

FOR SALE



33 YATANA ROAD, BAYONET HEAD



AFFORDABLE HOME WITH HUGE POTENTIAL!

- Spacious 896sqm block, solid brick & iron home
- Three bedrooms, one-bathroom, generous outdoor space
- Big backyard, long carport, drive-through access
- Popular locale near primary school, coast, shops, 12mins to town
- Excellent opportunity for first-home buyers or investors



3 **1** **1** **896 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**

33 YATANA ROAD, BAYONET HEAD



Specification

Asking Price	Offers Above \$485,000	Land Size	896.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential/R20
Parking	1	School Zone	Flinders Park Primary School & A.S.H.S
Sheds	N/A	Sewer	Available
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN available
Council Rates	\$2,320.57	Building Construction	Brick/Iron
Water Rates	\$1,564.13	Insulation	N/A
Strata Levies	N/A	Built/Builder	1991
Weekly Rent	N/A	BAL Assessment	N/A

33 Yatana

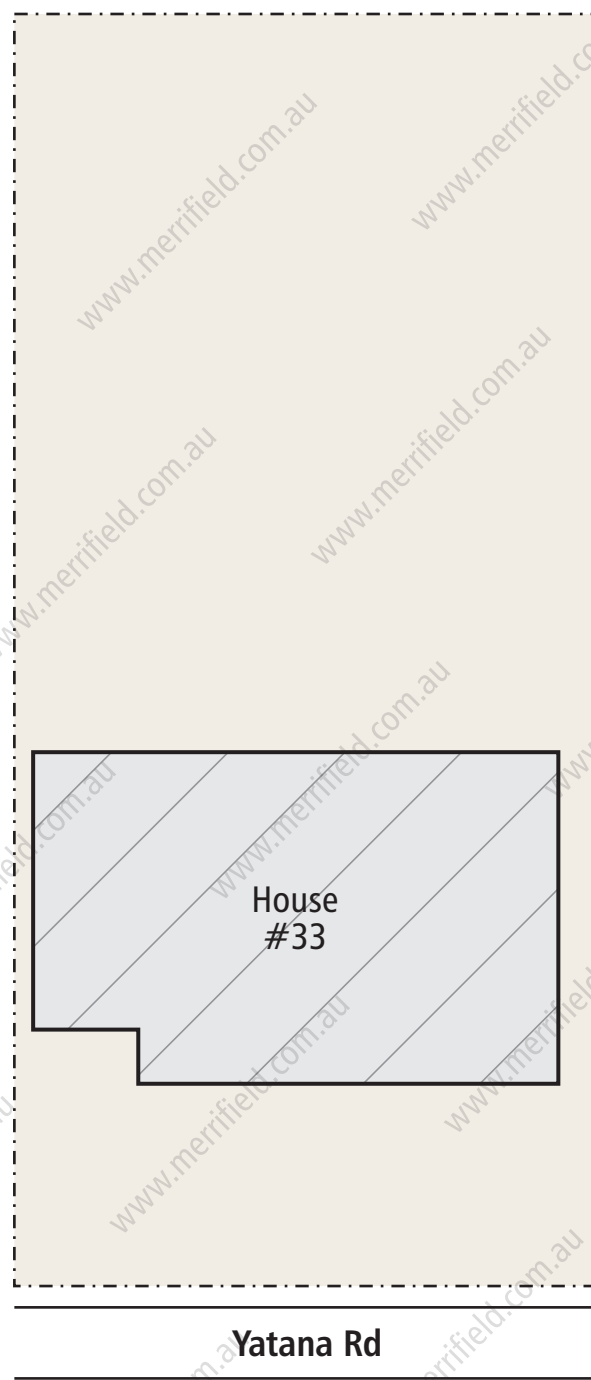


Author:

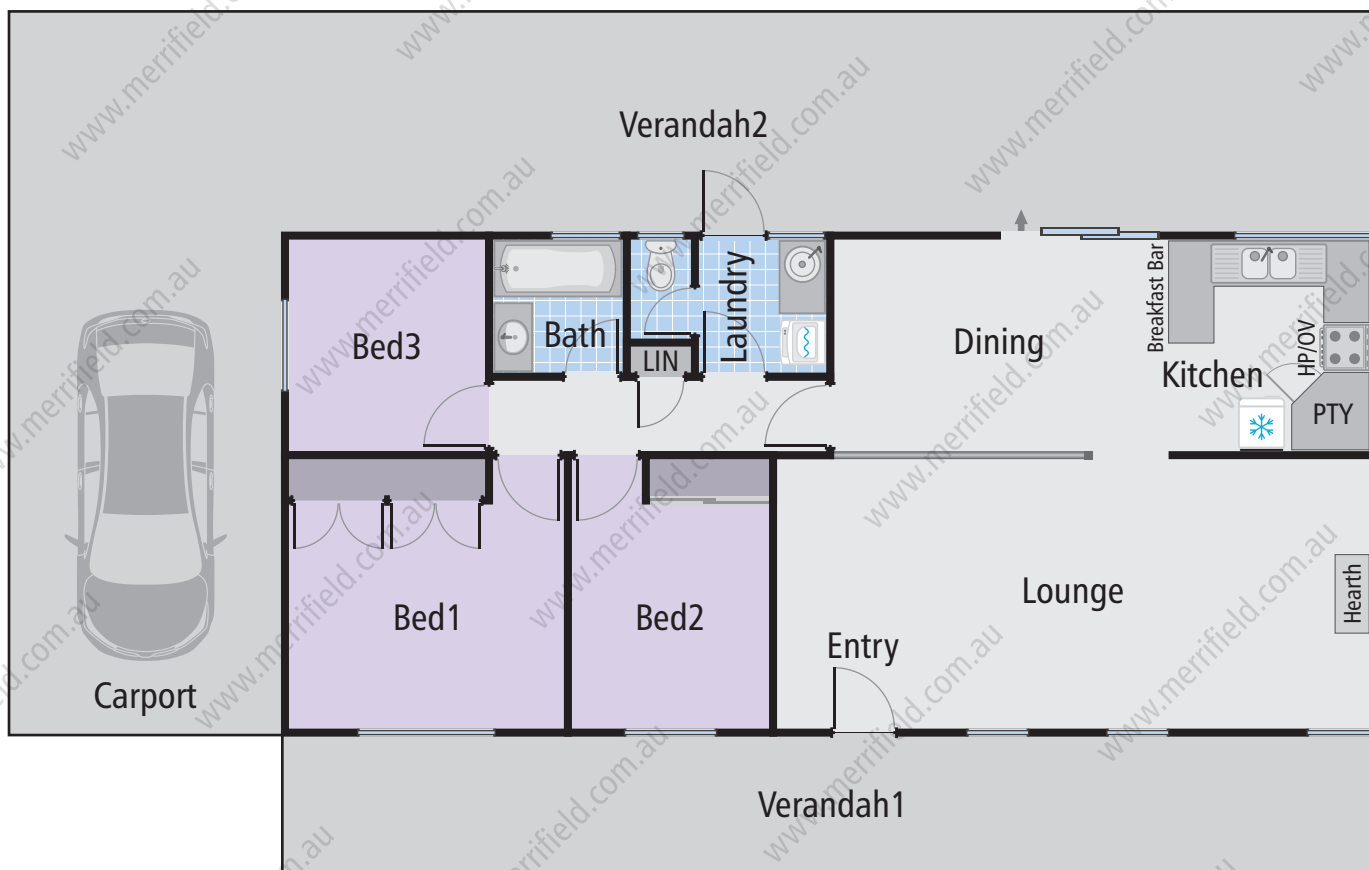
Created: <https://www.lm.com.au/property/2026-12-18/landgate-33-yatana-road-bayonet-head-wa>

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 Please refer to original documentation for all legal purposes.

0 0.007 0.014 0.02 0.027 km



Site Plan



Floor Plan

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

33 Yatana



Author:

Created: <https://map.wa.gov.au/?address=33%20Yatana%20Road%2C%20BAYONET%20HEAD%206330&theme=hybrid>

1:564

0 0.007 0.014 0.02 0.027 km

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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1478 339

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 187 ON PLAN 8970

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PAUL HODAN OF PO BOX 176, DENMARK

(T J024957) REGISTERED 17/9/2004

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

1. 5921/1966 RESTRICTIVE COVENANT BURDEN REGISTERED 27/1/1966.

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: 1478-339 (187/P8970)
PREVIOUS TITLE: 61-50A
PROPERTY STREET ADDRESS: 33 YATANA RD, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



CT 1478 0339 F



Transfer B391785

WESTERN

AUSTRALIA

Volume 61 Folio 50A

1478 339



CERTIFICATE OF TITLE

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

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 24th August, 1977

Handwritten signature
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 1196 and being Lot 187 on Plan 8970 (Sheet 1), delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 609.6 metres.

FIRST SCHEDULE (continued overleaf)

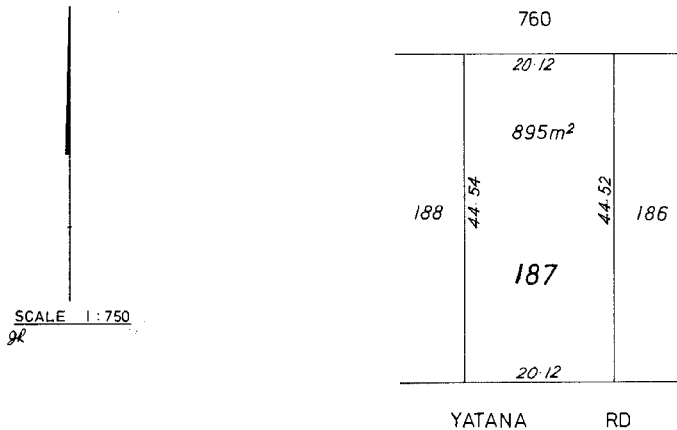
~~Eric Clive Garlick, Farmer and Wendy Garlick, his wife, both of Post Office Box 77, Katanning, as joint tenants.~~

SECOND SCHEDULE (continued overleaf)

- TRANSFER 5921/66 contains a restrictive covenant.

Handwritten signature
REGISTRAR OF TITLES

THIRD SCHEDULE



SCALE 1:750
92

NOTE: RULING THROUGH AND EXCISE BY WESTERN AUSTRALIA GOVERNMENT PRINTING OFFICE. THIS COPY IS AN EXACT COPY OF THE ORIGINAL. PRINTING NOT RULED THROUGH BY MAY 2, 1977. ALL RIGHTS RESERVED BY THE GOVERNMENT OF WESTERN AUSTRALIA.

53083/12/75-20M-S/2880

Superseded - Copy for Sketch Only



339 FOL.

1478 VOL.

Page 1 (of 2 pages)




FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
Bradley Craig Wehr, of 187 Bussell Highway, Margaret River, Bank officer. Jozsef Szabo, and Glenis Marjory Szabo, both of 17 Sanford Road, Albany. The correct address of the registered proprietors is now <u>376 Mills Avenue, Bayswater.</u>	Transfer	D556912	11.9.87	9.07		
	Transfer	E46467	14.3.89	12.32		
	By	E516143	21.12.90	10.34		

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	to The Commissioners of the Rural & Industries Bank of Western Australia. to Commonwealth Savings Bank of Australia.	11.9.87	9.07				E46466	14.3.89		
Mortgage		E516143	21.12.90	10.34			H161758	8.7.99		

All instruments and powers of attorney under the Act presented for registration must be attested. The attesting witness may be:—

- (A) In WESTERN AUSTRALIA—
The Commissioner or Registrar of any Assistant Registrar or Justice of the Peace, notary public, partnership clerk of petty sessions, town clerk, secretary for taking affidavits, commissioner for taking affidavits, clerk of a local court, clerk of a District Court, commissioner for taking affidavits, notary public, or member of the public trust, of the State or Commonwealth Public Service, classified grades, notary, or member of the public trust, celebrant, registrar of building societies, manager of building societies, or any other person authorized by the Governor to be an attesting witness within the State for the purposes of this Act.
- (B) Outside the limits of Western Australia, but within the British Dominions—
The Agent-General for Western Australia, or his secretary, or the High Commissioner, or a Commissioner for Australia, or the official secretary to the High Commissioner, or a notary public or a commissioner for taking affidavits in any court of record, or the mayor or other chief officer of town clerk of the city, or other administering officer, or a judge of any court of record, or a police, resident, special or stipendiary magistrate, or a justice of the peace holding a commission from the government of any of the States of the Commonwealth of Australia or of the Dominion of New Zealand, or the manager or acting or sub-manager of any bank (a) incorporated under the law of the United Kingdom or any part of the British Dominions, or any Commissioner or Registrar of Mortgages of Titles or any other person authorized in this behalf by the Governor either generally or for any particular place.
- (C) In any country outside the British Dominions—
A British Minister (a) or Consul (d) exercising his functions in that country, the Commissioner for Australia or the official secretary to that Commissioner or any part thereof, or a notary public, or any other person authorized in this behalf by the Governor, either generally or for any particular country.

(a) includes a notary, or a bank. (b) includes a general agent, secretary, manager, or other officer, and contains any other power, giving authority, (c) includes an ambassador, consul, or other officer, and (d) includes a secretary, manager, or other officer, and contains any other power, giving authority.

5921-66

L2

REGISTERS 9 13 1966

No. 44324
Dated 27 JUN 27 AM 9:13 1966

TRANSFER

CHARLES JOHNSON

and SADIE MARY JOHNSON

TO

LESSARD VINCENT McDONNELL

and JOAN KATHLEEN McDONNELL

[Handwritten scribbles]

Registered at 9:13 a.m. this 27th day of June 1966, in Volume *[blank]*

[Circular stamp: Registrar of Titles, Perth]

[Handwritten signature]
SOLICITOR
PERTH
PHONE 251014

47727

DECLARATION OF ATTESTING WITNESS

appeared before me at _____ the _____ day of _____, One thousand nine hundred and _____, the attesting witness to this instrument, and declared that he personally knew _____ signature the said _____ is his own handwriting, and that he was of sound mind, and freely and voluntarily signed such instrument.

(Signature, Designation, and Address)

ENCUMBRANCES REFERRED TO

Index Advised 33486
Tax Sheet Written

12/6

5921

6 JUL 1968



TRANSFER OF LAND

Stamps, which must be affixed here, are required to be cancelled by one of the persons authorized by the Stamp Act, within 28 days of the date of instrument or of its first receipt in W.A., otherwise fines are payable.

(1) Insert name, address, and occupation in full.

I, ⁽¹⁾ WE, CHARLES JOHNSON Farmer and SADIE MARY JOHNSON his wife formerly both of "Yokanup" Porongorups now both of Lower Kalgan

(2) For certain cases, see the Act, or the case may be.

being registered as the proprietor of an estate in ⁽²⁾ fee simple

(3) Amount in words.

in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of ⁽³⁾ TWENTY THOUSAND POUNDS (£20,000)

(4) Insert name, address, and occupation of transferee in full. Married - woman, widow, or spinster.

U.S. paid to me by ⁽⁴⁾ DESMOND VINCENT MCGONNELL Estate Developer and JOAN KATHLEEN MCGONNELL Estate Developer (Married Woman) both of 1320 Hay Street West Perth



(5) Insert name in full. If land is mortgaged, state whether as joint tenants or tenants in common. Omit address and occupation.

DO HEREBY TRANSFER to the said ⁽⁵⁾ DESMOND VINCENT MCGONNELL and the said JOAN KATHLEEN MCGONNELL as joint tenants

(6) Describe the land, and if the whole of the land in the existing Certificate is transferred, state being the whole of the land comprised in Certificate of Title registered Vol. ... If a part only is transferred set forth in links the boundaries and refer to a map or give the number of the certificate in Vol. and Fol. of existing Certificate. If the land is defined by map herein such map must be signed by the parties.

^{OUR} all my estate and interest in ALL THAT piece of land being ⁽⁶⁾ (firstly) Portion of Plantagenet Location 4631 to a depth of 200 feet and (secondly) Portion of Plantagenet Location 1196 to a depth of 7000 feet and being the whole of the land comprised in Certificate of Title Volume 1258 Folio 23 AND the said Desmond Vincent McGonnell and Joan Kathleen McGonnell do hereby for himself herself and themselves their heirs executors administrators and assigns covenant with the said Charles Johnson and Sadie Mary Johnson (as the proprietor and for the benefit of the lands the subject of Certificate of Title Volume 1258 Folio 022) and the successors in title and assigns of the said Charles Johnson and Sadie Mary Johnson that there shall not be erected or suffered to be erected on the said Portion of Plantagenet Location 1196 ^{or any part thereof} any ^{dwelling house} building or part thereof constructed of brick

Dated 21st day of January One thousand nine hundred and sixty six

My personal check 1968 stamped £20,000-00-0

(7) Transferor's name in full.
(8) Transferor signs here.
(9) For list of qualified witnesses see back hereof.
(10) Witness signs here. Witness should add his signature, his full designation, and so on.

Signed by the said CHARLES JOHNSON and SADIE MARY JOHNSON in the presence ⁽⁹⁾ of E. Stamps Commissioner for Declarations

C. Johnson
S.M. Johnson

Signed by the said DESMOND VINCENT MCGONNELL in the presence of ANTHONY MILNE in the presence of ROBERTSON

Desmond Vincent McGonnell
Charles Anthony Milne

Signed by the said JOAN KATHLEEN MCGONNELL in the presence of ANTHONY MILNE in the presence of ROBERTSON

Joan Kathleen McGonnell
Charles Anthony Milne

(11) Transferor's name in full.
(12) Transferee signs here.
(13) Witness signs here.

Signed by the said ROBERTSON in the presence of Stamps

Robertson

Plan 8970

Lot	Certificate of Title	Lot Status	Part Lot
136	1488/55	Registered	
137	310/73A	Registered	
138	1499/14	Registered	
139	1667/687	Registered	
140	337/106A	Registered	
141	1478/337	Registered	
142	1388/984	Registered	
143	1420/973	Registered	
144	286/53A	Registered	
145	134/112A	Registered	
146	1813/163	Registered	
147	80/4A	Registered	
148	1363/883	Registered	
149	1368/757	Registered	
150	1452/849	Registered	
151	1499/15	Registered	
152	1653/968	Registered	
153	1653/969	Registered	
154	1499/18	Registered	
155	1480/481	Registered	
156	315/67A	Registered	
157	1499/42	Registered	
158	1443/109	Registered	
159	1469/848	Registered	
160	1474/54	Registered	
161	1478/340	Registered	
162	1469/846	Registered	
163	1499/19	Registered	
164	358/103A	Registered	
165	1631/50	Registered	
166	1348/132	Registered	
167	1368/763	Registered	
168	1835/657	Registered	
169	1789/499	Registered	
170	1383/565	Registered	
171	1368/753	Registered	
172	1368/754	Registered	
173	1499/20	Registered	
174	1630/486	Registered	
175	1499/22	Registered	
176	1484/793	Registered	
177	1660/75	Registered	
178	1499/24	Registered	
179	1499/25	Registered	
180	1644/401	Registered	

Plan 8970

Lot	Certificate of Title	Lot Status	Part Lot
181	1499/27	Registered	
182	1368/756	Registered	
183	1368/755	Registered	
184	183/127A	Registered	
185	1499/28	Registered	
186	1478/338	Registered	
187	1478/339	Registered	
188	1480/485	Registered	
189	1499/29	Registered	
190	1499/30	Registered	
191	1499/31	Registered	
192	1469/849	Registered	
193	1478/336	Registered	
194	1728/891	Registered	
195	1327/863	Registered	
196	1987/698	Registered	
197	1499/32	Registered	
198	1771/899	Registered	
199	2094/353	Registered	
200	1350/53	Registered	
201	1771/900	Registered	
202	1374/850	Registered	
203	246/61A	Registered	
204	1334/51	Registered	
205	1363/881	Registered	
206	1980/199	Registered	
207	1499/36	Registered	
208	1499/37	Registered	
209	1499/38	Registered	
212	1466/817	Registered	
213	497/65A	Registered	
214	497/66A	Registered	
215	1891/363	Registered	
216	1480/482	Registered	
217	1372/967	Registered	
218	286/52A	Registered	
219	1499/44	Registered	
220	1406/153	Registered	
221	1367/408	Registered	
222	1392/92	Registered	
223	1379/473	Registered	
224	1505/483	Registered	
225	1467/662	Registered	
226	88/139A	Registered	
227	1902/364	Registered	

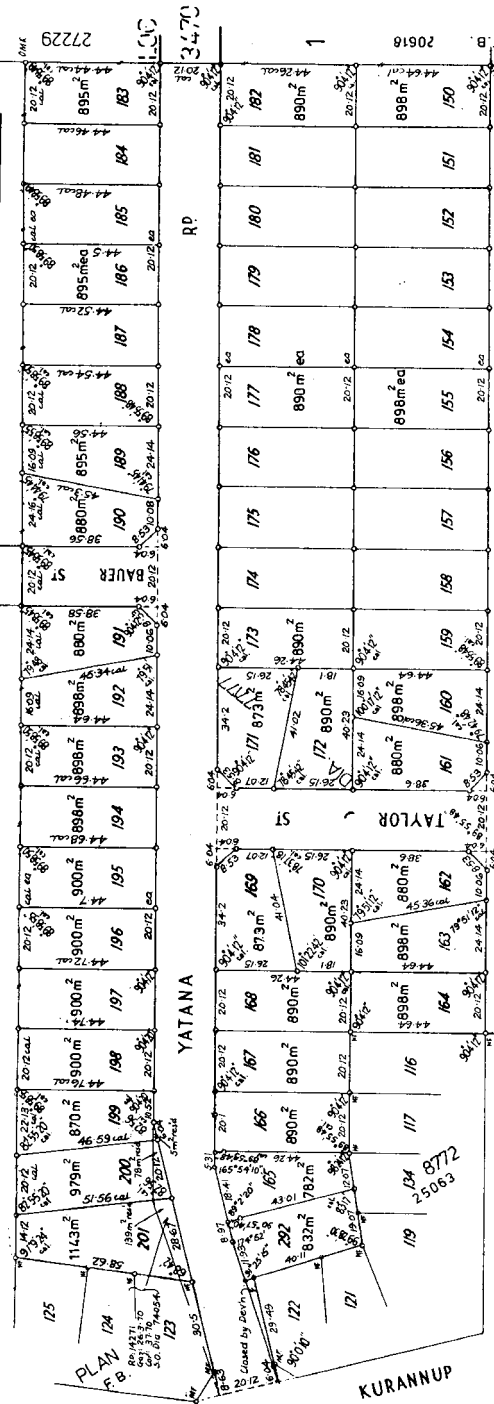
Plan 8970

Lot	Certificate of Title	Lot Status	Part Lot
228	1372/966	Registered	
229	1499/45	Registered	
230	1914/278	Registered	
231	1330/236	Registered	
232	1590/824	Registered	
233	265/190A	Registered	
234	1499/40	Registered	
235	1377/519	Registered	
236	2110/561	Registered	
237	1377/520	Registered	
238	1326/371	Registered	
239	1385/418	Registered	
240	1355/155	Registered	
241	1499/41	Registered	
242	1761/922	Registered	
243	1726/693	Registered	
292	379/161A	Registered	
7143	LR3121/718	Registered	

PLAN 8970(1)
2 SHEETS

RD 16297 (EXT.)
Gaz 9-11-79
S.O. Dia 82023

LOC 760



PT PLANTAGENET LOC. 1196

F.B. 26136
INDEX PLANS 8970 & 8979
GORIMUP 2000.13.09
APPROVED
Cs/T 1309-798
NOW 61-50A

TOTAL AREA 15,1767ha
2 SHEETS

LOT 295
UNDER THE LOCAL GOVERNMENT ACT

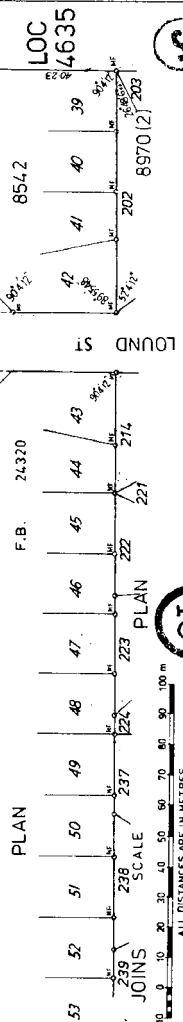
TO REST IN THE CROWN
UNDER SEC. 20A, TP. & D. ACT.

DEPTH LIMIT 609.6 METRES

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

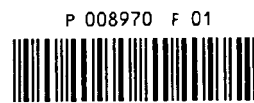
Depth Limit Metres

PLAN 8970(1)
2 SHEETS



SCALE
239 JOINS
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239

ALL DISTANCES ARE IN METRES



LOCAL GOVERNMENT ACT
 ALL ROADS WITHIN THE GREEN
 BORDERS ARE NOW DEDICATED.

PT PLANTAGENET LOC. 1196

FB. 26136
 INDEX PLANS 8978-8-8979-CORIMUP-2000 13-09
 APPROVED
 Cs/T 1309-798
 NOW 61-50A

PLAN 8970(2)
 2 SHEETS

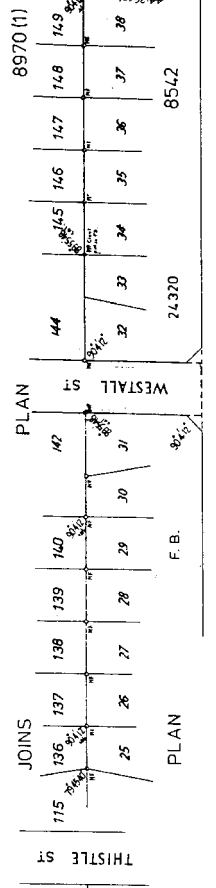
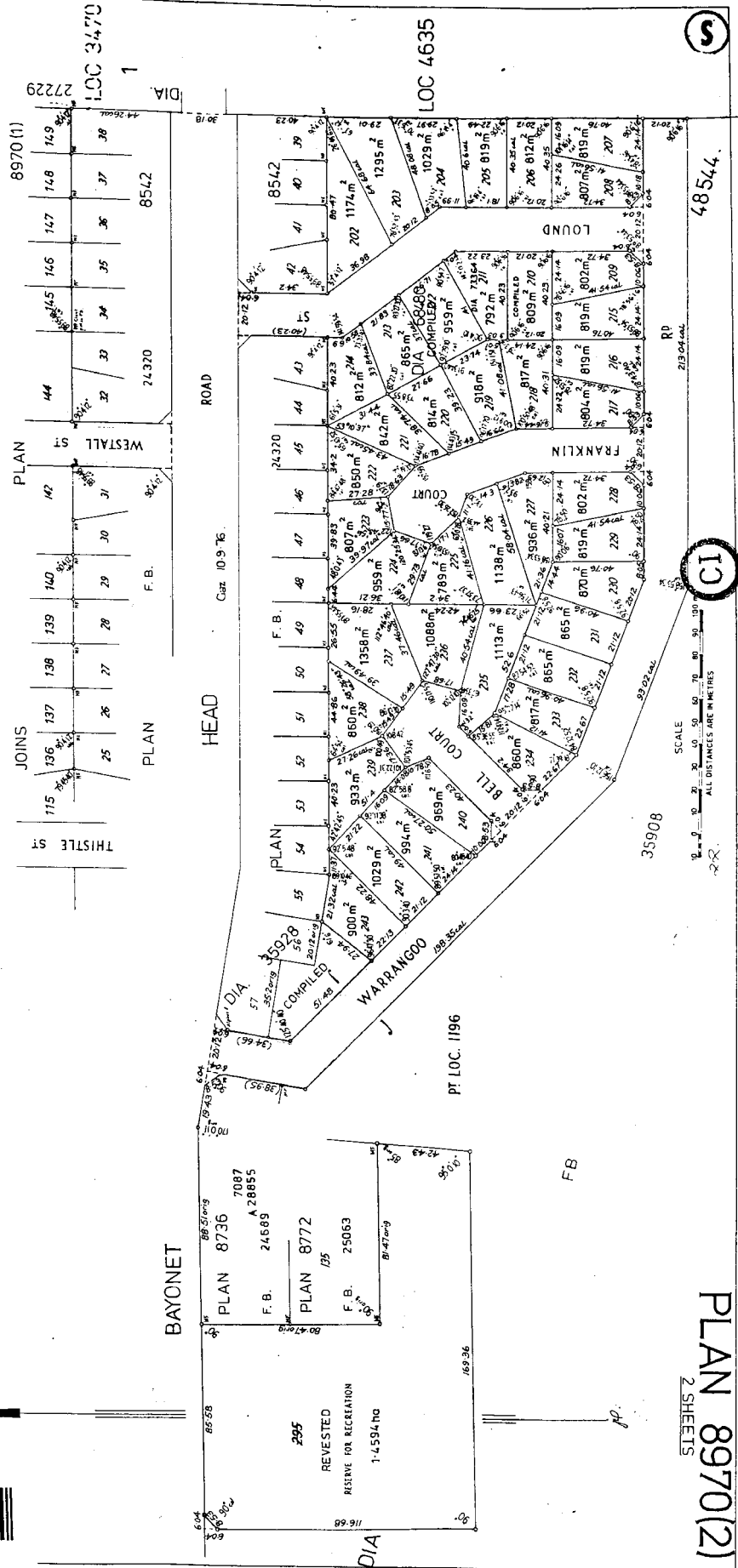


P 008970 F 02

TOTAL AREA: 15,1767 ha
 2 SHEETS

LOT 295

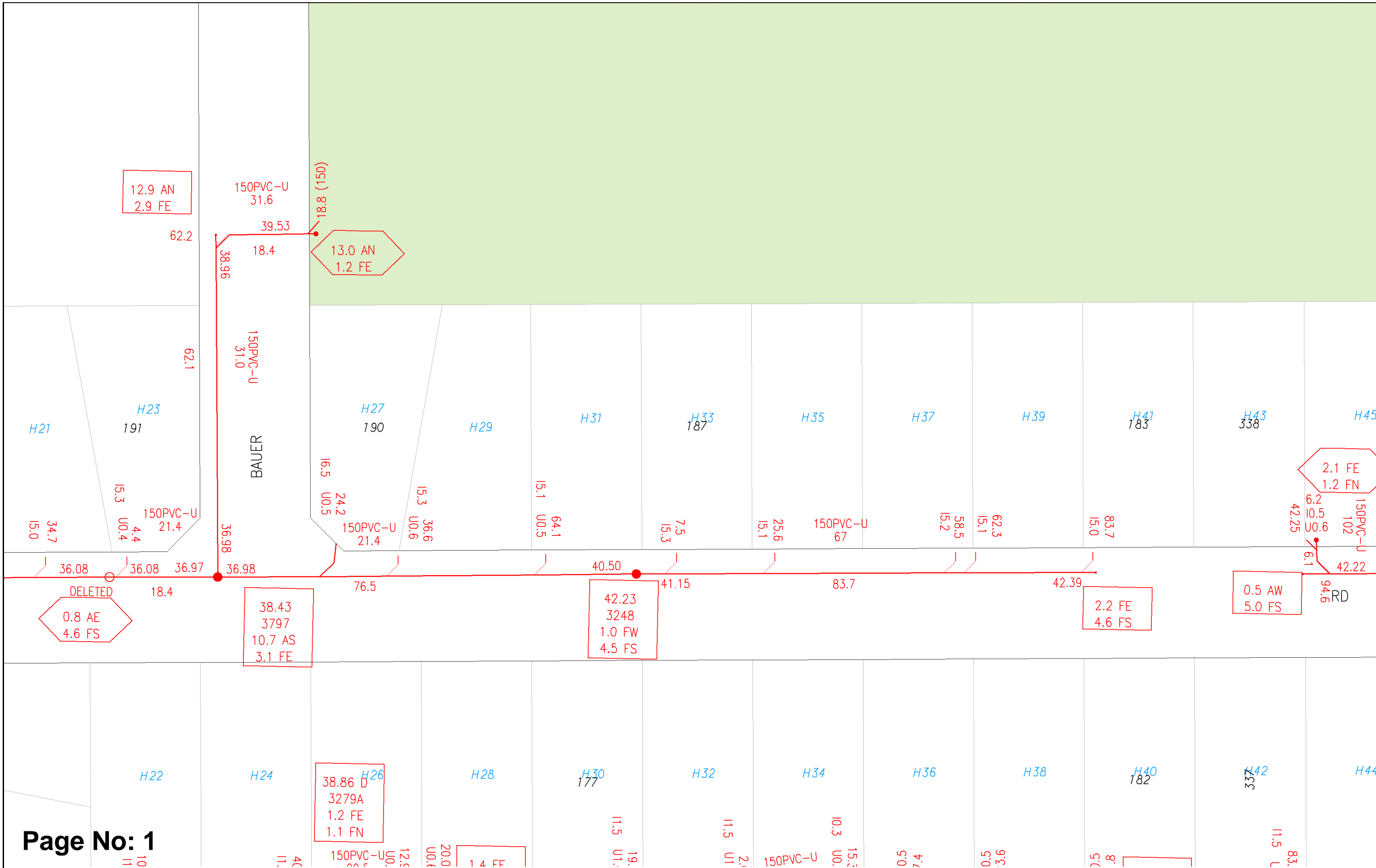
DEPTH LIMIT 609.6 METRES



PLAN 8970(2)
 2 SHEETS



SCALE
 ALL DISTANCES ARE IN METRES



Page No: 1

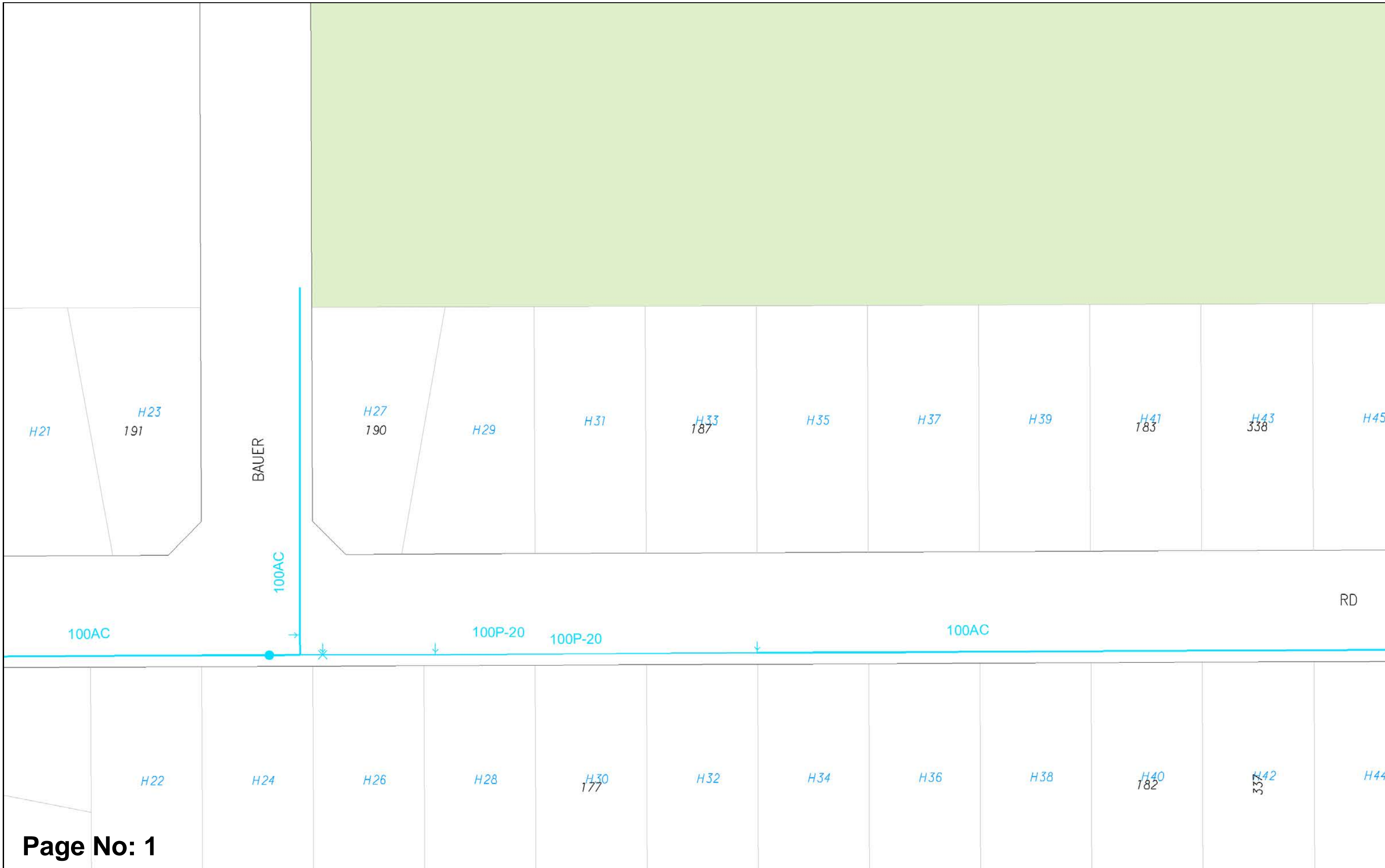


Scale: 1:750
 Job No.: 38556765
 Sequence No.: 250434534
 Print Date: 03 Feb 2025



Sewer

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Page No: 1



Scale: 1:750
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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)

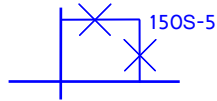
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

	<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.



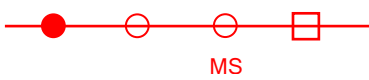
CATHODIC PROTECTION (CP)

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.



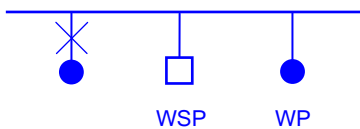
HAZARDOUS MANHOLE

Indicates a potential health hazard from risk of exposure to toxic waste.
 WARNING: Opening any manhole is dangerous and is prohibited.



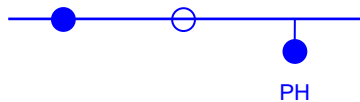
FLOWMETER

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

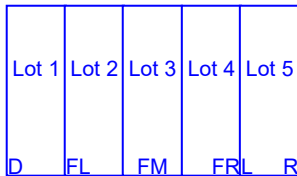


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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.



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)

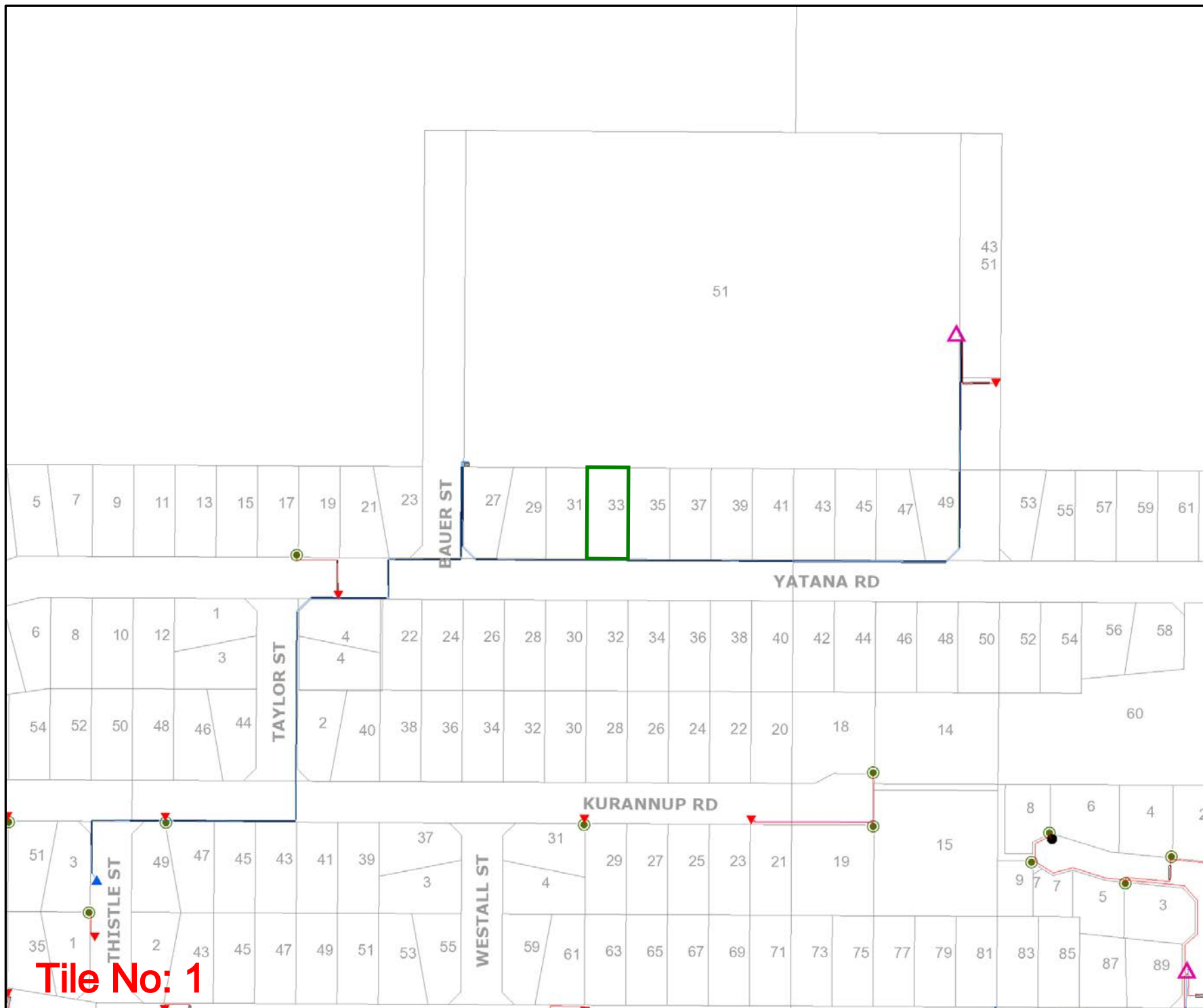
This map is **INDICATIVE ONLY**.
Hand exposure via pothole method is **MANDATORY**.

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)**

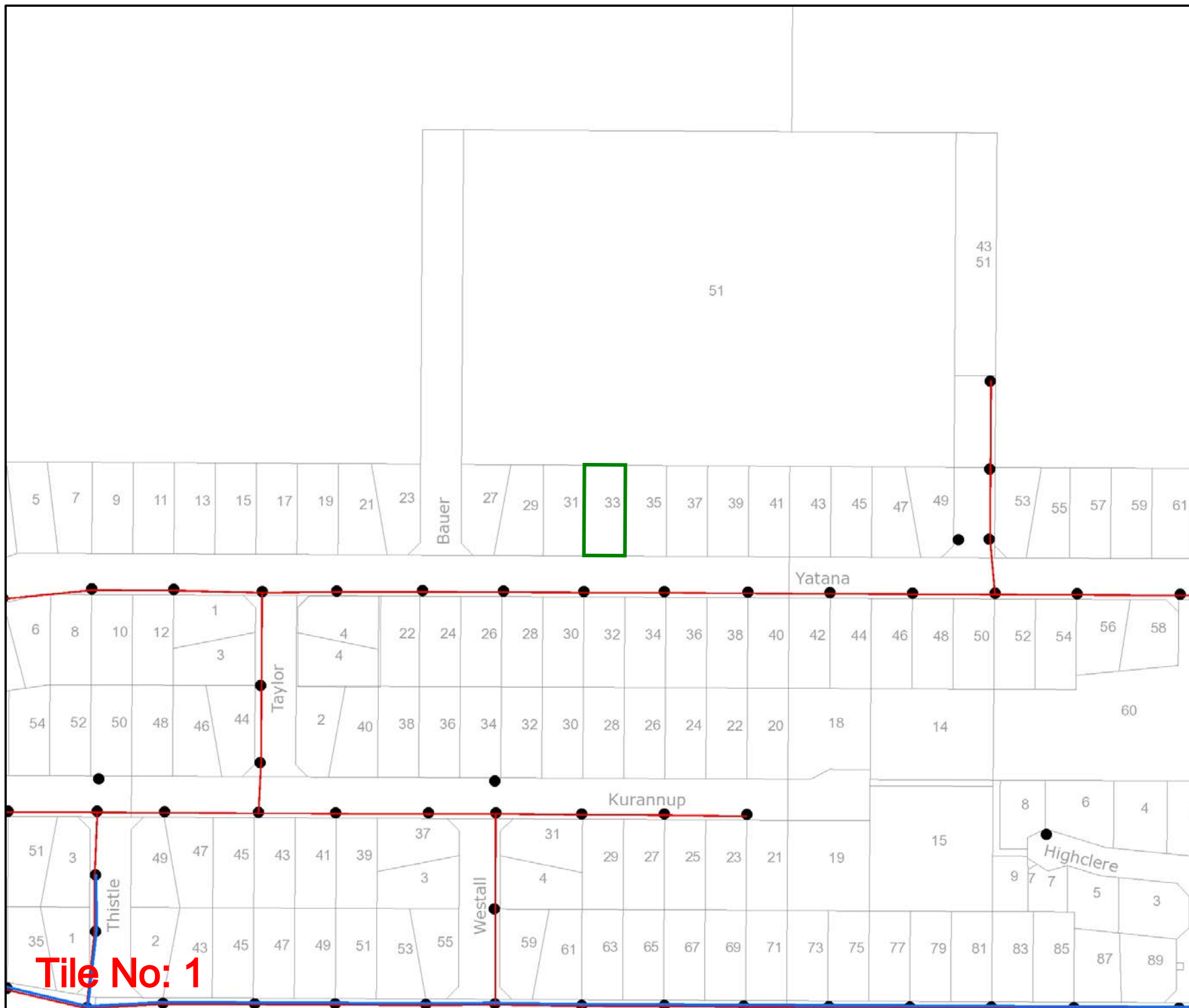
**This map is INDICATIVE ONLY.
Check that you have enough
clearance from the DANGER ZONES
near overhead powerlines.**

**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

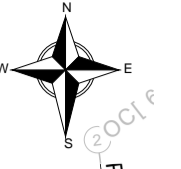
**WARNING! Look out for
overhead power lines**



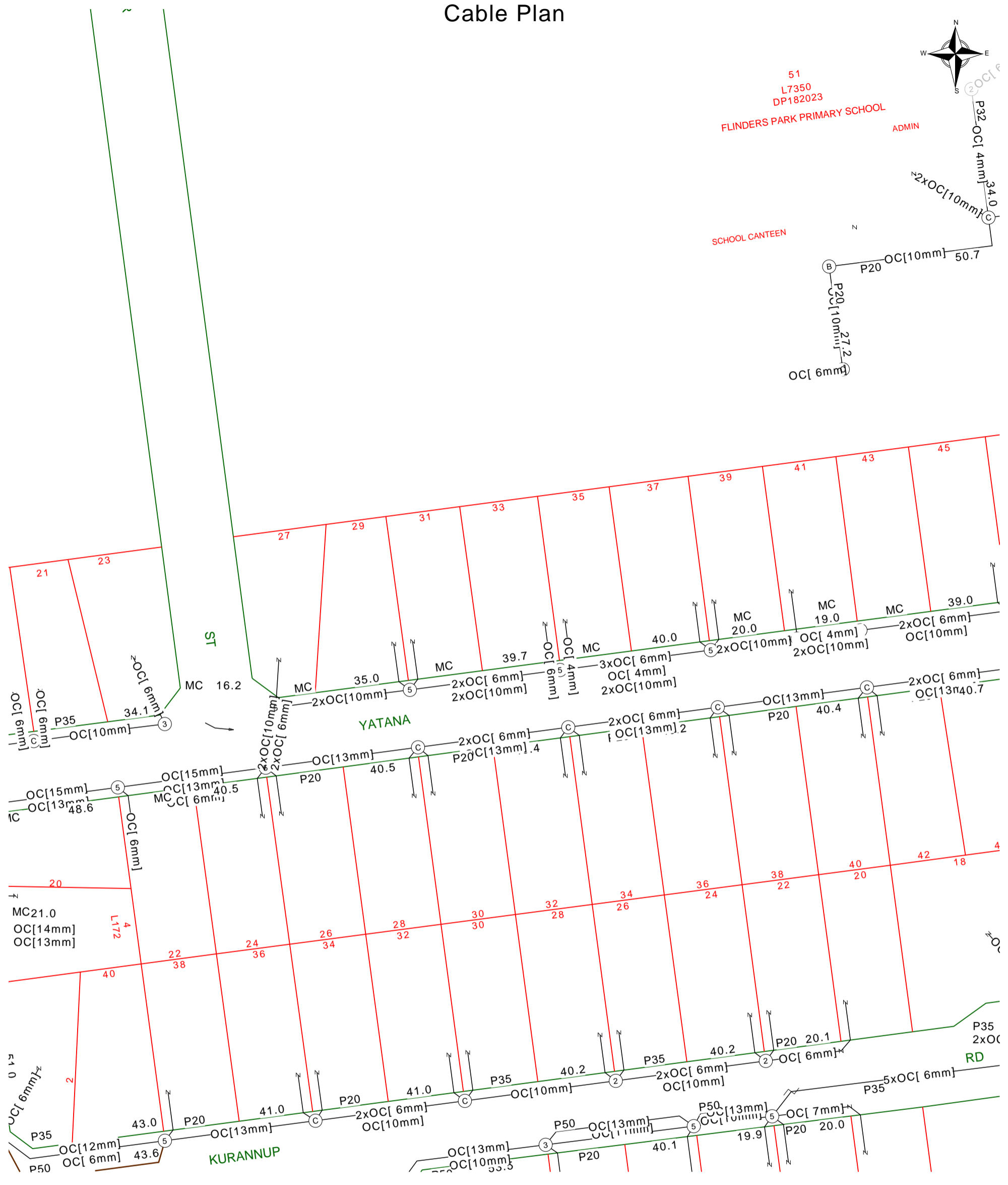
Tile No: 1

Cable Plan

51
L7350
DP182023
FLINDERS PARK PRIMARY SCHOOL



SCHOOL CANTEEN



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: 250434533

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 03/02/2025 19:43:15

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

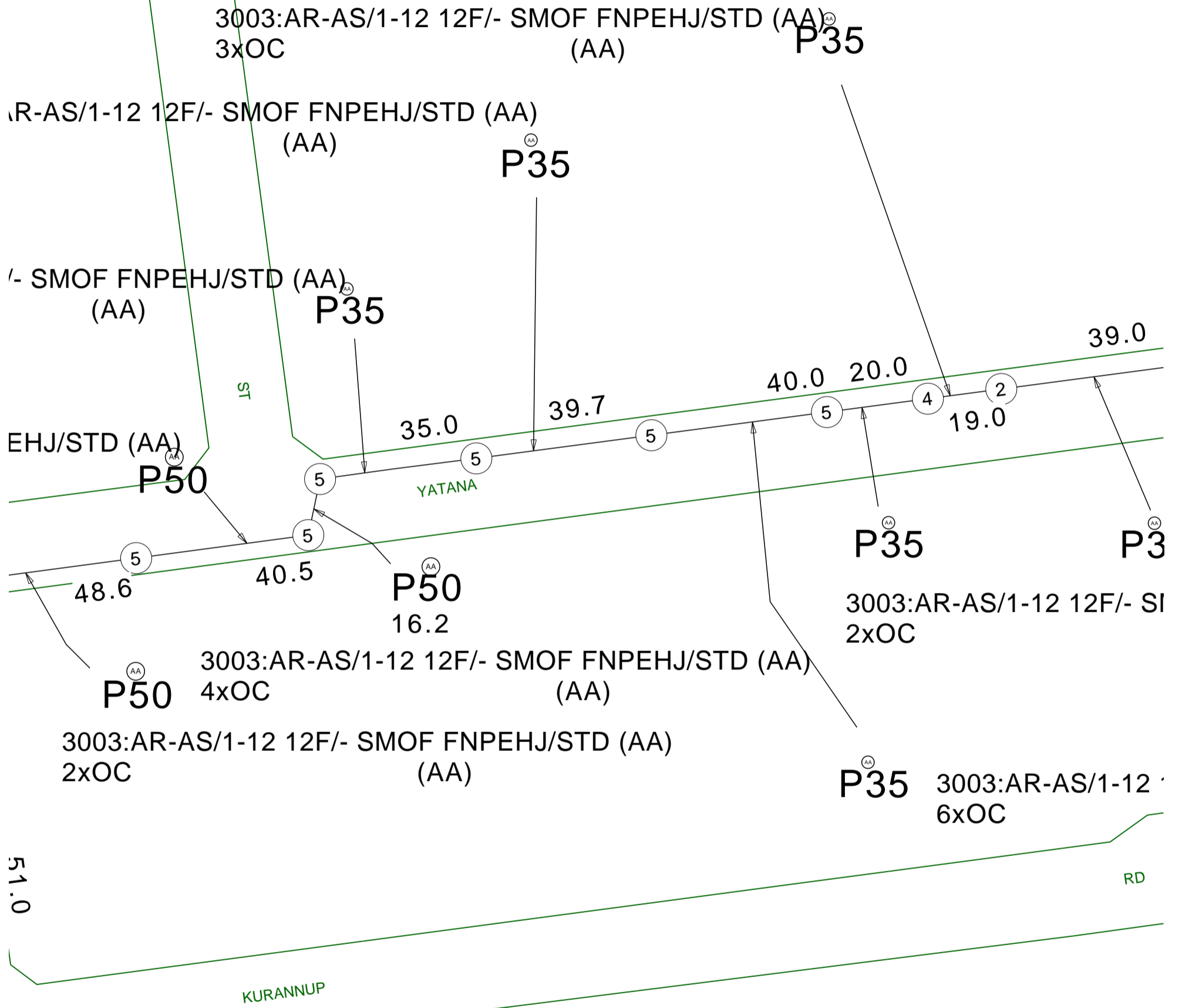
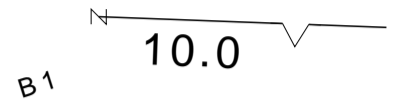
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for 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.

Mains Cable Plan



c3003:AS-B1/1-12 12F/- SMOF FNPEHJ/STD



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: 250434533

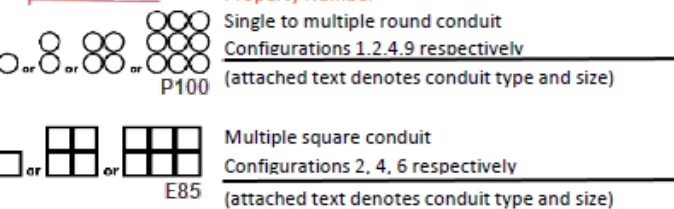
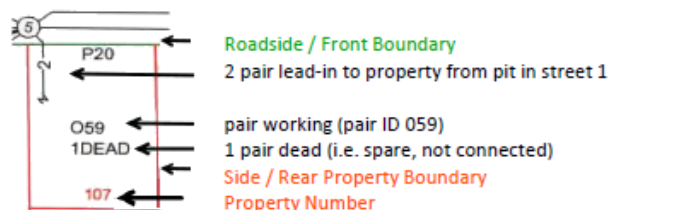
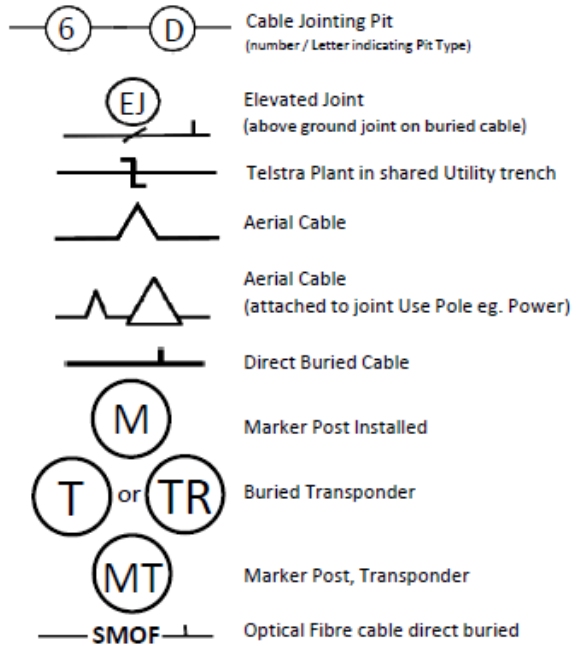
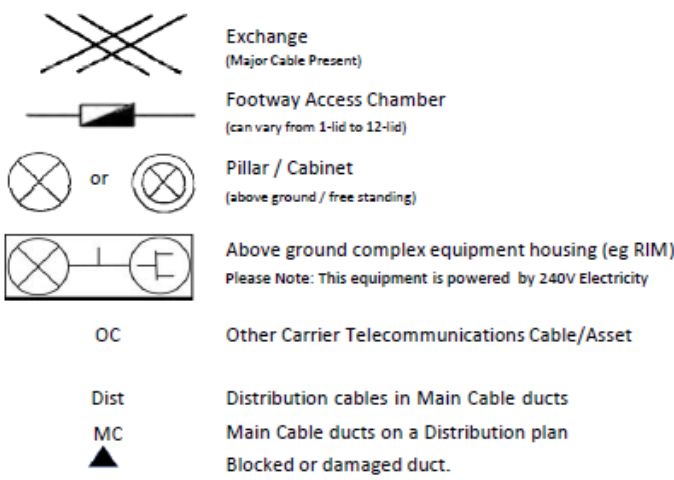
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 03/02/2025 19:43:17

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

WARNING
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 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

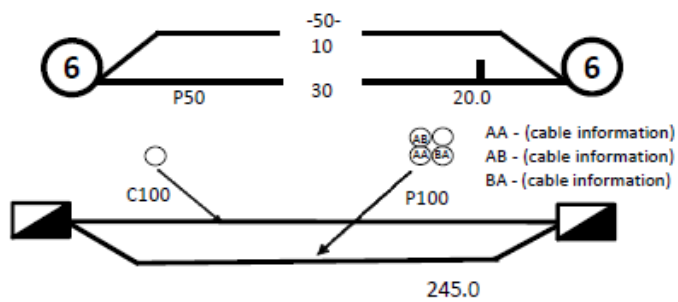
Conduit sizes *nominally* range from 20mm to 100mm

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

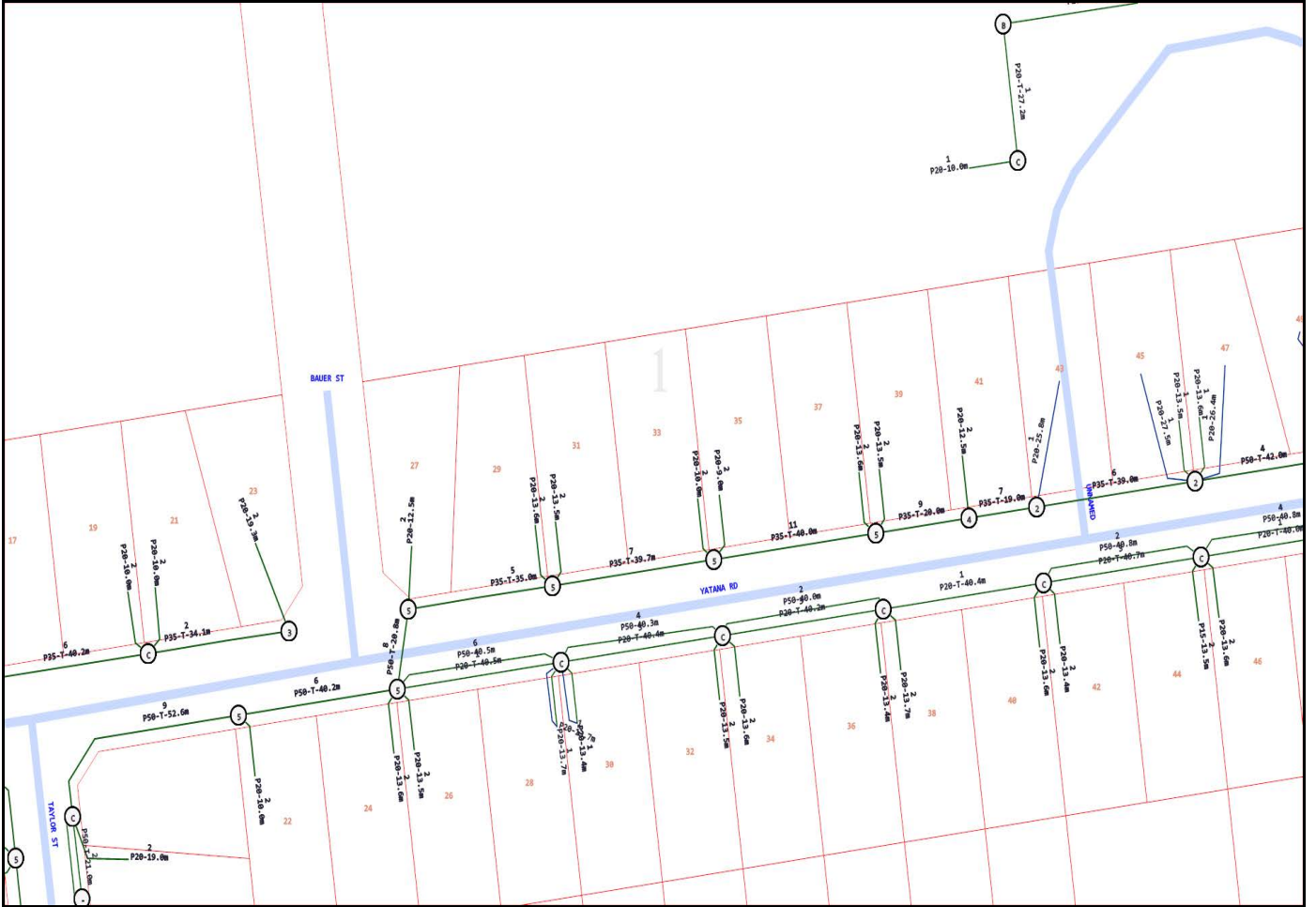
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

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



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.



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

11/02/2025

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 33 YATANA ROAD, BAYONET HEAD

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

After viewing the property and taking into consideration its location and condition. Our agency would not be prepared to lease the property in its current condition. We would require the following works to be done prior to advertising for a tenant;

- Fully renovate bathroom (the agent is not able to facilitate these works)
- All carpets throughout to be replaced;
- Curtains throughout to be replaced;

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

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

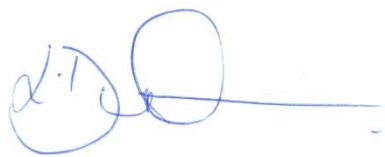
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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

Yours faithfully,



Lisa Dunham

Senior Property Manager

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