413963.
2. N937171 RESTRICTIVE COVENANT TO CITY OF ALBANY REGISTERED 5/7/2018.
3. N937172 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 5/7/2018.

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: DP413963
PREVIOUS TITLE: 1849-58
PROPERTY STREET ADDRESS: 50B SYDNEY ST, YAKAMIA.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY


<p>Plan Information</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Tenure Type</td><td>Freehold</td></tr> <tr><td>Plan Type</td><td>Deposited Plan</td></tr> <tr><td>Plan Purpose</td><td>Subdivision</td></tr> </table> <p>Plan Heading</p> <p>LOTS 1-4 AND EASEMENT</p> <p>Locality and Local Government</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Locality</td><td>YAKAMIA</td></tr> <tr><td>Local Government</td><td>CITY OF ALBANY</td></tr> </table> <p>Planning Approval</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Planning Authority</td><td>WAPC</td></tr> <tr><td>Reference</td><td>154824</td></tr> </table> <p>Roads</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Private Road or Private Right of Way Acquired</td><td>No</td></tr> <tr><td>Road Closure Action</td><td>No</td></tr> <tr><td>New Road or Road Extension Created</td><td>No</td></tr> <tr><td>Road Name Approval Exemption</td><td>No</td></tr> </table>	Tenure Type	Freehold	Plan Type	Deposited Plan	Plan Purpose	Subdivision	Locality	YAKAMIA	Local Government	CITY OF ALBANY	Planning Authority	WAPC	Reference	154824	Private Road or Private Right of Way Acquired	No	Road Closure Action	No	New Road or Road Extension Created	No	Road Name Approval Exemption	No	<p>Survey Details</p> <table border="1" style="width:100%; 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Lodgement and Examination
 Lodgement Date 13/06/2018
 Examination Date 03/07/2018

Western Australian Planning Commission
 Planning Approval Yes
 Reference 154624


 Delegate under S. 16 P&D Act 2005 Date 04-Jul-2018

In Order For Dealings
 Subject • Section 136C of the TLA 1893
 To • Section 165 of the P&D Act 2005
 • Section 129BA of the TLA 1893


 For Inspector of Plans and Surveys Date 04-Jul-18

Plan Approved

 Inspector of Plans and Surveys / Authorised Land Officer Date 05.07.2018



DEPOSITED PLAN
413963

VERSION NUMBER
 1

ENDORSEMENT SHEET

Deposited Plan 413963

Lot	Certificate of Title	Lot Status	Part Lot
1	2950/728	Registered	
2	2950/729	Registered	
3	2950/730	Registered	
4	2950/731	Registered	

N937172 NO^{LY}

05 Jul 2018 12:00:56 Perth



NOTIFICATION

LODGED BY

ADDRESS SOUTH PERTH SETTLEMENTS PTY LTD
SUITE 15, 83 MILL POINT ROAD, SOUTH PERTH
PO BOX 847

PHONE NO. SOUTH PERTH WA 6951

FAX NO. PH: 9474 2424 FAX: 9474 1240

REFERENCE NO.

ISSUING BOX NO. *68M*

PREPARED BY Harley Dykstra Pty Ltd

ADDRESS PO Box 778
Bunbury WA 6231

PHONE NO. 08 9792 6000 FAX NO. 08 9721 9611

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

3/3

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.	_____	Received items
2.	_____	Nes. <i>0</i>
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk <i>[Signature]</i>

ENDORISING INSTRUCTIONS

EXAMINED

Initials of signing officer

REGISTRAR OF TITLES

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
New Lots 1 - 4 on Deposited Plan 413963	Whole		

REGISTERED PROPRIETOR OF LAND

Stephen Michael Slack
Anita Margaret Slack
Both of 50-56 Sydney Street, Yakamia, Albany
As joint tenants

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.

Dated this *Eighth* day of *May* 20 *18*

For: WESTERN AUSTRALIAN PLANNING COMMISSION

Stephen Petersen

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.

N937171 RC

05 Jul 2018 12:00:56 Perth



Lodged By ~~PHILIP WYATT LAWYERS~~

~~PO BOX 1026~~

~~ALBANY WA 6331~~

Address

Phone No. ~~(08)9842 8464~~

Fax No. ~~(08)9841 1446~~

E-Mail ~~phil@plwyattlawyer.com.au~~

Reference No. PW:EB:108/2018

Issuing Box No.

SOUTH PERTH SETTLEMENTS PTY LTD
SUITE 15, 83 MILL POINT ROAD, SOUTH PERTH

PO BOX 847

SOUTH PERTH WA 6951

PH: 9474 2424 FAX: 9474 1240

Prepared By PHILIP WYATT LAWYERS

PO BOX 1026

ALBANY WA 6331

Address

Phone No. (08)9842 8464

Fax No. (08)9841 1446

E-Mail phil@plwyattlawyer.com.au

Reference No. PW:EB:108/2018

Issuing Box No.

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

2/2

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1. Letter	Received Items
2. Cheque	Nos. 0
3. Lodging slip	
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

Executed the parties as a Deed the 12th day of June 2018.

Signed by
Stephen Michael Slack
in the presence of

)
) *[Signature]*
)

Witness Signature

[Signature]

Print name

Simona Damm

Address

116 Serpentine Road, Albany

Occupation

operations Co-ordinator

Signed by
Anita Margaret Slack
in the presence of

)
) *[Signature]*
)

Witness Signature

[Signature]

Print name

Simona Damm

Address

116 Serpentine Road Albany

Occupation

operations Co-ordinator

The COMMON SEAL of the
CITY OF ALBANY
was hereunto affixed by authority
of the Council in the presence of

)
)
)
)



[Signature]

Signature of Mayor

[Signature]

Signature of Chief Executive Officer

Dennis William Wellington
Name of Mayor (in full)

Andrew James Sharpe
Name of Chief Executive Officer (in full)

Consent

The Mortgagee, Bank of Western Australia, under Mortgage Number J774606 consents to this deed.

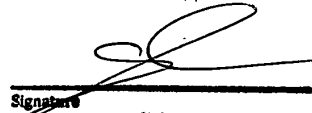
EXECUTED by COMMONWEALTH BANK
OF AUSTRALIA TRADING AS BANKWEST
ABN 48 123 123 124 by its duly
constituted attorney under power
of attorney no. M26349

Dated 7th August 2012 who at the date
hereof had no notice of revocation of such
power of attorney in the presence of


An Officer of the Bank

Zach Makavillitogio
Witness name

by its attorney



Signature GAVIN POOL

Name Manager - Group Lending Services

Title _____

4. Covenant Running with Land

The Subdivider intends that the burden of the restrictive covenant contained in this deed will run with Lots 2 and 4 and will be enforceable against the Subdivider and every subsequent registered proprietor of Lots 2 and 4.

5. Further Assurances

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

6. Legal Costs and Duty

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

Deposited Plan means deposited plan 413963

5774606

fn

Encumbrance means Mortgage ~~177406~~ to Bank of Western Australia

Land means the Land situated at 50 Sydney Street, Yakamia, Western Australia and being:

Lot 50 on Deposited Plan 72556 and being the whole of the land in Certificate of Title Volume 1849 Folio 58;

Lot 2 means Lot 2 on Deposited Plan 413963

fn

Lot 4 means Lot 4 on Deposited Plan 413963

Restrictive Covenant means the restrictive covenant granted by the Subdivider in favour of the City in clause 2

WAPC means the Western Australian Planning Commission

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;

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. Restrictive Covenant

The Subdivider covenants with the City under and by virtue of the provisions of Section 129BA of the Transfer of Land Act 1893 (as amended) that habitable buildings are only to take place outside of areas identified as BAL – 40 or BAL – Flame Zone on Lots 2 and 4.

3. Burden

The parties intend that the restrictive covenant contained in this deed will burden Lots 2 and 4 and be registered against the title for Lots 2 and 4 accordingly.

BLANK INSTRUMENT FORM

Deed of Restrictive Covenant

(Note 1)

This Deed is made

Between :

Stephen Michael Slack and Anita Margaret Slack both of 50-56 Sydney Street Yakamia Albany Western Australia ("the Subdivider")

and

City of Albany of 102 North Road, Albany, Western Australia ("the City")

Background :

- A. The Subdivider is registered as the proprietor of the Land, which is subject to the Encumbrance but is otherwise free of encumbrances.
- B. The Subdivider proposes to make an application as registered proprietor to register the Deposited Plan.
- C. The Subdivider has sought and received from WAPC approval to subdivide the Land, in accordance with the Deposited Plan, of which the Burdened Land forms part.
- D. The Burdened Land is situated within the municipality of the City.
- E. The Subdivider is required, as a condition of subdivision, to enter into this Restrictive Covenant and the Subdivider enters into this Deed pursuant to Section 129BA of the Transfer of Land Act 1893 for the benefit of the City and to comply with that condition of subdivision.

Operative Part :

1. Definitions and Interpretations

1.1 Definitions

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

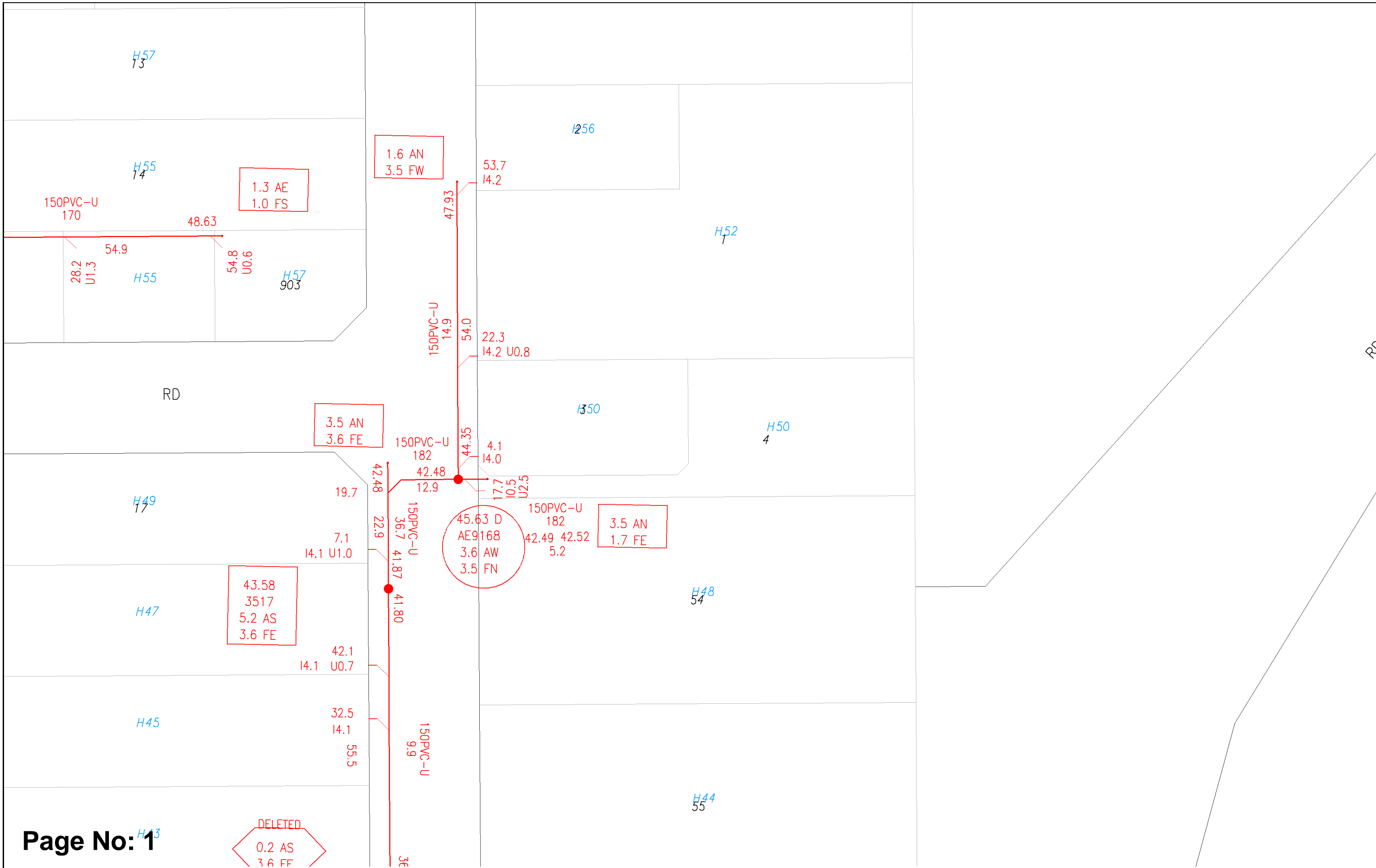
Burdened Land means the land situated at 50 Sydney Street, Yakamia, Western Australia and being:

Lot 2 on Deposited Plan 413963 and being the whole of the land in Certificate of Title Volume

Folio ;

Lot 4 on Deposited Plan 413963 and being the whole of the land in Certificate of Title Volume

Folio ;



Page No: 1

DELETED
0.2 AS
3.6 FE



Scale: 1:750
 Job No.: 38296329
 Sequence No.: 248891694
 Print Date: 17 Dec 2024



Sewer

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Page No: 1 ^{H43}



Scale: 1:750
 Job No.: 38296329
 Sequence No.: 248891694
 Print Date: 17 Dec 2024



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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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>

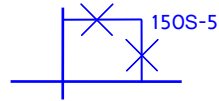


FIRE SERVICES

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

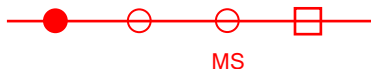
TR transformer rectifier



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

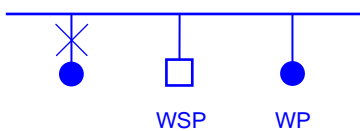
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



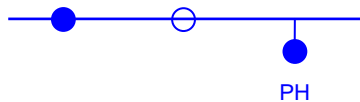
FLOWMETER

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

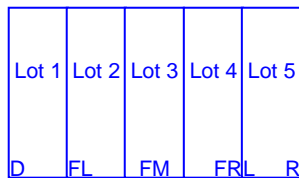
May not be visible.

Hydrant Tee

May not be visible.

Pillar hydrant

Visible



PRE-LAID SERVICES

D Deferred

FL Fully 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.

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**.

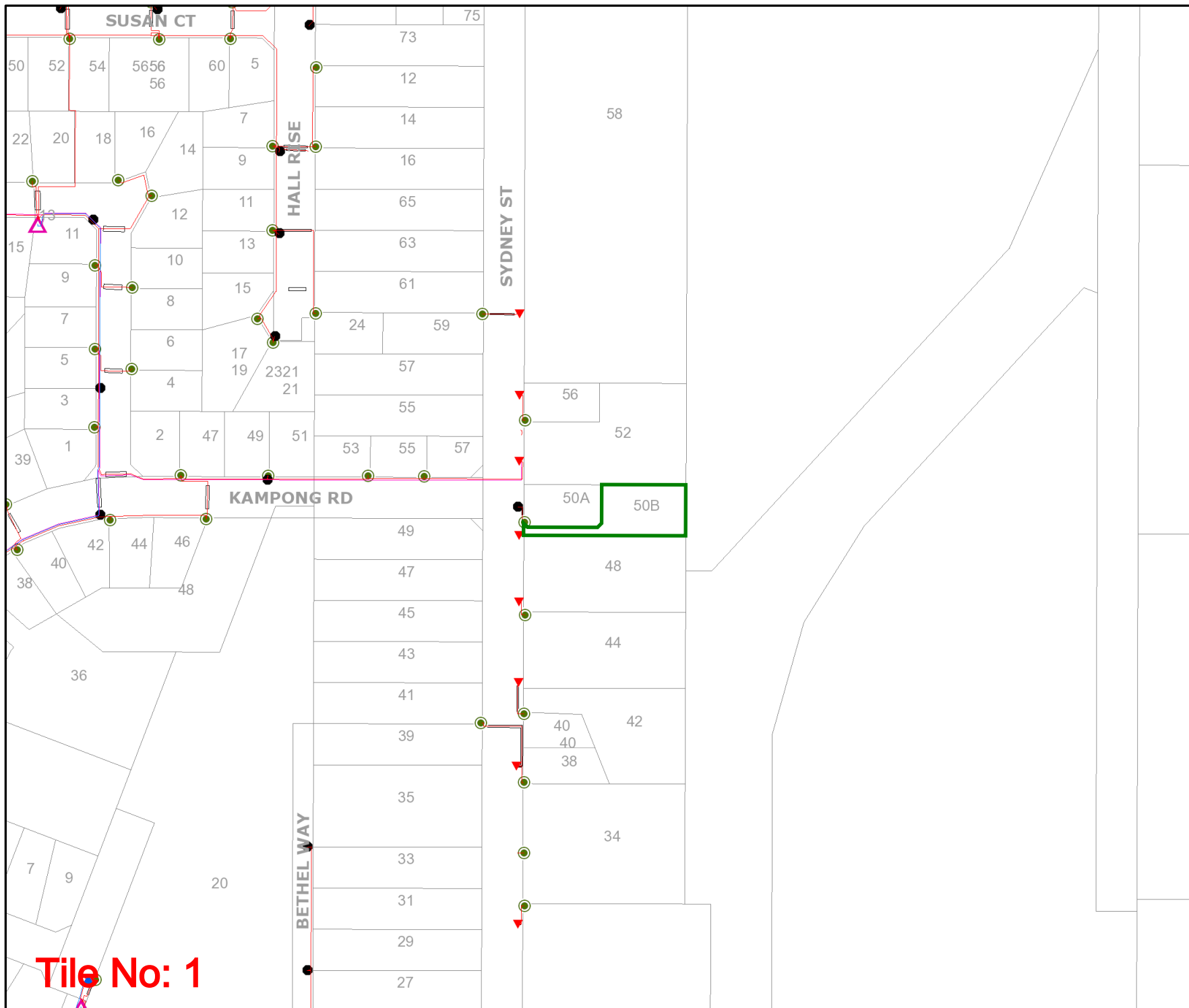
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

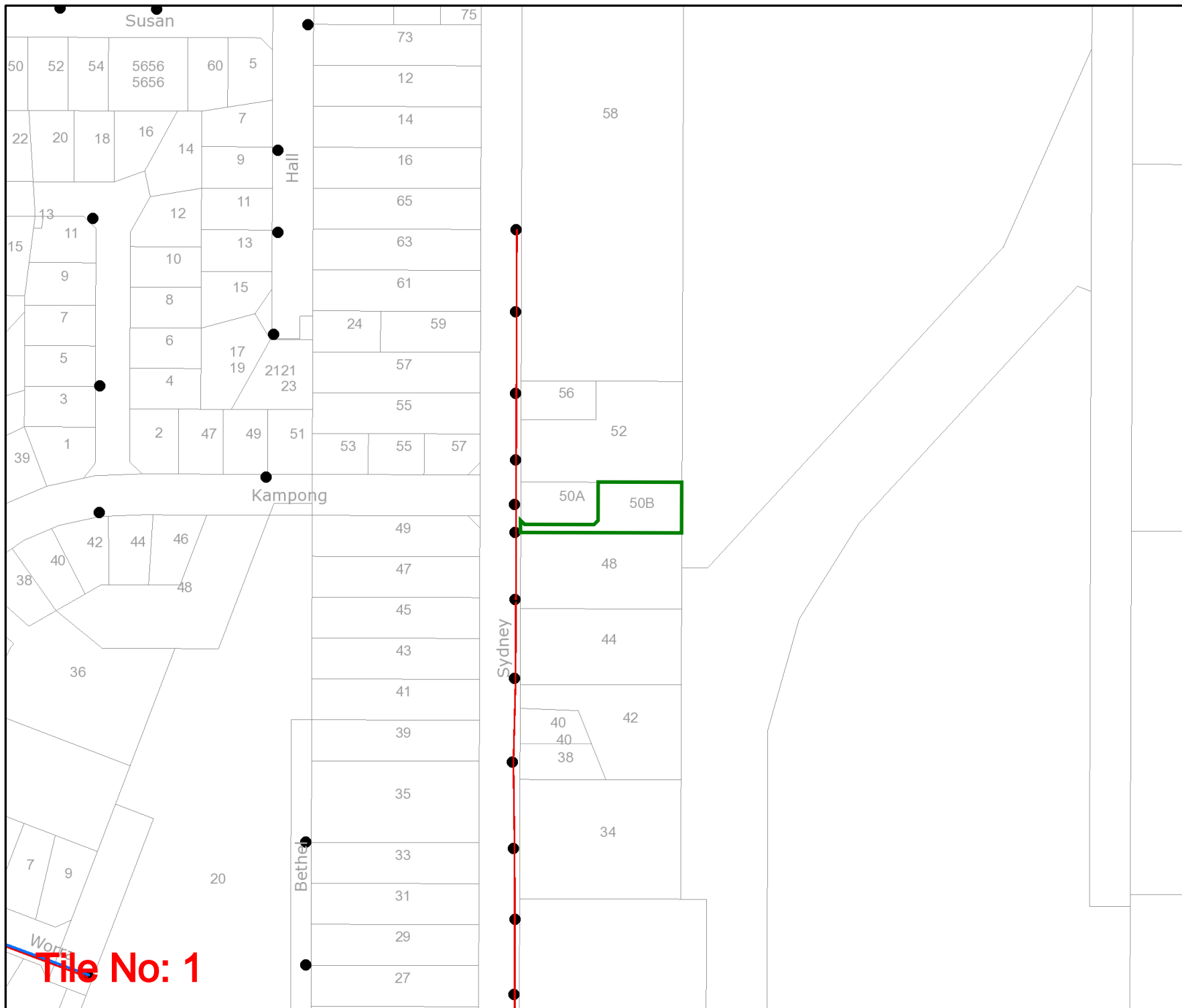
A4

Scale : 1:2500

WARNING! Look out for overhead power lines



Tile No: 1



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

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 ASSETS

- Proposed Meter
- 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
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

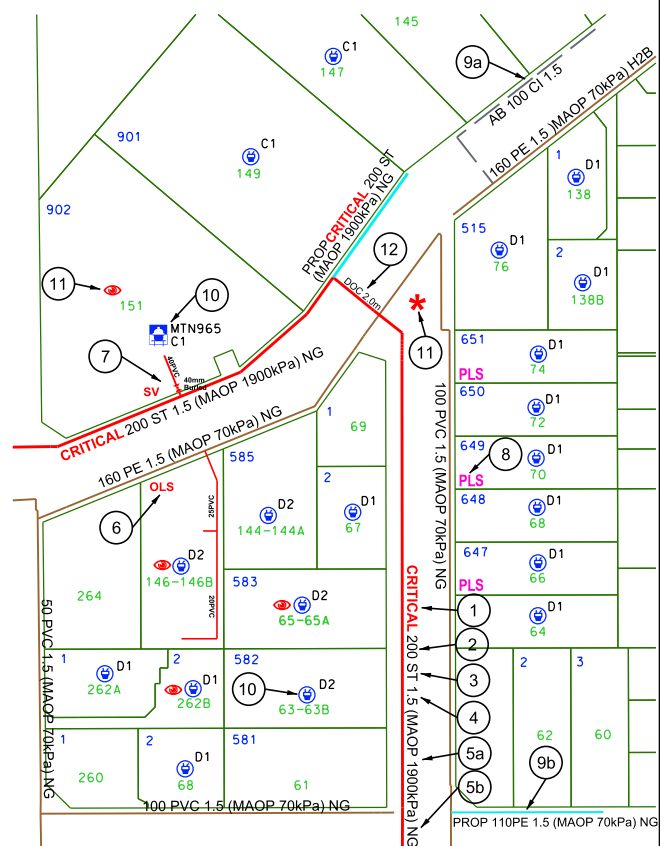
- Test Point
- Anode
- Rectifier

FEATURES


- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not Connected | Pre-Laid Service Tee | Proving Location | |
| Gas Service | Asset end on Main | Pressure Upgrade | |
| Sign | Asset ends on Direction Peg | | |
| Offline Service | | | |

Asset Identification Legend

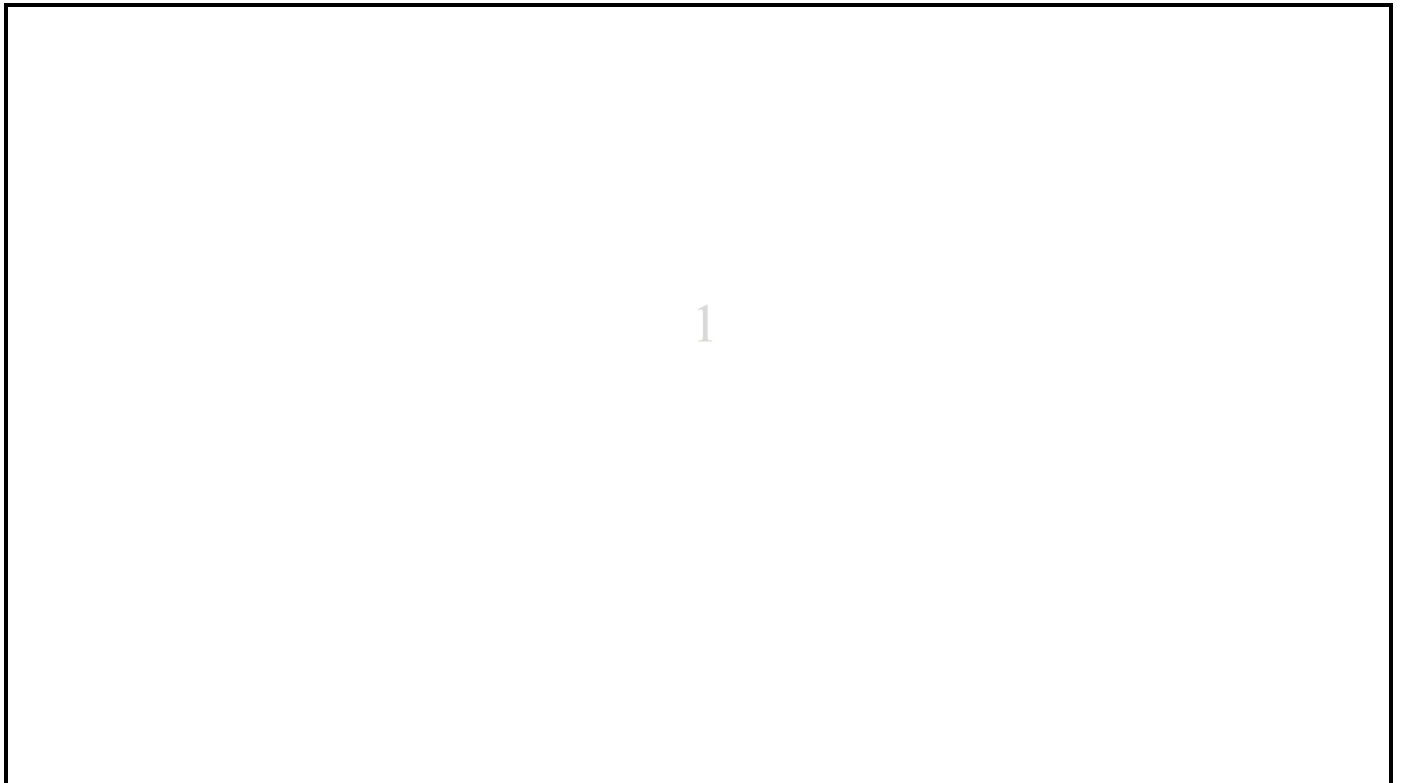
1. **Critical Asset** (See Cover Sheet WARNINGS)
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas Type:
NG = Natural Gas.
H2B = Natural Gas Blended with % Hydrogen.
LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
(WARNING OLS may not always be shown on plan).
See Cover Sheet for More Information.
7. Service Valve in the vicinity
(NOTE: Service Valve may be "BURIED")
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.



To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	38296329	
Sequence #	248891692	
Issue Date:	17/12/2024	
Location:	50b Sydney St , Yakamia , WA , 6330	

Indicative Plans

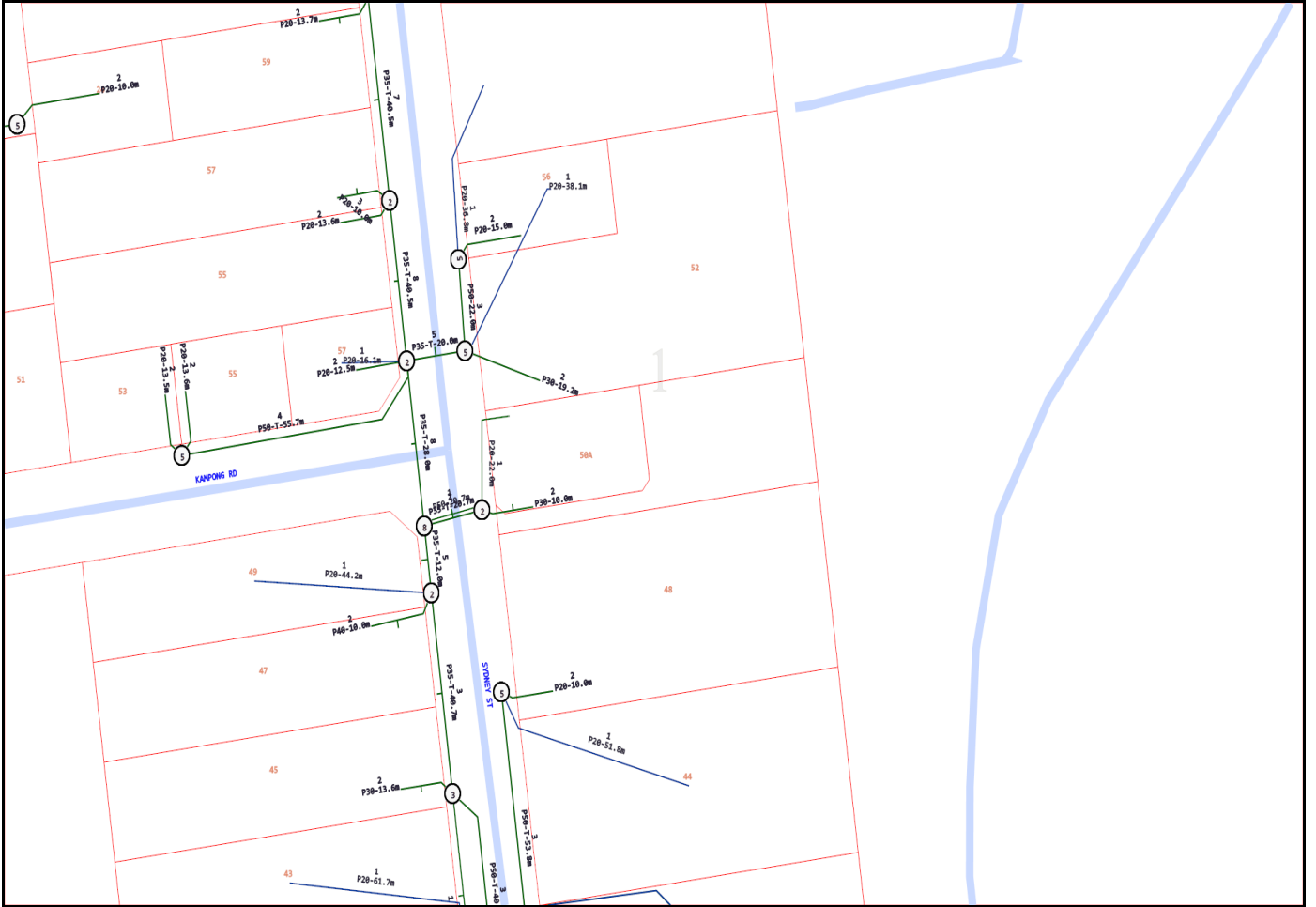




LEGEND



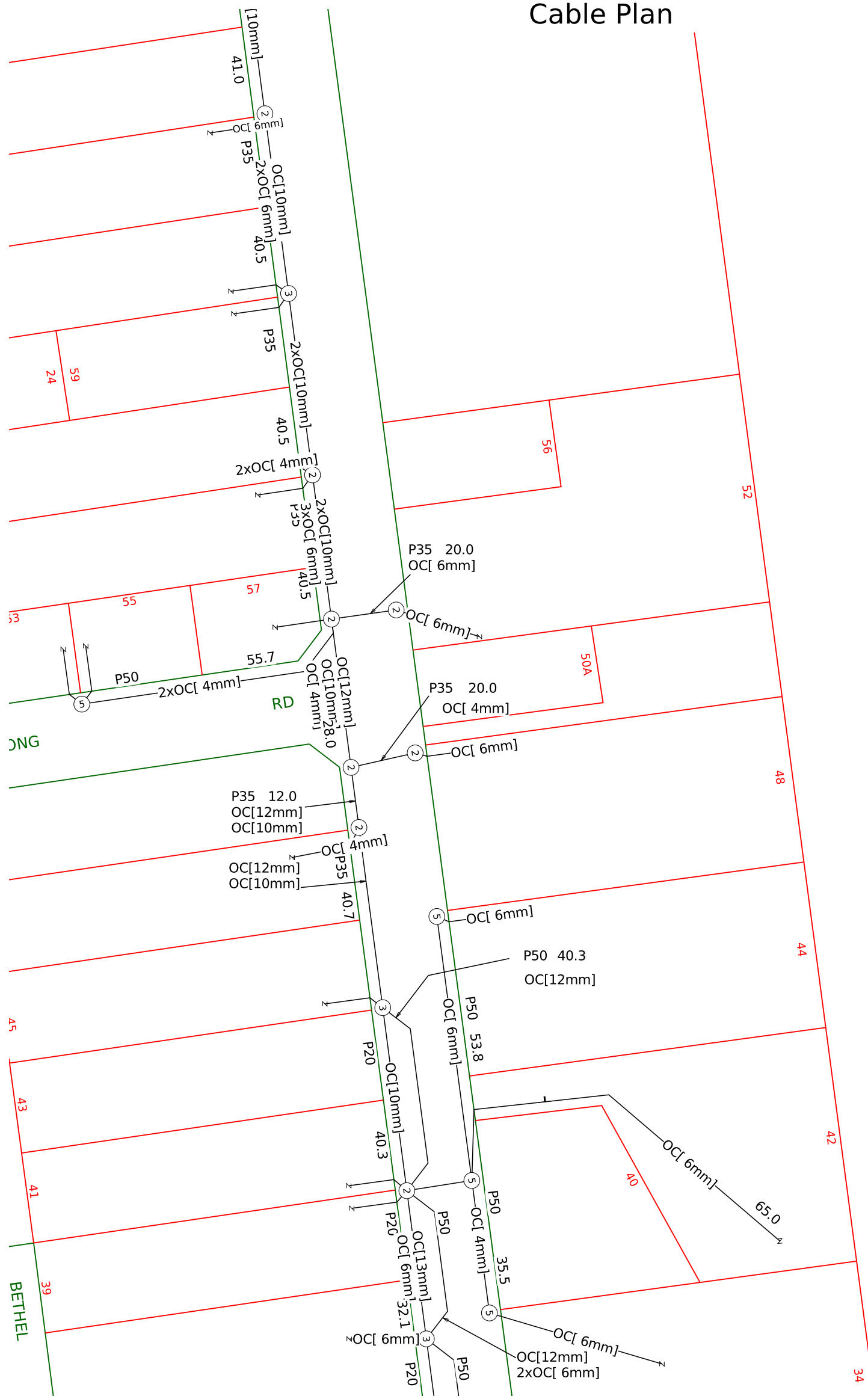
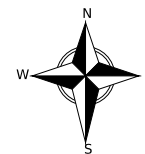
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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 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"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



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.

Cable Plan



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

Sequence Number: 248891693

Please read Duty of Care prior to any excavating

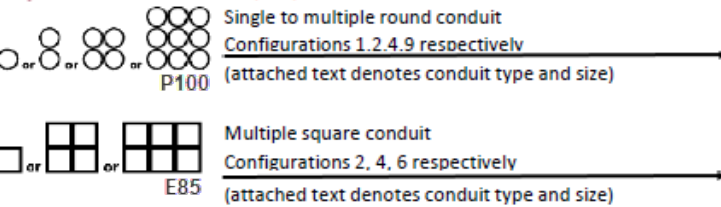
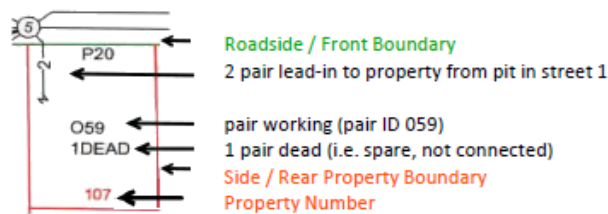
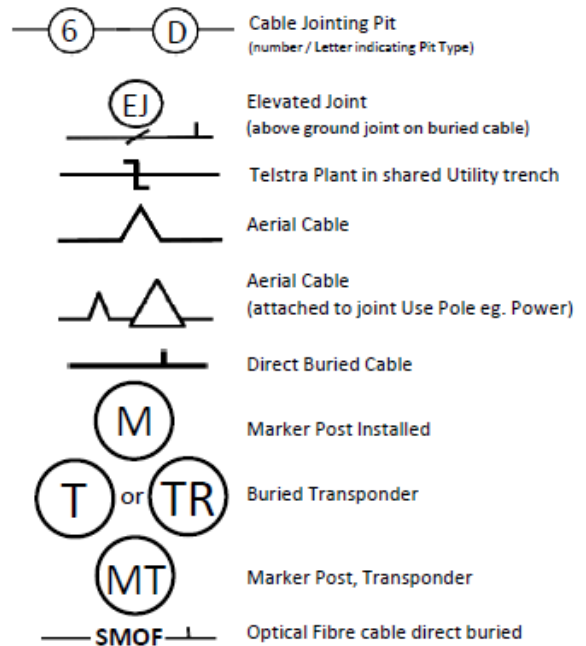
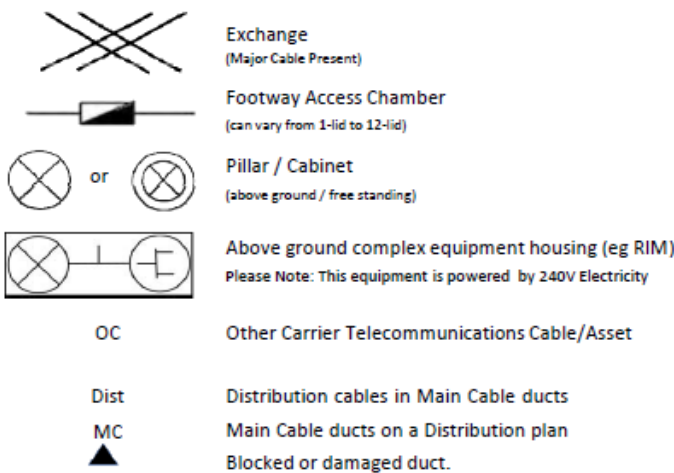
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 18/12/2024 02:25:40

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



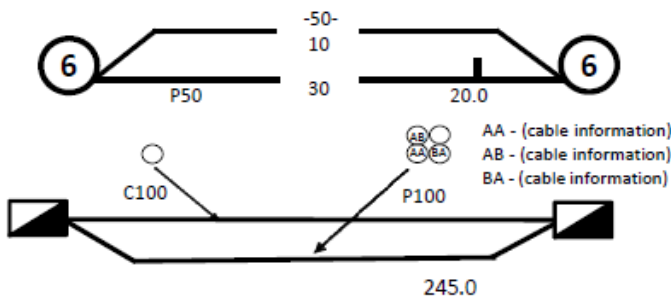
Some examples of conduit type and size:

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