

FOR SALE



Offers Above \$249,000

25 SUFFOLK STREET, MOUNT CLARENCE



BUILD FOR LIVABILITY AND LIFESTYLE

- Approx 490 sqm residential building block
- 700m to town, walk to shops and cafés
- Right next to Albany Primary and Albany Senior High Schools
- Suit families, couples, investors, ideal for lock-and-leave
- Titles are available, water and sewer available



Land Size 490 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**

25 SUFFOLK STREET, MOUNT CLARENCE



Specification

Asking Price	Offers Above \$249,000	Land Size	490.00 m2
Bedrooms	N/A	Frontage	See Certificate of Title
Bathrooms	N/A	Restrictive Covenants	See Certificate of Title
Toilets	N/A	Zoning	Residential / R30
Parking	N/A	School Zone	Albany Primary School / A.S.H.S
Sheds	N/A	Sewer	Available
HWS	N/A	Water	Available
Solar	N/A	Internet Connection	N/A
Council Rates	N/A	Building Construction	N/A
Water Rates	N/A	Insulation	N/A





Author: Created: 18 December 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

4064 390

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 102 ON DEPOSITED PLAN 422814

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PETRA FUTURES PTY LTD OF 19 DARGIN PLACE GREENWOOD WA 6024

(AF Q245037) REGISTERED 10/12/2024

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

1. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 422814.
2. Q245038 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 10/12/2024.
3. Q245039 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 10/12/2024.

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: DP422814
PREVIOUS TITLE: 1146-24
PROPERTY STREET ADDRESS: 25 SUFFOLK ST, MOUNT CLARENCE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 422814

Lot	Certificate of Title	Lot Status	Part Lot
101	4064/389	Registered	
102	4064/390	Registered	

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 101+102 AND EASEMENT

Locality and Local Government

Locality	MOUNT CLARENCE
Local Government	CITY OF ALBANY

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	161254

Survey Details

Survey Method	Conventional Survey
Field Records	159010
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) survey and from measurements recorded in the field records,
 undertaken for the purposes of this plan and that it complies with the relevant written
 law(s) in relation to which it is lodged.

M. J. [Signature] 2022.08.11 07:52:11 +0800
 MICHAEL JOSEPH NORMAN
 Licensed Surveyor Date

Survey Organisation

Name	JOHN KINNEAR & ASSOCIATES
Address	ALBANY 6330
Phone	08 98421353
Fax	08 98421570
Email	jke@jkaib.com
Reference	G660

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
101-102	DP161934	LOT 710	1146-24	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(A)	EASEMENT (Drainage)	SEC. 136C OF THE TLA 1893	THIS PLAN	LOT 102	Lots on this plan 101	

New Memorials and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Hazards or Other Factors)	SEC. 185 OF THE P&D ACT 2006	DOC Q245038	LOT(S) 101+102		Land is within a Bushfire Prone Area
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC. 70A OF THE TLA 1893	DOC Q245039	LOT(S) 101+102		Storm water attenuation



JOHN KINNEAR AND ASSOCIATES
 100 ALBANY STREET
 ALBANY WA 6330
 PHONE 08 98421353
 FAX 08 98421570
 EMAIL jka@jkaib.com

ADDITIONAL SHEETS
 ENDORSEMENT SHEET

SHEET
 1

OF

2

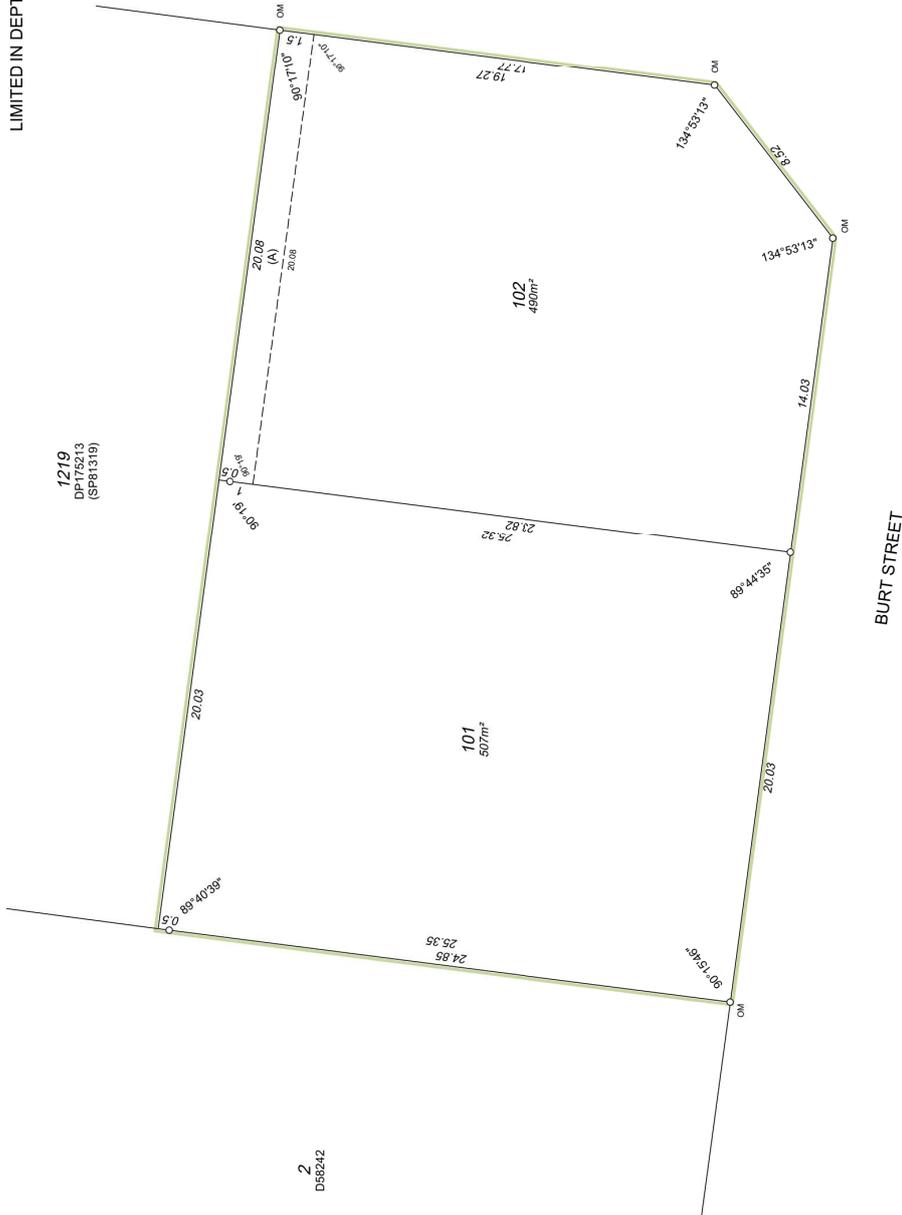
SHEETS

VERSION NUMBER
 1

DEPOSITED PLAN
 422814

LIMITED IN DEPTH TO 60.96 METRES

1219
DP-175213
(SP81319)



2
D88242



SCALE 1:150 @ A2



ALL DIMENSIONS ARE IN METRES



JOHN KINNEAR AND ASSOCIATES
SURVEYORS
100 CANNON STREET
PERTH WA 6150
PHONE 08 9442 2222
WWW.KINNEAR.COM.AU

ADDITIONAL SHEETS
ENDORSEMENT SHEET

SHEET 2 OF 2

VERSION NUMBER 1

DEPOSITED PLAN
422814

Lodgement and Examination

Lodgement Date	11/08/2022
Examination Date	11/08/2022

Western Australian Planning Commission

Planning Approval	Yes
Reference	161254



Delegate under S. 16 P&D Act 2005 | Date | 23-Oct-2024

In Order For Dealings

Subject To

- Section 165 of the P&D Act 2005
- Section 70A of the TLA 1893
- Section 136C of the TLA 1893



For Inspector of Plans and Surveys / Authorised Land Officers | Date | 23.10.2024

Plan Approved

Inspector of Plans and Surveys / Authorised Land Officer | Date | 10.12.2024



ENDORSEMENT SHEET

VERSION NUMBER

1

DEPOSITED PLAN
422814

Q245038 NO

10 Dec 2024 15:08:27 Midland



NOTIFICATION

LODGED BY

ADDRESS

Yujnovich Holdings Pty Ltd, T/as



classic
CONVEYANCING

ABN 32 100 118 090
ACH 100 118 090

PHONE NO.

FAX NO.

REFERENCE NO.

LTO Box 56U

Independent Licensed Real Estate Settlement Agent
Incorporating: FERGUSON SETTLEMENTS
PO BOX 421 MIRRABOOKA WA 6941
Telephone: (08) 9379 0288 Facsimile (08) 9379 0255

ISSUING BOX NO. **56U**

PREPARED BY Petra Futures Pty Ltd

ADDRESS 19 Dargin PLace
GREENWOOD WA 6024

PHONE NO.

FAX NO.

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

2/3

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.	_____	Received items
2.	_____	Nos.
3.	_____	
4.	_____	0
5.	_____	
6.	_____	Receiving Clerk IAS

ENDORISING INSTRUCTIONS

EXAMINED

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 Book

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
Lot 101 on Deposited Plan 422814 Lot 102 on Deposited Plan 422814	Whole Whole		

REGISTERED PROPRIETOR OF LAND

Petra Futures Pty Ltd of ^A ACN 636101918
19 Dargin Place
GREENWOOD WA024

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 28th day of September 20 22

Western Australian Planning Commission



Planning Administration Manager
Under authority delegated pursuant to s.16
of the Planning & Development Act 2005
Rosa Rigall

For: WESTERN AUSTRALIAN PLANNING COMMISSION

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. 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 initiated by the persons signing this document and their witnesses.

NOTES

1. **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 number to be stated.
2. **REGISTERED PROPRIETOR**
 State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
 State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
 Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
 To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
 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

Q245039 NR CALLY

10 Dec 2024 15:08:27 Midland



NOTIFICATION

LODGED BY



Vujnovich Holdings Pty Ltd, T/as
ABN 32 100 118 090
ACN 100 118 090

classic
CONVEYANCING

Independent Licensed Real Estate Settlement Agent
Incorporating: FERGUSON SETTLEMENTS
PO BOX 421 MIRRABOOKA WA 6941
REFERENCE No. Telephone: (08) 9379 0288 Facsimile (08) 9379 0255

ISSUING BOX No. **564**

PREPARED BY: Petra Futures Pty Ltd

ADDRESS: 19 Dargin Place
GREENWOOD WA 6024

PHONE No. FAX No.

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

3/3

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	0
5. _____	Receiving Clerk
6. _____	LAB

Lodged 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.

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 101 on Deposited Plan 422814 Lot 102 on Deposited Plan 422814	Whole Whole		

REGISTERED PROPRIETOR (Note 2)

Petra Futures Pty Ltd (ACN 636 101 918)
19 Dargin Place
GREENWOOD WA 6024

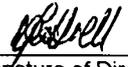
LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

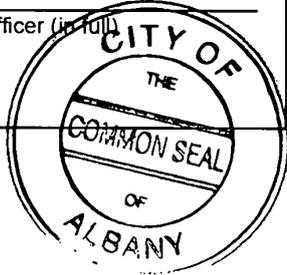
City of Albany
PO Box 484
ALBANY WA 6331

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

Upon development of the lot, stormwater attenuation is to be installed to the satisfaction of the City of Albany, in accordance with the City of Albany's Subdivision and Development Guidelines.

Dated this 6 day of December Year 2024

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)	REGISTERED PROPRIETOR/S SIGN HERE (Note 6)
<p>The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of:</p> <p></p> <p>Signature of Mayor</p> <p><u>DENNIS WILLIAM WELLINGTON</u></p> <p>Name of Mayor (in full)</p> <p></p> <p>Signature of Chief Executive Officer</p> <p><u>ANDREW JAMES SHARPE</u></p> <p>Name of Chief Executive Officer (in full)</p>	<p>EXECUTED by PETRA FUTURES PTY LTD (ACN 636 101 918)</p> <p></p> <p>Signature of Director</p> <p><u>TIMOTHY COTTRELL</u></p> <p>Name of Director</p> <p></p> <p>Signature of Director/Secretary</p> <p><u>NERIDA COTTRELL</u></p> <p>Name of Director/Secretary</p>





Page No: 1



Scale: 1:750
 Job No.: 38303125
 Sequence No.: 248933859
 Print Date: 18 Dec 2024



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

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.

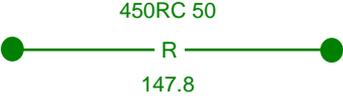
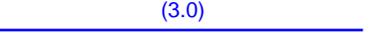
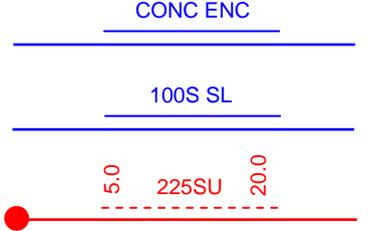
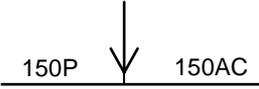
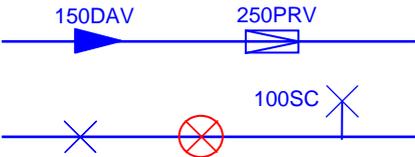
Plan Legend (summary)

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 style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>  	<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>

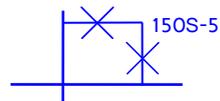


FIRE SERVICES

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

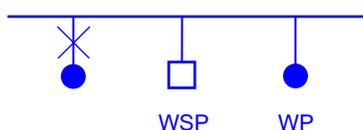
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



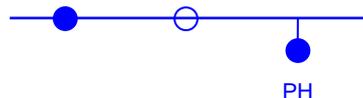
FLOWMETER

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.

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)

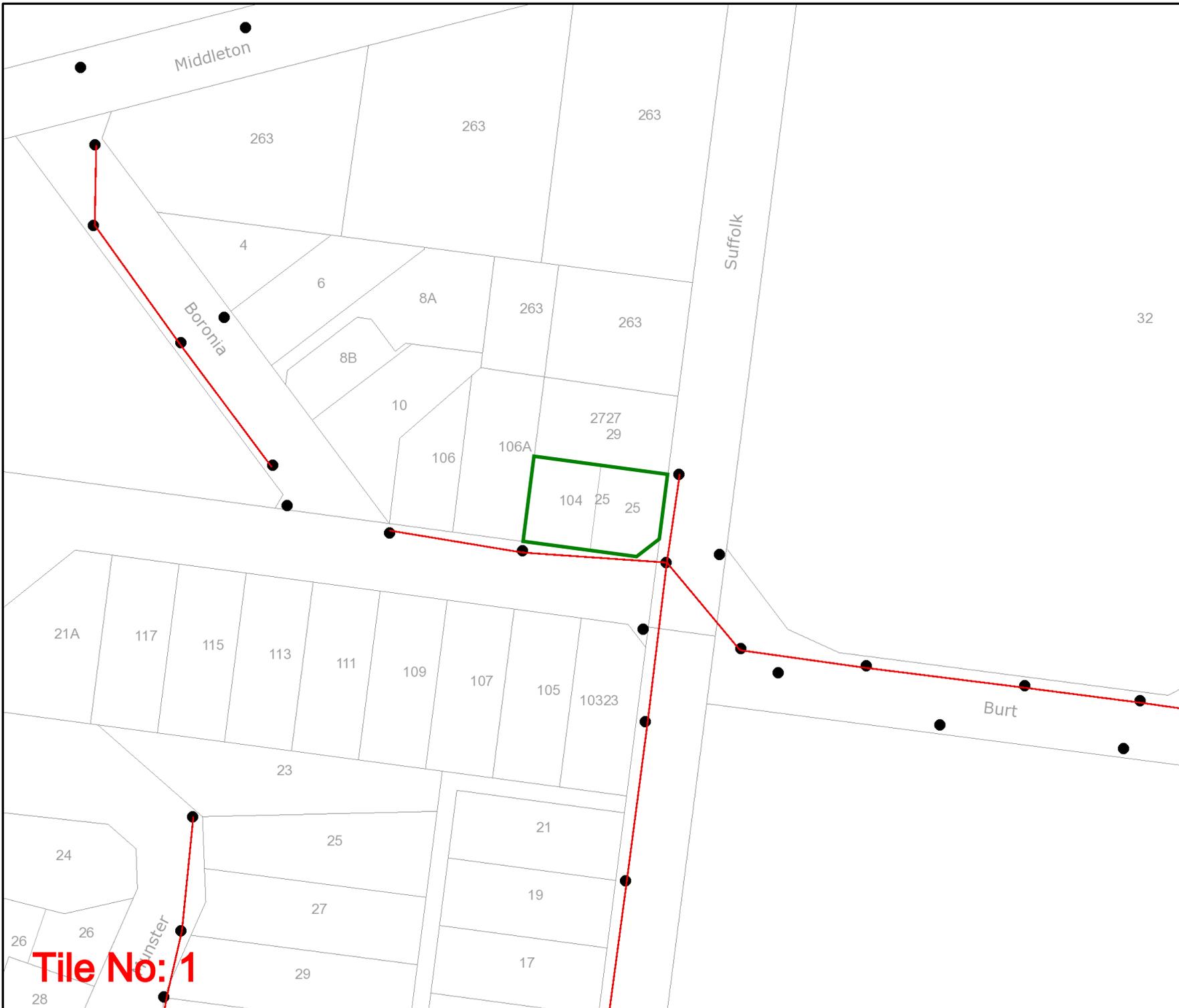
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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

Information valid for 30 days from date of issue

A4 | Scale : 1:1500

WARNING! Look out for overhead power lines



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)

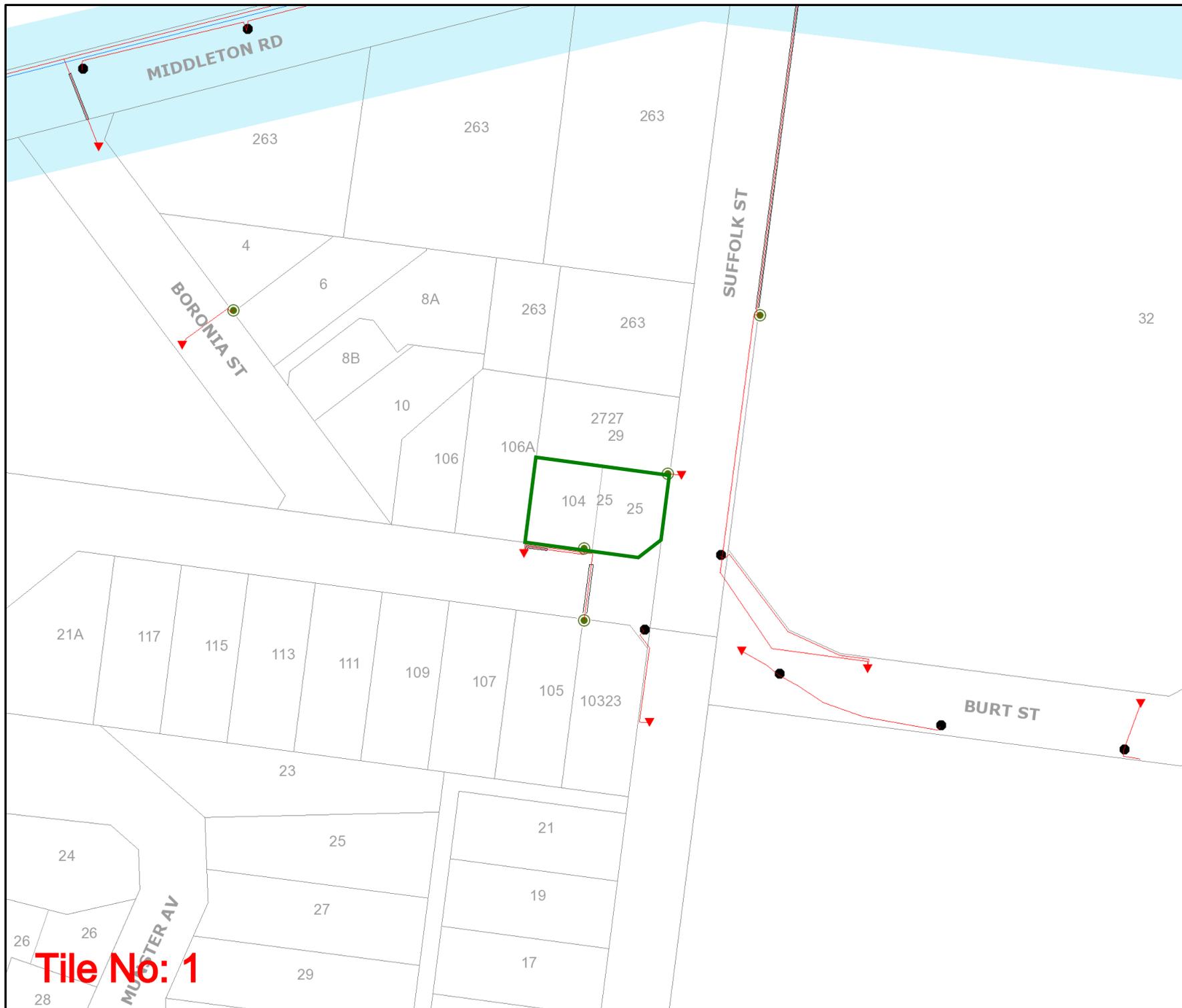
This map is **INDICATIVE ONLY**.
Hand exposure via pothole method is **MANDATORY**.

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

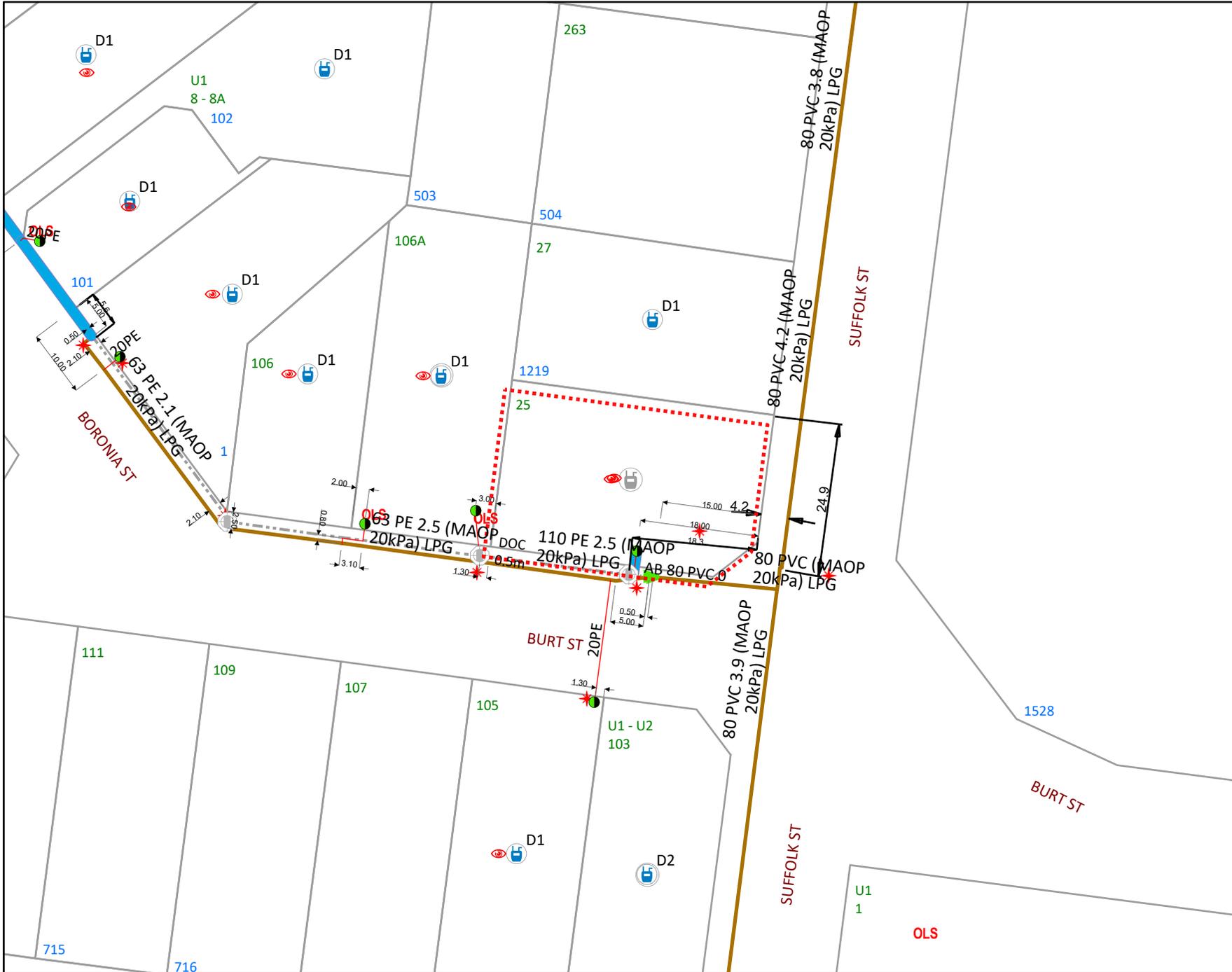
Information valid for 30 days from date of issue

A4 | Scale : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1



WARNING

Refer to Cover Sheet
for Further Information

- ⋯⋯⋯ BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- - - Relay Program
- - - Abandoned Pipe
- - - Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

Please refer to Symbols Sheet
for Further Information

Disclaimer:
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.

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

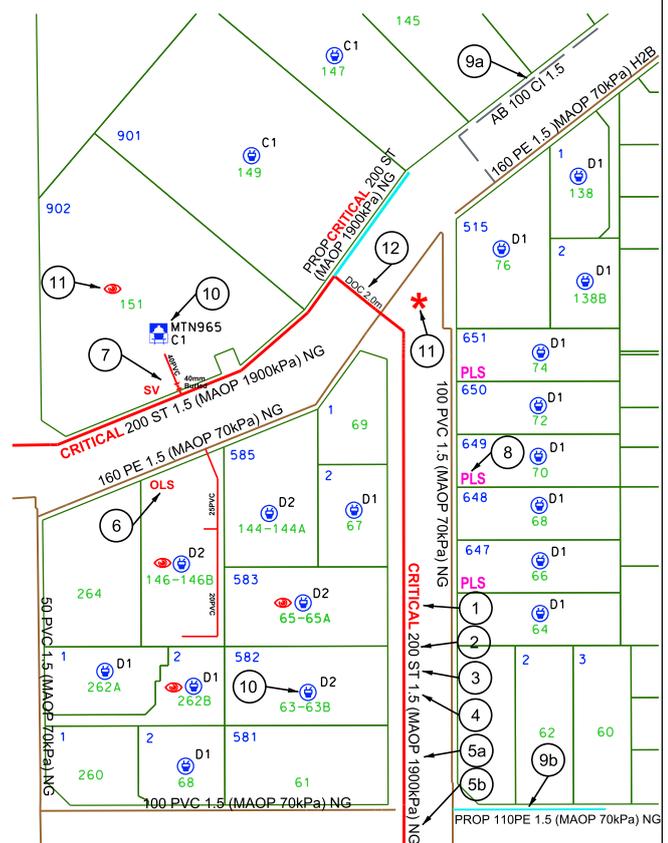
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

FEATURES

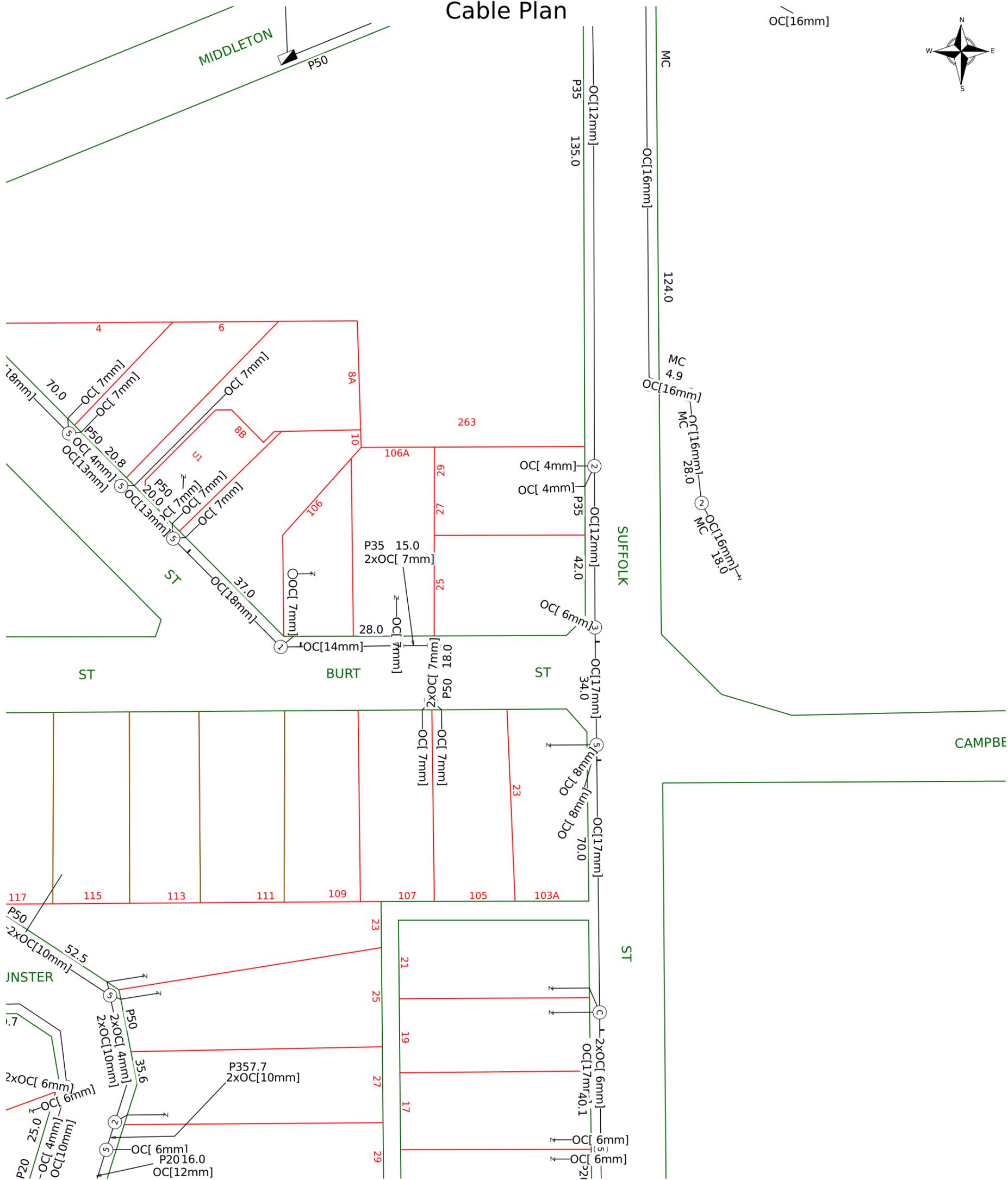
- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not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



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: 248933858

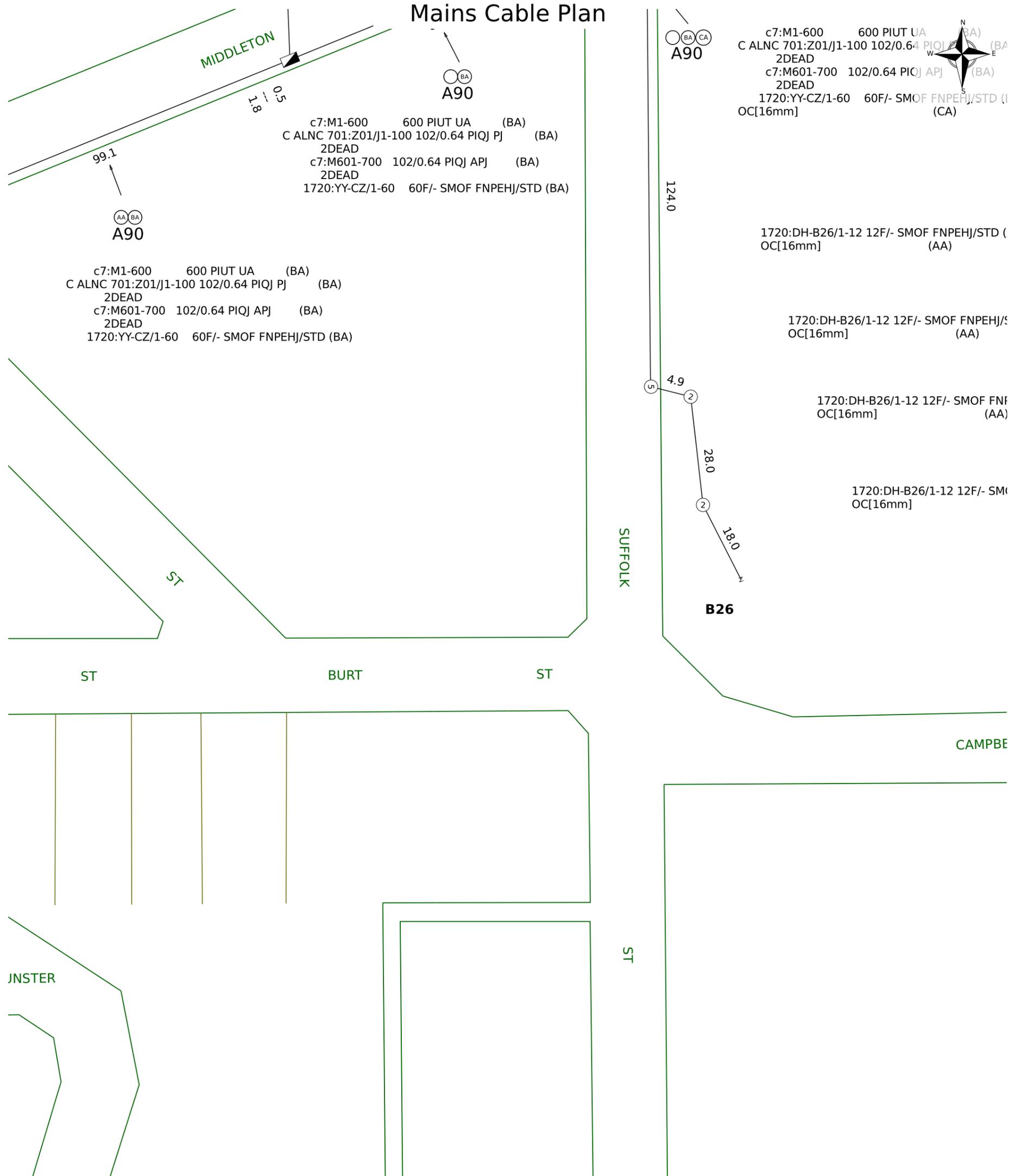
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 18/12/2024 21:10:36

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

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

Mains Cable Plan



Report Damage <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: 248933858

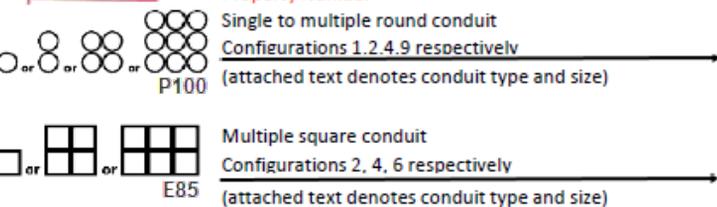
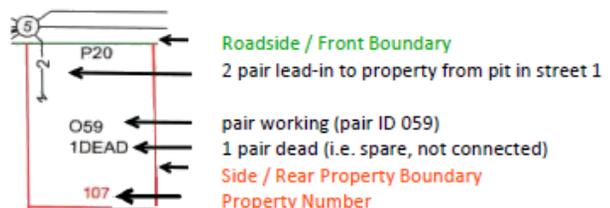
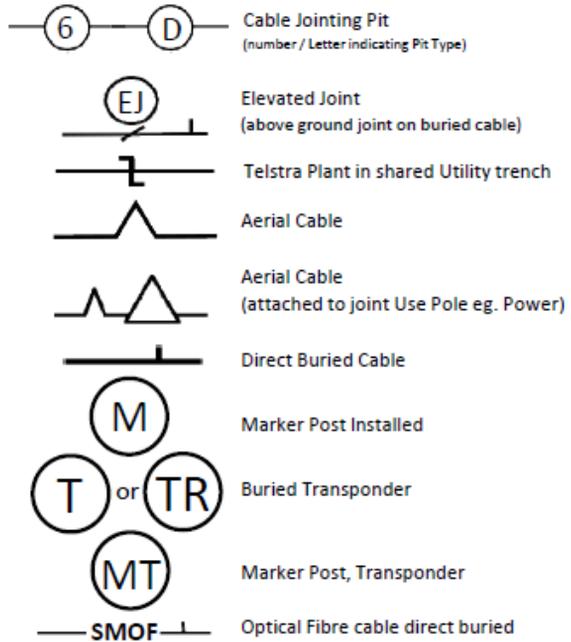
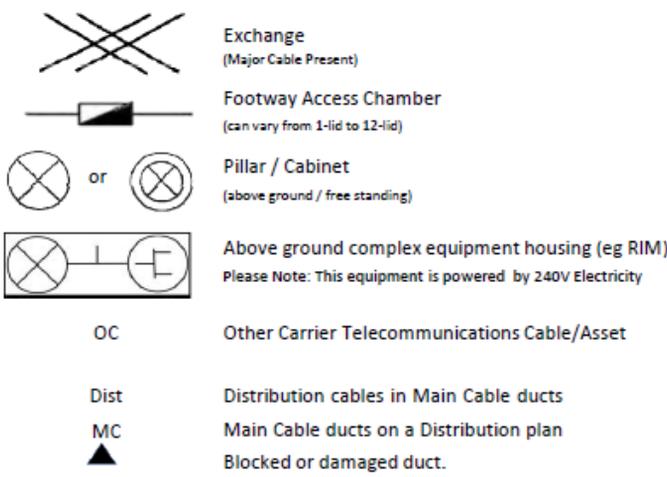
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 18/12/2024 21:10:37

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.

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.

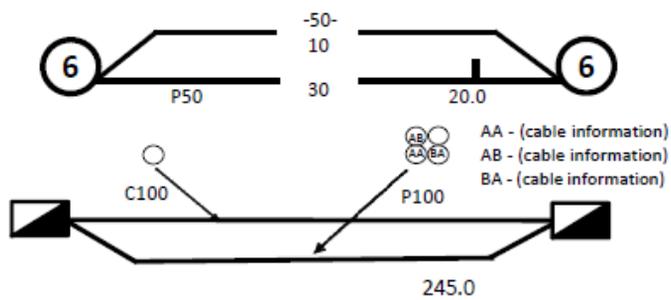
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



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

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

Protect our Network:

by maintaining the following distances from our assets:

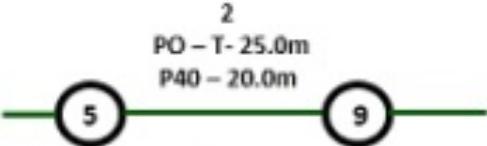
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

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



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any 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 

