

FOR SALE



Offers Above \$780,000

2 MEDIC WAY, BAYONET HEAD



Merrifield Real Estate



Merrifield Real Estate



Boundaries are Approximate

Merrifield Real Estate

AN EXCEPTIONAL INVESTMENT OPPORTUNITY

- Stunning 2024-built display home with high-end finishes
- Spacious 4-bedroom, 2-bathroom layout with open-plan living
- Rented back as a display home for 18 months with a 7% return
- Prime corner block location near childcare, schools, and shopping
- Designer kitchen, theatre room, and alfresco entertaining area



 4  2  2  616 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**

2 MEDIC WAY, BAYONET HEAD

Specification

Asking Price	Offers Above \$780,000	Land Size	616.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	2	School Zone	Flinders Park Primary School & A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Gas	Water	Connected
Solar	N/A	Internet Connection	NBN available
Council Rates	\$3,048.88	Building Construction	Cladding & Colorbond
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	Home Group WA - 2024
Weekly Rent	\$800 - \$900 per week	BAL Assessment	N/A

2 Medic Way

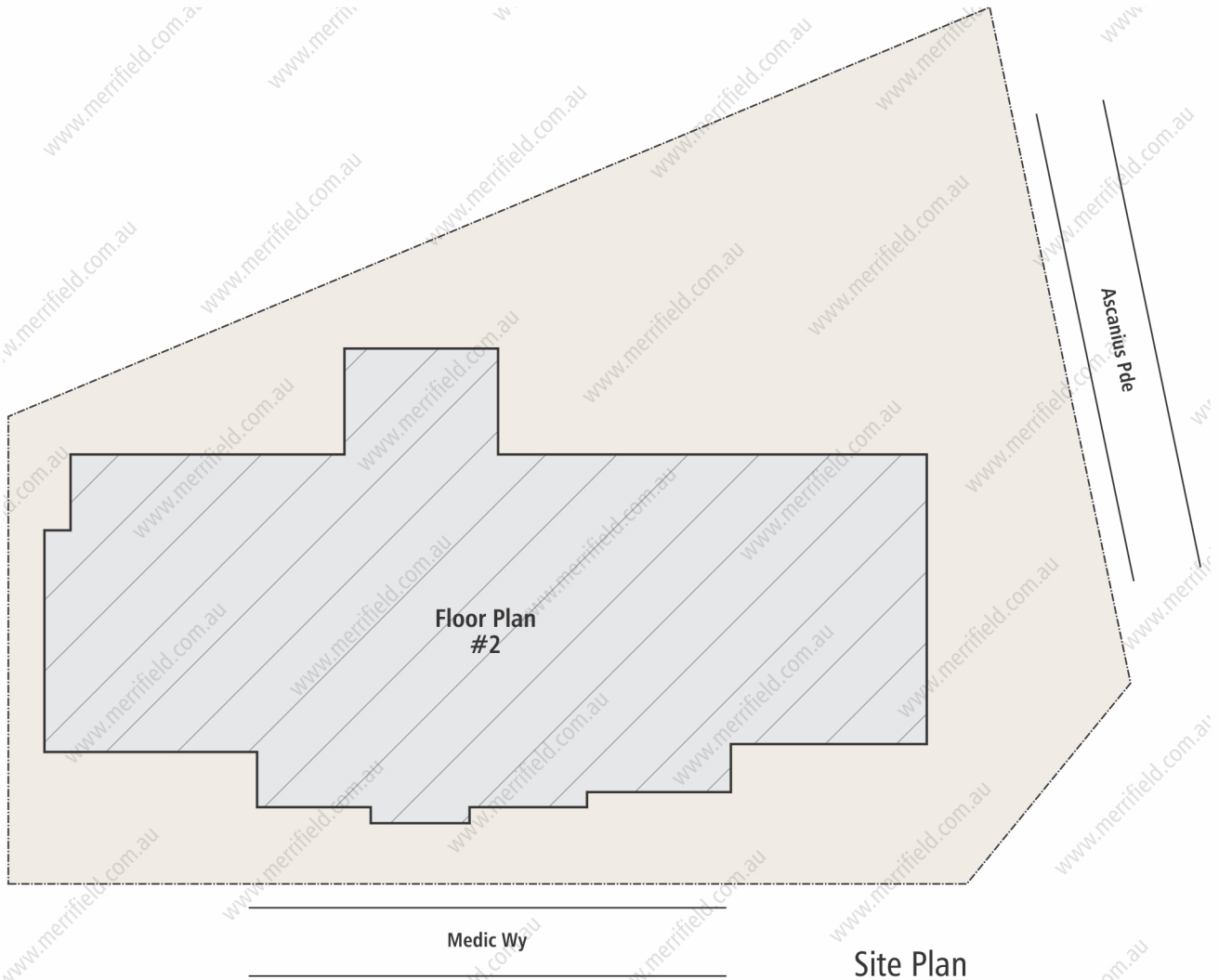


Author:

Created: <https://www.landgate.wa.gov.au/?address=2%20Medic%20Way%2C%20BAYONET%20HEAD%206330&theme=Hybrid>

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Please refer to original documentation for all legal purposes.

0 0.003 0.007 0.01 0.014 km



Floor Plan

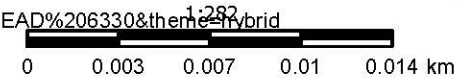
This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact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

2 Medic Way



Author:

Created: 14 February 2025 from Map Landgate Plus <http://www.landgateplus.gov.au/?address=2%20Medic%20Way%2C%20BAYONET%20HEAD%206330&theme=Hybrid>



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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

4022 849

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 79 ON DEPOSITED PLAN 422029

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HGWA SOUTHWEST DISPLAY HOLDINGS PTY LTD OF 11 DELAWNEY STREET BALCATTA WA 6021
(T P268118) REGISTERED 30/8/2022

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

1. P222000 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 21/7/2022.
2. P268119 CAVEAT BY WESTERN AUSTRALIAN LAND AUTHORITY LODGED 30/8/2022.

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: DP422029
PREVIOUS TITLE: 2958-158
PROPERTY STREET ADDRESS: 2 MEDIC WAY, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

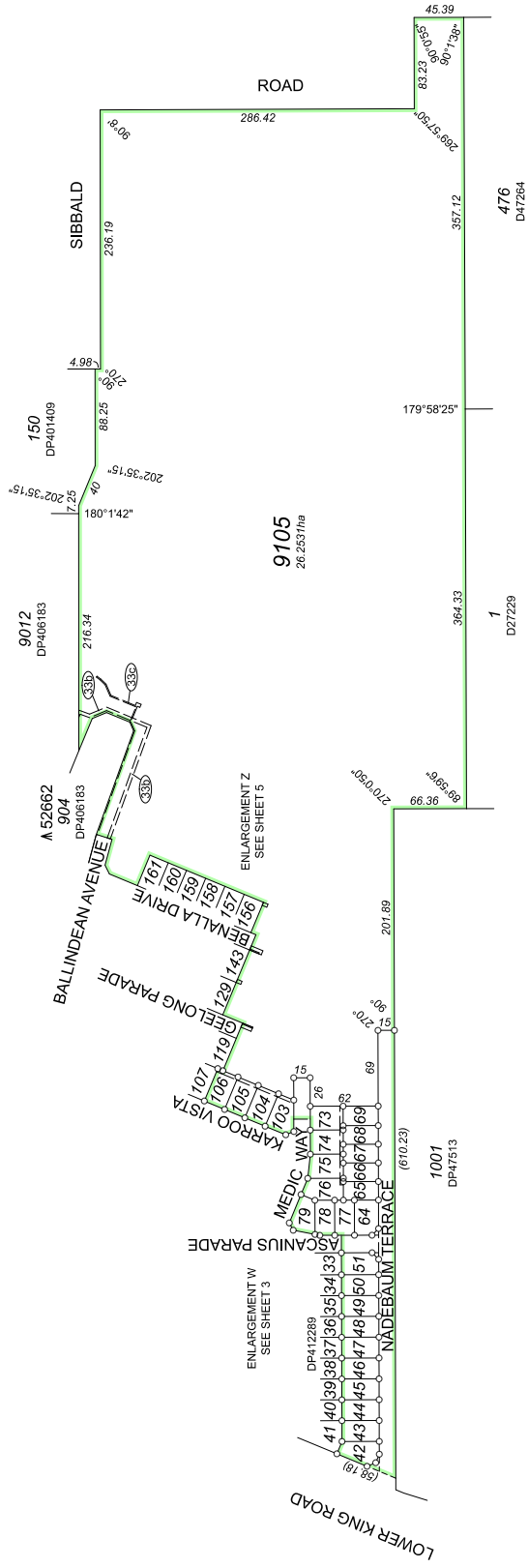
Plan Information Tenure Type: Freehold Plan Type: Deposited Plan Plan Purpose: Subdivision		Field Record 128280 Declared as Special Survey Area: Yes	
Plan Heading Lots 42-51, 64-69, 73-79, 103-106, 9105, Roads and Easements			
Locality and Local Government Locality: BAYONNET HEAD Local Government: CITY OF ALBANY			
Examination ISC: 15.06.2022			
Examined: E. Milewska 22.06.2022 Date:		Date:	
Planning Approval Planning Authority: WAPC Reference: 153994		Date: 21-Jun-2022	
Delegated under S. 16 P&D Act 2005			
In Order For Dealings Subject To: SEC 168(1)(2), 167, 165 OF THE P&D ACT SEC 70A OF THE TLA			
For Registrar of Titles: <i>E. Milewska</i> Date: 21.07.2022		Date:	
Plan Approved Inspector of Plans and Surveys: <i>[Signature]</i> Date: 21.7.2022			

Survey Details Field Record: 128280 Declared as Special Survey Area: Yes Survey Method Regulatory Statement Survey carried out under Reg. 26A, Special Survey Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan. Survey Method and Plan Content Variations Approved Variation Type: Reference: D076-22, LANDGATE FILE 0680042021 REG 26A(1) FINAL MARKING DEFERRED. Survey Certificate - Regulation 54 I, A.J. LEFORT hereby certify that this plan is accurate and is a correct representation of the - (a) survey; and (b) calculations 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. A. J. Lefort Andrew Le Fort 2022.06.21 10:32:28 +08'00' Licensed Surveyor Date	
Survey Organisation Name: HARLEY DYKSTRA PTY LTD (BUNBURY) Address: BUNBURY 6230 Phone: 97926000 Fax: Email: drafting@harleydykstra.com.au Reference: 14084	

Plan Information Title Reference: 2958-158 Parent Plan Number: DP413871 Parent Lot Number: LOT 9104 Subject Land Description:	
Former Tenure New Lot / Land: 42-51, 64-69, 73-79, 103-106, 9105 Title Reference: 2958-158 Subject Land Description:	
Former Tenure Interests and Notifications	
Subject: 33D 4 Purpose: EASEMENT (DRAINAGE) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(a) Origin: DP 406183 Land Burdened: LOT 106 Benefit To: CITY OF ALBANY Comments:	
Subject: 33D 3 Purpose: EASEMENT (SEWERAGE) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(b) Origin: DP 406183 Land Burdened: LOT 9105 Benefit To: WATER CORPORATION Comments:	
Subject: 33D 1 Purpose: EASEMENT (ELECTRICITY SUPPLY) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(c) Origin: DP 406183 Land Burdened: LOT 9105 Benefit To: ELECTRICITY NETWORKS CORPORATION Comments:	
Subject: 33D 2 Purpose: EASEMENT (DRAINAGE) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(a) Origin: DP 410415 Land Burdened: LOT 9105 Benefit To: CITY OF ALBANY Comments:	
Subject: 33D 1 Purpose: EASEMENT (SEWERAGE) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(b) Origin: DP 410415 Land Burdened: LOT 9105 Benefit To: WATER CORPORATION Comments:	
Subject: 33D 2 Purpose: EASEMENT (SEWERAGE) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(b) Origin: DP 410415 Land Burdened: LOT 9105 Benefit To: WATER CORPORATION Comments:	
Subject: 33D 1 Purpose: EASEMENT (ELECTRICITY SUPPLY) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(c) Origin: DP 410415 Land Burdened: LOT 9105 Benefit To: ELECTRICITY NETWORKS CORPORATION Comments:	
Subject: 33D 2 Purpose: EASEMENT (ELECTRICITY SUPPLY) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(c) Origin: DP 410415 Land Burdened: LOT 9105 Benefit To: ELECTRICITY NETWORKS CORPORATION Comments:	
New Interests	
Subject: 33D Purpose: EASEMENT (DRAINAGE) Statutory Reference: SEC 167 OF THE P & D ACT REG 33(a) Origin: THIS PLAN Land Burdened: LOTS 73-76, 103-106 Benefit To: CITY OF ALBANY Comments:	
New Memorials and Notifications	
Subject: 33D Purpose: NOTIFICATION Statutory Reference: SEC 70A OF THE TLA Origin: DOC P221989 Land Burdened: LOTS 42-51, 64-69 Benefit To: COUNCIL TO CONSERVATION RESERVE Comments:	
Subject: 33D Purpose: NOTIFICATION Statutory Reference: SEC 165 OF THE P & D ACT Origin: DOC P222000 Land Burdened: LOTS 42-51, 64-69, 73-79 Benefit To: BUSHFIRE PRONE AREA Comments:	

ADDITIONAL SHEETS SURVEY SHEETS	SHEET 1 OF 5	SHEETS 5	VERSION NUMBER 3	DEPOSITED PLAN 422029
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LIMITED IN DEPTH TO 60.96 METRES

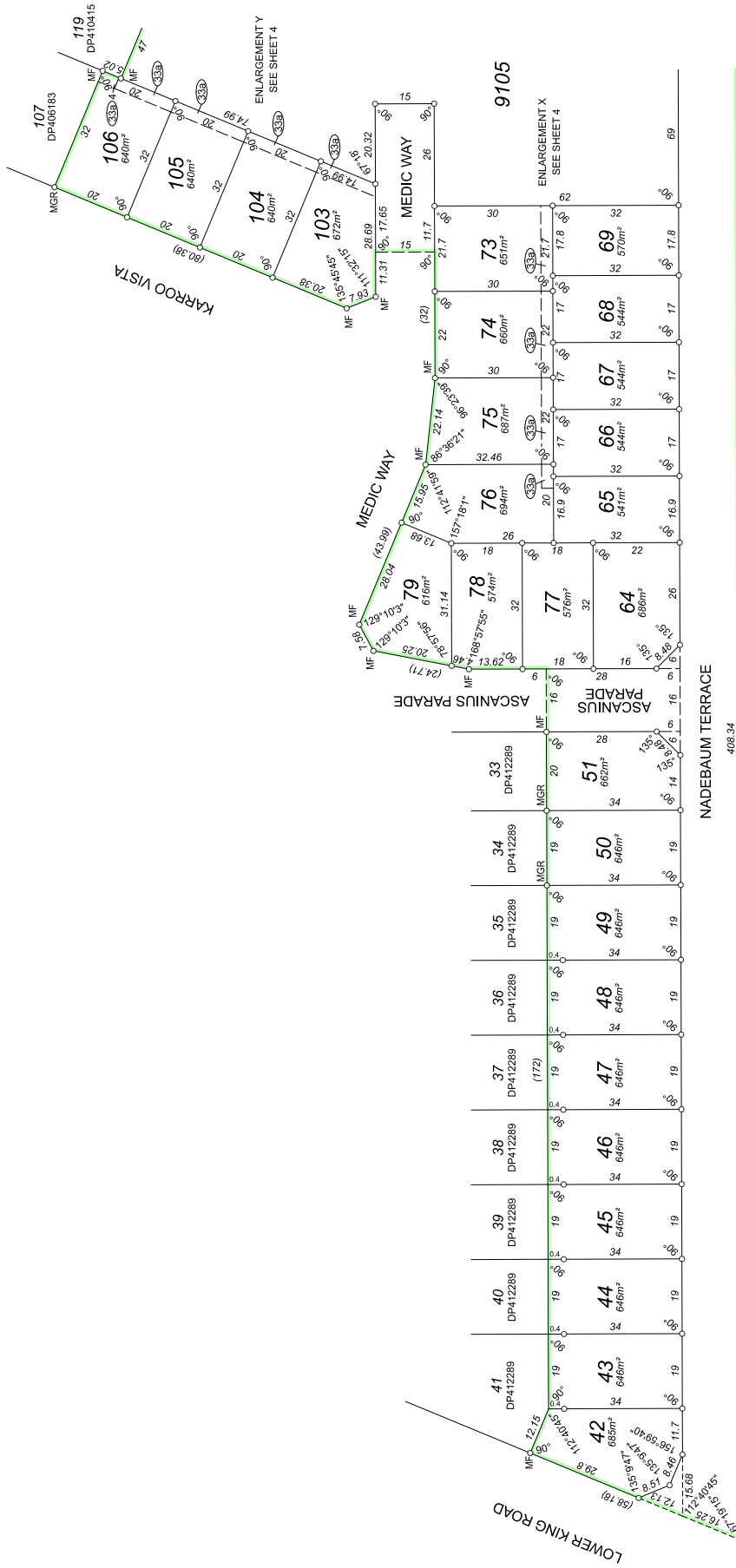


SCALE 1:3000 @ A2
ALL DIMENSIONS ARE IN METRES

ADDITIONAL SHEETS SURVEY SHEETS	SHEET 2	OF 5	VERSION NUMBER 3	DEPOSITED PLAN 422029
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11 BARNBY WINDMILL ALLEY
 100 BUNNINGS DRIVE
 PERTH WA 6009
 E: PERTH@HARLEDYKSTRA.COM.AU

ENLARGEMENT W



1001
DP47513

408.34

(610.23)

ENLARGEMENT X
SEE SHEET 4

ENLARGEMENT Y
SEE SHEET 4

SCALE 1:750 @ A2

0 10M 20M 30M 40M 50M 60M 70M 80M

ALL DIMENSIONS ARE IN METRES

ADDITIONAL SHEETS	SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
SURVEY SHEETS	3	OF 5	3	422029

Landgate

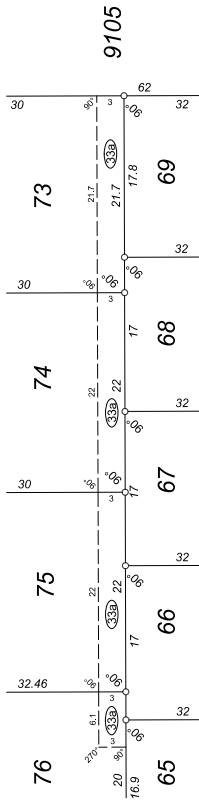
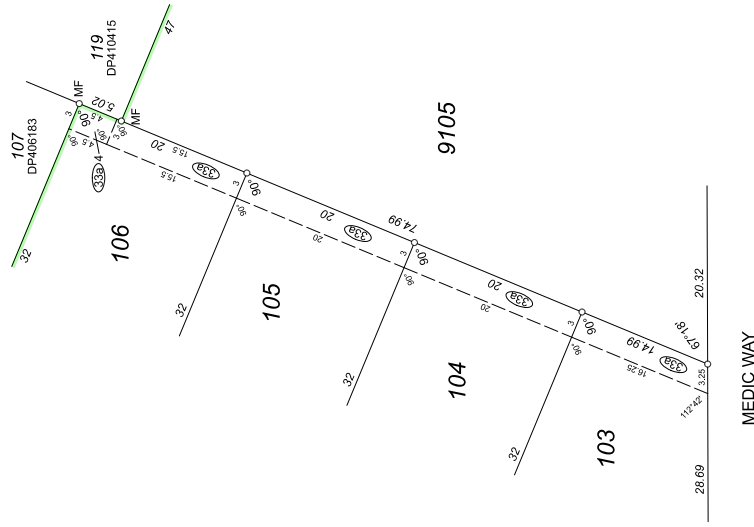
Harley Dykstra

PLANNING & SURVEY SOLUTIONS

11 Albany Highway, Albany
T: 08 9446 5566
F: 08 9446 5567
E: harley@harleydykstra.com.au
M: 08 9446 5568
W: www.harleydykstra.com.au

ENLARGEMENT X

ENLARGEMENT Y



Harley Dykstra
 PLANNING & SURVEY SOLUTIONS
 11 ALBERTA STREET, ALBANY
 T 08 9494 5588 M 08 9494 5589
 E harley@harleydykstra.com.au
 HP 267 40220293
 HP 27652122

ADDITIONAL SHEETS
 SURVEY SHEETS

SHEET

4 OF 5

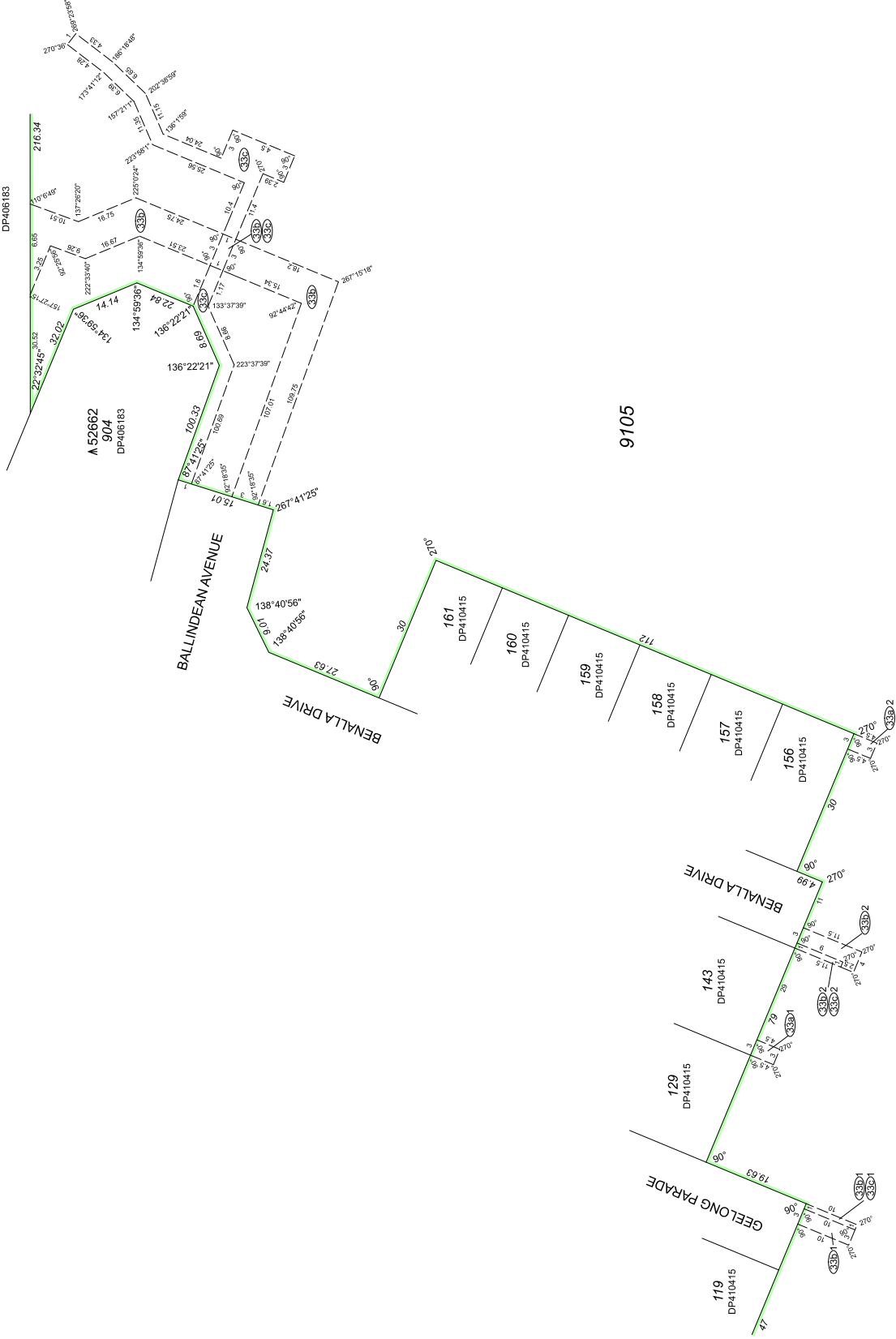
VERSION NUMBER

3

DEPOSITED PLAN

422029

ENLARGEMENT Z



DEPOSITED PLAN
422029

VERSION NUMBER
3

SHEET
5

OF
5

ADDITIONAL SHEETS
SURVEY SHEETS

PLANNING & SURVEY SOLUTIONS
E: enquiries@harleydykstra.com.au
100 RIVERVIEW AVENUE
PERTH WA 6000
HP 08 9446 5566
F: 08 9446 5569
W: www.harleydykstra.com.au
HP 08 9446 5566
F: 08 9446 5569
W: www.harleydykstra.com.au



Survey Certificate - Regulation 54

I, **A.J. LEFORT** hereby certify that this plan is accurate and is a correct representation of the -
 (a) survey; and
 (b) calculations 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.

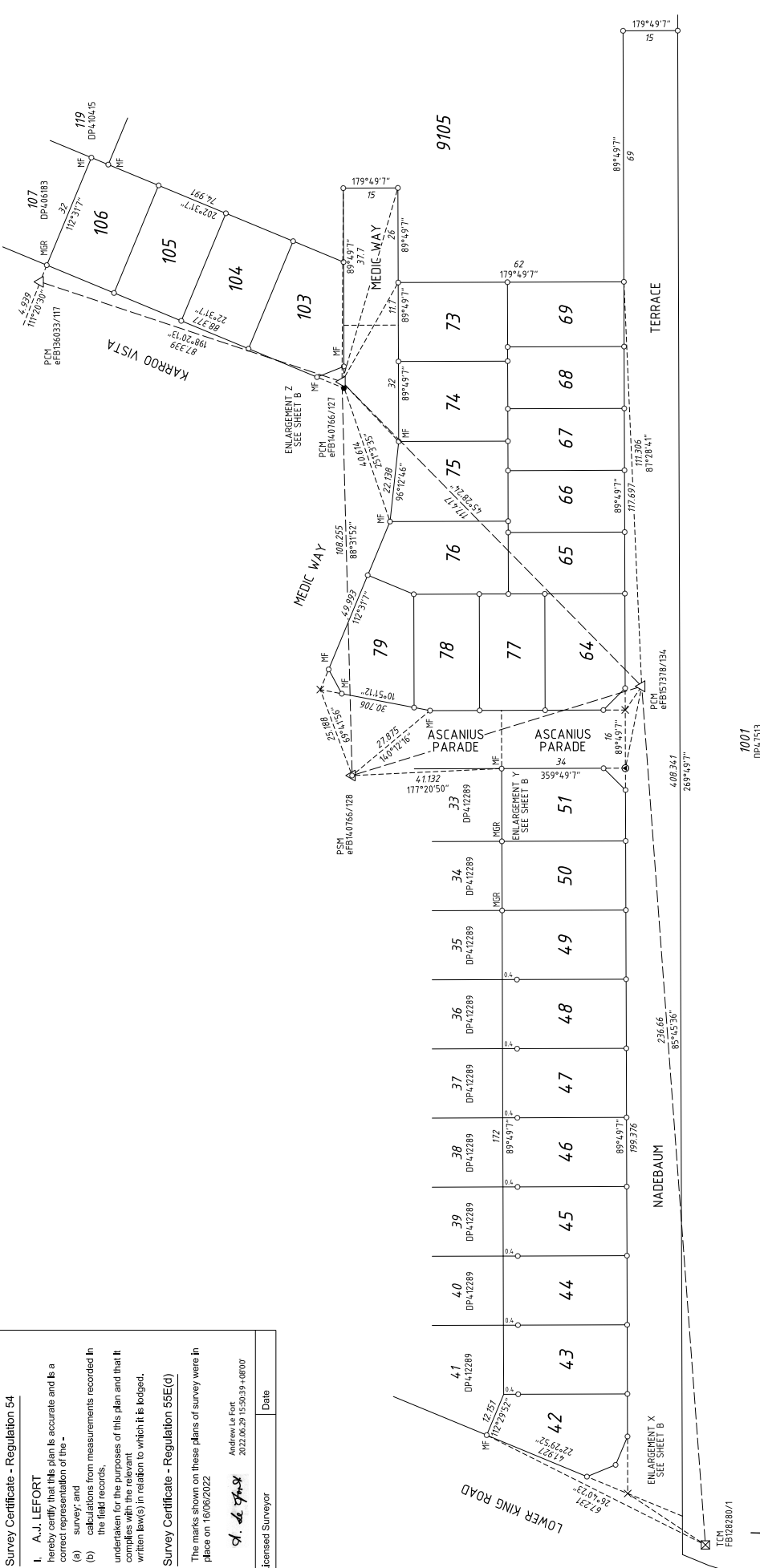
Survey Certificate - Regulation 58E(d)

The marks shown on these plans of survey were in place on **16/06/2022**

Andrew Le Fort
 2022.06.29 15:50:39+0800

Licensed Surveyor

Date



ALL BEARINGS AND DISTANCES ON THIS SHEET ARE THE RESULT OF LEAST SQUARE ADJUSTMENTS CARRIED OUT ON FIELD OBSERVATIONS
 GRID DATUM IS ALB84

CONTROL POINT TABLE

NAME	TYPE	DESCRIPTION
FB1282801	TCM	Spike (0.3m deep)
FB1282816	TCM	DESTROYED
FB1356033/117	PCM	Spike in tulumen
FB1407667/27	PCM	Spike in concrete (0.3m deep)
FB1407667/28	PSM	Brass Plate in halloover
FB1579784/34	PCM	Spike in concrete behind kerb

SURVEY SHEET PROCESSED

DATE	M.B.
5.05.2022	

- LEGEND
- ▲ Permanent Survey Mark (PSM)
 - △ Temporary Control Mark (TCM)
 - Peg unless stated otherwise
 - Concrete Nail in footpath
 - × Spike
 - Drill Hole



FOR SURVEY INFORMATION ONLY

SURVEY INFORMATION COMPRISES
 SURVEY SHEET A, B & C
 SURVEY CARRIED OUT UNDER REGULATION 26A
 SPECIAL SURVEY AREA GUIDELINES

DEPOSITED PLAN
422029

SURVEY SHEET
A

VERSION NUMBER
1

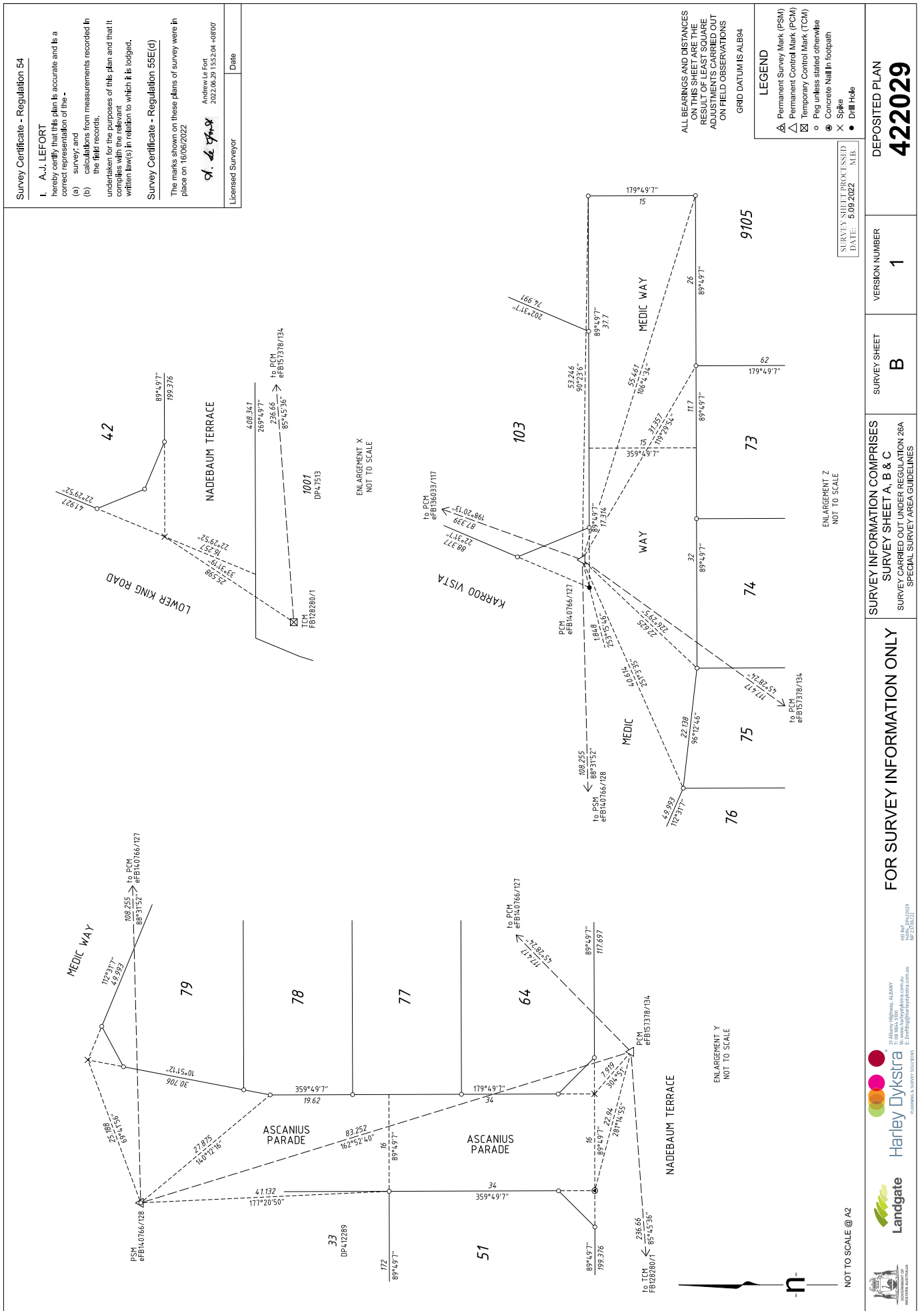
SURVEY INFORMATION COMPRISES
 SURVEY SHEET A, B & C
 SURVEY CARRIED OUT UNDER REGULATION 26A
 SPECIAL SURVEY AREA GUIDELINES

FOR SURVEY INFORMATION ONLY

10/06/2022
 10:06:29
 10/06/2022

37 Albany Highway, ALBANY
 WA 6170
 www.harleydykstra.com.au
 08 9422 4444
 08 9422 4444





Survey Certificate - Regulation 54

I, **A.-J. LEFORT** hereby certify that this plan is accurate and is a correct representation of the -
 (a) survey; and
 (b) calculations 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.

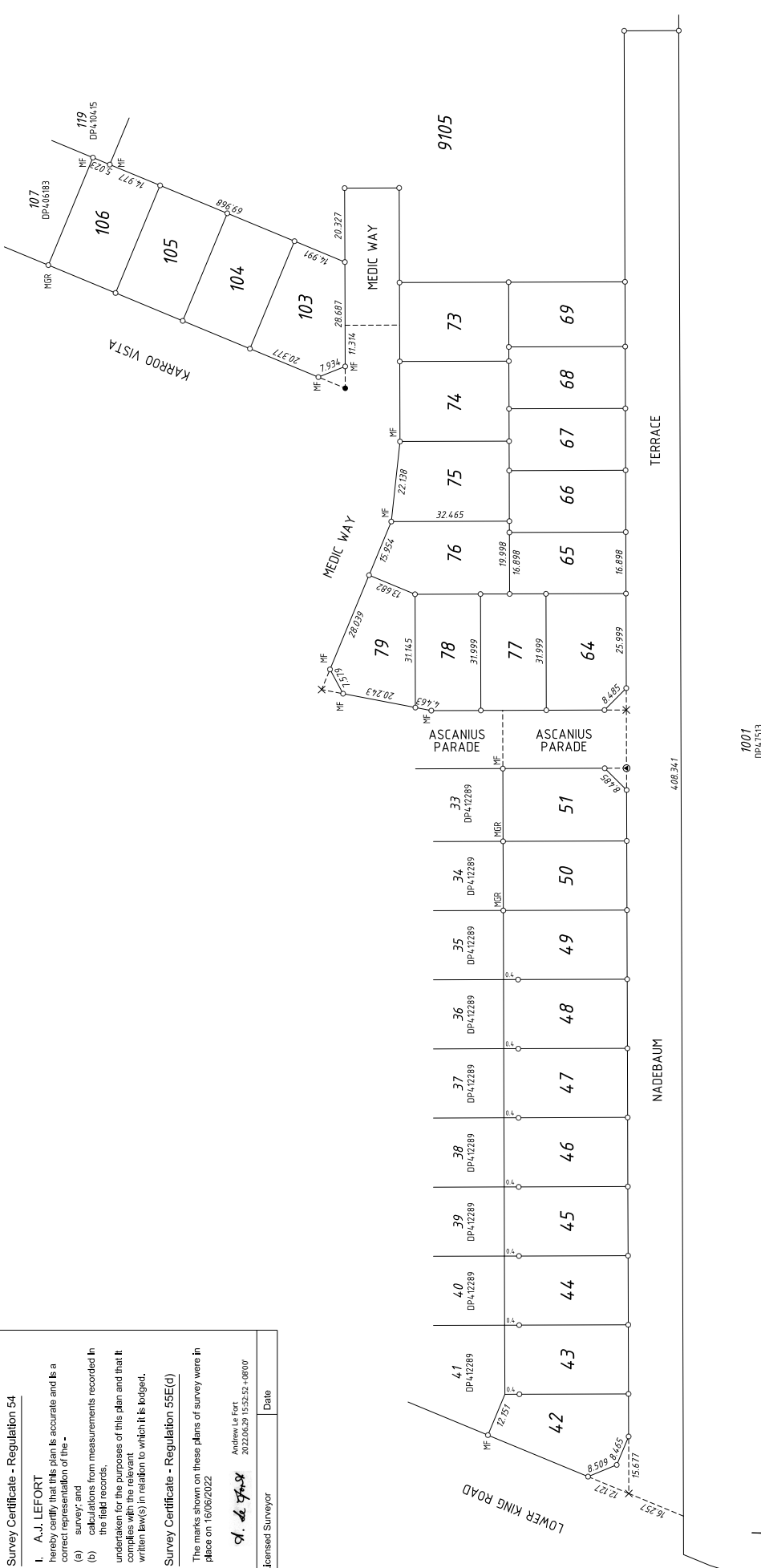
Survey Certificate - Regulation 58E(d)

The marks shown on these plans of survey were in place on 16/06/2022

A.-J. Lefort
 Andrew Le Fort
 2022.06.29 15:55:52 +0800

Licensed Surveyor

Date



ALL BEARINGS AND DISTANCES ON THIS SHEET ARE THE RESULT OF LEAST SQUARE ADJUSTMENTS CARRIED OUT ON FIELD OBSERVATIONS
 GRID DATUM IS ALB84

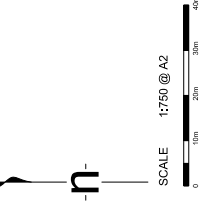
LEGEND

- △ Permanent Survey Mark (PSM)
- Temporary Control Mark (TCM)
- Peg unless stated otherwise
- ⊗ Concrete Nail In Footpath
- Spike
- Drill Hole

SURVEY SHEET UNCLASSIFIED
 DATE: 5.09.2022

1001
 DP4/1513

SCALE 1:750 @ A2



FOR SURVEY INFORMATION ONLY

SURVEY INFORMATION COMPRISES
 SURVEY SHEET A, B & C
 SURVEY CARRIED OUT UNDER REGULATION 26A
 SPECIAL SURVEY AREA GUIDELINES

DEPOSITED PLAN
422029

VERSION NUMBER
1

SURVEY SHEET
C

SURVEYOR
1001 DP4/1513

DATE
 16/06/2022

Harley Dykstra
 37 Albany Highway, ALBANY
 WA 6172
 P: 08 9422 2200
 F: 08 9422 2201
 E: hdykstra@harleydykstra.com.au

Landgate
 DEPARTMENT OF WATER RESOURCES
 1000 CANAL ROAD, PERTH WA 6000

Deposited Plan 422029

Lot	Certificate of Title	Lot Status	Part Lot
42	4022/827	Registered	
43	4022/828	Registered	
44	4022/829	Registered	
45	4022/830	Registered	
46	4022/831	Registered	
47	4022/832	Registered	
48	4022/833	Registered	
49	4022/834	Registered	
50	4022/835	Registered	
51	4022/836	Registered	
64	4022/837	Registered	
65	4022/838	Registered	
66	4022/839	Registered	
67	4022/840	Registered	
68	4022/841	Registered	
69	4022/842	Registered	
73	4022/843	Registered	
74	4022/844	Registered	
75	4022/845	Registered	
76	4022/846	Registered	
77	4022/847	Registered	
78	4022/848	Registered	
79	4022/849	Registered	
103	4022/850	Registered	
104	4022/851	Registered	
105	4022/852	Registered	
106	4022/853	Registered	
9105	4022/854	Registered	
0	N/A	Registered	
0	N/A		
0	N/A		
0	N/A	Registered	
0	N/A	Registered	



Document number P268119
 Lodgement date 30/08/2022 11:54:05

Caveat

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Jurisdiction

Western Australia

Legislation

Transfer of Land Act 1893

Document details

Document type	Caveat	ELN lodgement case id	585844951
ELN id	PEXA	ELN document id	1478172563
ELN workspace id	8487146	ELN counterpart id/s	1478172563-594047608

Responsible subscriber and contact details

Name	ZAFRA PTY LTD	Contact fax	
Customer code	EFA15030	Contact phone	08 6212 3777
Contact name	Michael Ferrinda	Contact email	
Contact address	LEVEL 10 105 ST GEORGES TERRACE PERTH WA 6000	Client reference	19151 - Lot 79

Lodgement fees

Fee description	Net	Gst	Fees
ELNO - Caveat	\$187.60	\$0.00	\$187.60
		Total	\$187.60

Land

Title(volume-folio)	Extent	Land description	Estate and/or interest
4022-849	Whole	79/DP422029	FEE SIMPLE

Caveator(s)

WESTERN AUSTRALIAN LAND AUTHORITY (ABN 34868192835 GPR SILD)

Estate and interest being claimed

Interest as Chargee

Grounds of claim

Claim statement	Charge contained in an agreement with the following Parties and Date
Parties	HGWA SOUTHWEST DISPLAY HOLDINGS PTY LTD (ACN 121960727) WESTERN AUSTRALIAN LAND AUTHORITY (ABN 34868192835 GPR SILD)
Date	13/04/2022

Extent of prohibition

Absolute

Service of notice to the caveator/s

Address LEVEL 2 40 THE ESPLANADE PERTH WA 6000

Registered proprietor(s)

HGWA SOUTHWEST DISPLAY HOLDINGS PTY LTD (ACN 121960727) OF 11 DELAWNEY STREET BALCATTA WA 6021

Attachments

NIL

Operative clause

The caveator claims the Estate or Interest specified in the Land on the Grounds set out herein and forbids the registration of any Instrument affecting the Estate and Interest to the Extent of Prohibition as specified.

Subscriber Certification and Execution on behalf of the Caveator(s)

WESTERN AUSTRALIAN LAND AUTHORITY (ABN 34868192835 GPR SILD) makes the following certifications:

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Digitally signed by KATHERINE MARIE ANNETTE PARIDIS on behalf of WESTERN AUSTRALIAN LAND AUTHORITY (ABN 34868192835 GPR SILD) on 30 August 2022



30 August 2022

HGWA SOUTHWEST DISPLAY HOLDINGS PTY LTD
11 DELAWNEY STREET
BALCATT, WA 6021

Dear Sir/Madam

I advise that a caveat has been lodged against the Certificate of Title for your land. Your land ownership details are described in the schedule overleaf.

Some details of the Caveat including a copy of part of the "Estate or interest claimed" section are shown in the schedule overleaf.

A caveat is a statutory notice lodged against the Certificate of Title for the land evidencing a claim to an interest in that land. The claim is made by a person who is not the registered owner of the land. The person claiming the interest in the land is known as the caveator.

The existence of a caveat on the title does not allow the caveator to deal with the land, however the caveat may prevent the registration of any change to the title for the land until notice of that change has been given to the caveator.

The caveat will remain on the title until it is withdrawn by the caveator or action is taken for its removal.

A copy of the caveat may be obtained (on payment of the prescribed fee) at www.landgate.wa.gov.au. If you wish to seek further information regarding the caveat, Landgate may be contacted on +61 (0)8 9273 7373 or by email to customerservice@landgate.wa.gov.au. Please be aware that legal advice cannot be provided. Customers requiring any legal advice must seek their own independent legal advice.

Finally, please note that, due to the numbers of caveats lodged daily at the Western Australian Land Information Authority (Landgate), the Registrar of Titles is personally not able to assist you with caveat enquiries.

Sincerely,

A handwritten signature in black ink that reads "BRoberts".

BRUCE ROBERTS
REGISTRAR OF TITLES

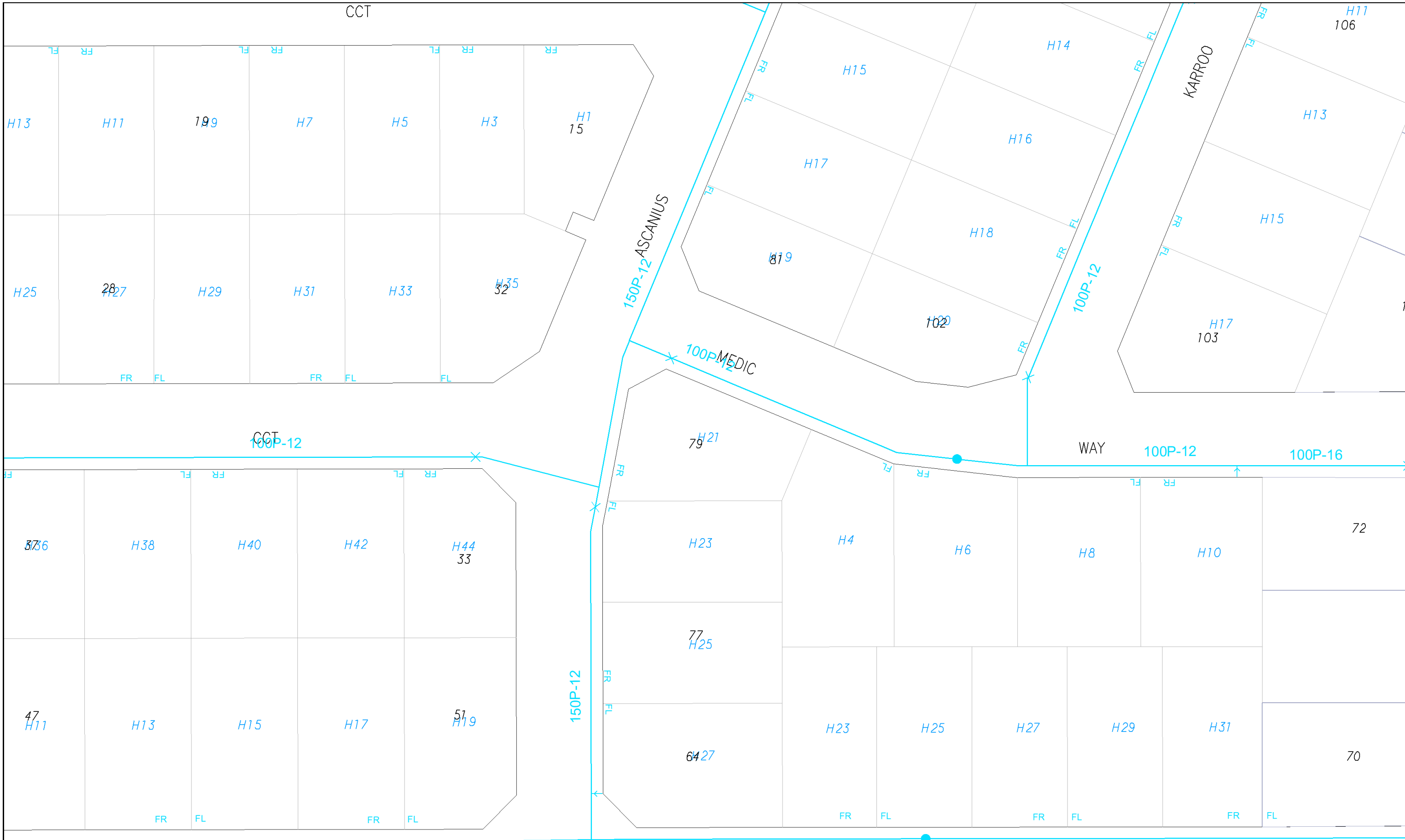
Western Australian Land Information Authority ABN 86 574 793 858
1 Midland Square, Midland, Western Australia 6056
Postal Address: PO Box 2222, Midland, Western Australia 6936
Telephone +61 (0)8 9273 7373 TTY +61 (0)8 9273 7571 landgate.wa.gov.au



THE SCHEDULE

Caveat No:	P268119
Caveator:	WESTERN AUSTRALIAN LAND AUTHORITY
Nature of Claim:	ABSOLUTE
Affected Titles:	4022-849
Affected Documents:	
Estate/Interest Claimed:	CLAIM CATEGORY: CHARGE CLAIM STATEMENT: INTEREST AS CHARGE

Western Australian Land Information Authority ABN 86 574 793 858
1 Midland Square, Midland, Western Australia 6056
Postal Address: PO Box 2222, Midland, Western Australia 6936
Telephone +61 (0)8 9273 7373 TTY +61 (0)8 9273 7571 landgate.wa.gov.au



Page No: 1



Scale: 1:750
 Job No.: 38651466
 Sequence No.: 251001896
 Print Date: 14 Feb 2025



Water

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.




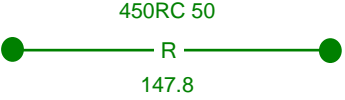
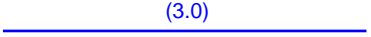

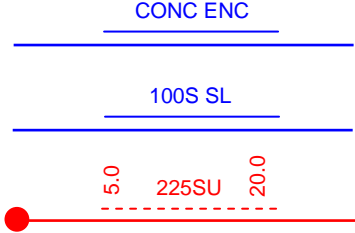
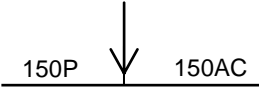


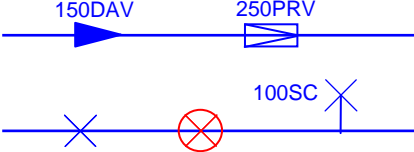
Plan Legend (summary)

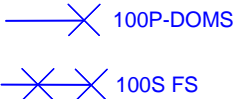
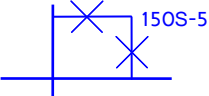






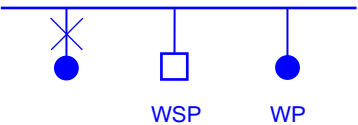
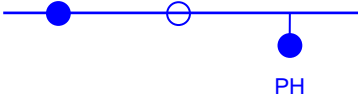
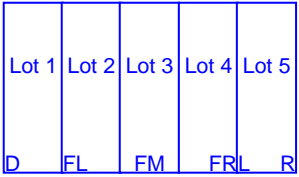


INFORMATION BROCHURE



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>

	<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.</p>
	<p>PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.</p>
	<p>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</p>
	<p>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.</p>
	<p>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.</p>
	<p>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.</p>
	<p>HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.</p>
	<p>FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p>
	<p>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.</p>
	<p>Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible</p>
	<p>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</p> <p>Code indicates on which side of a lot the water service is located: May be no visible indication at site.</p>
	<p>SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.</p>
	<p>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</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p>

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)

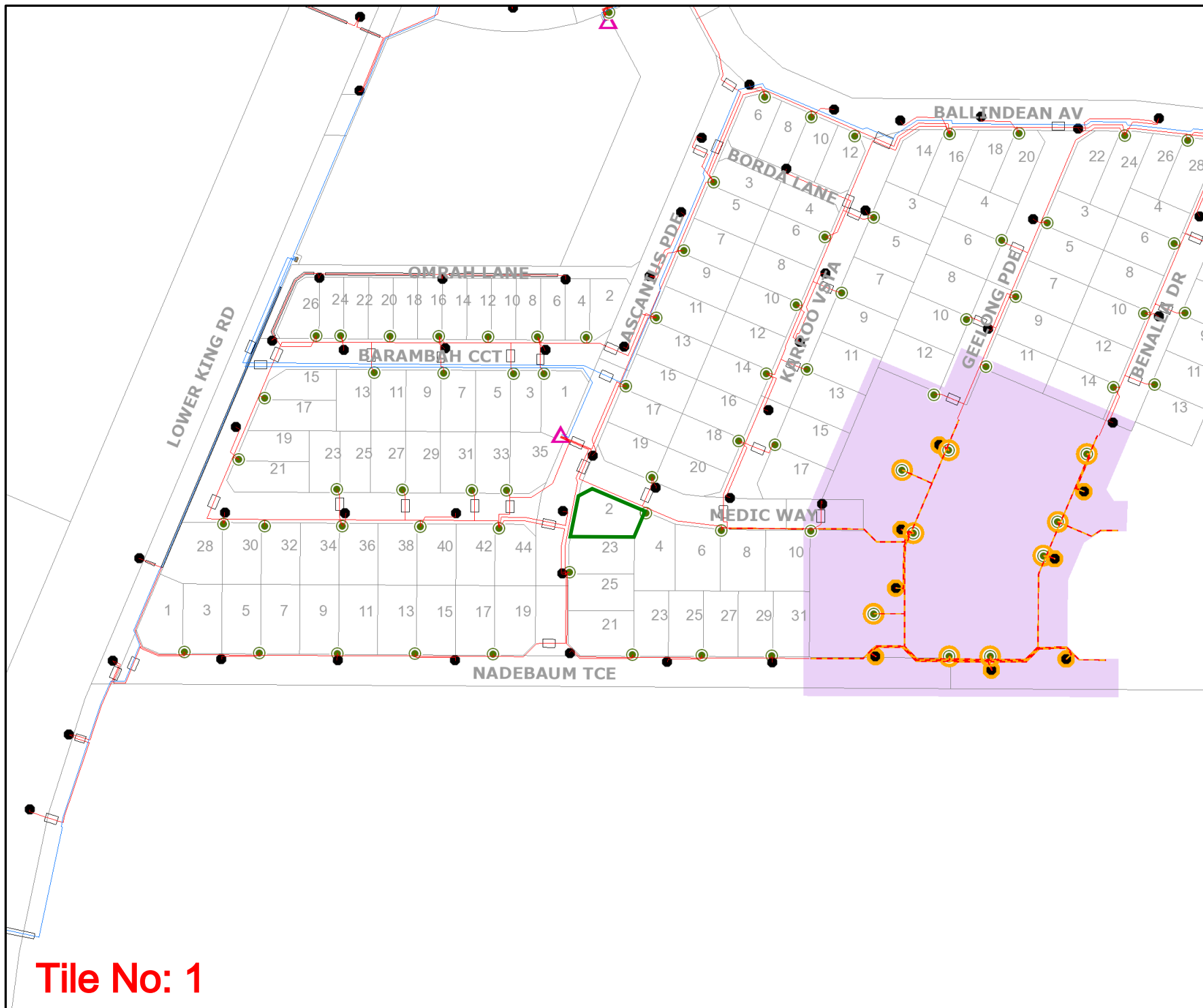
This map is **INDICATIVE ONLY**.
Hand exposure via pothole method is **MANDATORY**.

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

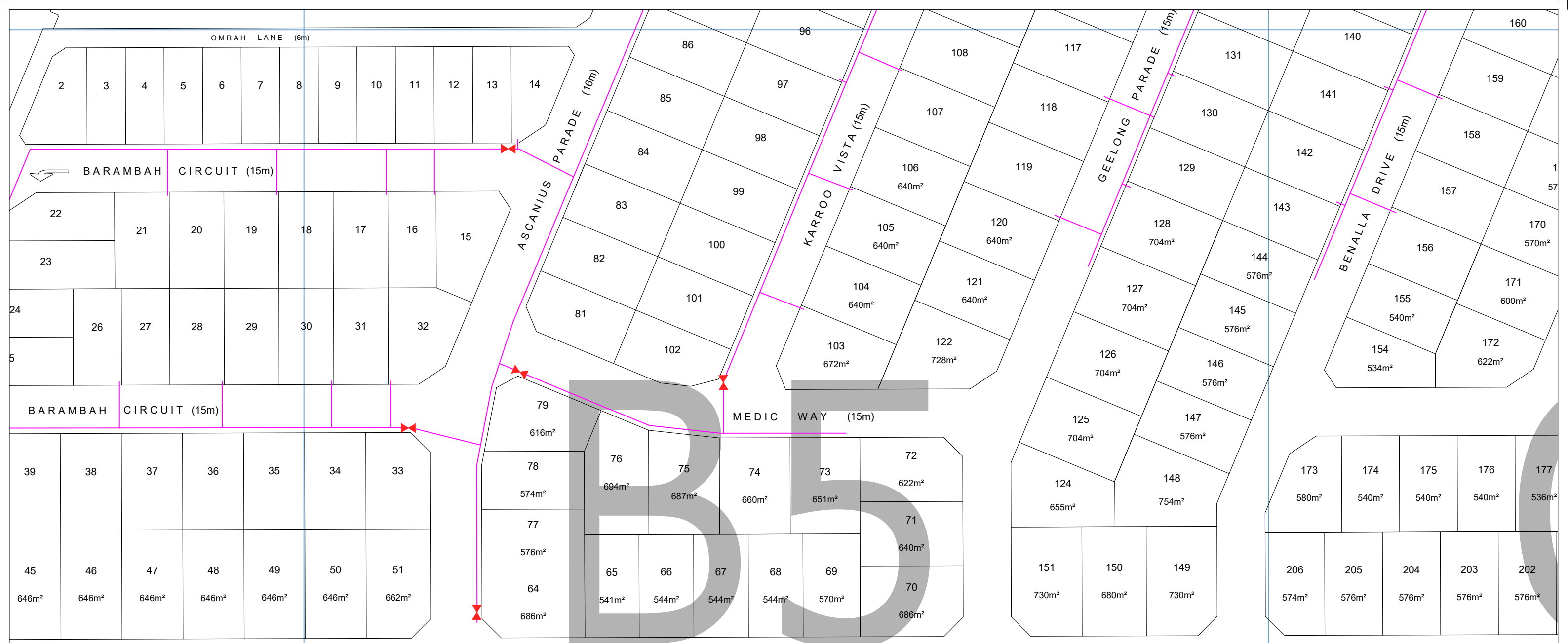
Information valid for 30 days from date of issue

A4 | Scale : 1:2500

WARNING! Look out for overhead power lines



Tile No: 1



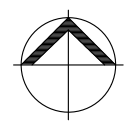
LEGEND:

	GAS LINE
	GAS ISOLATION VALVES

IMPORTANT INFORMATION
PLEASE READ ALL CONDITIONS AND INFORMATION ON THE "UNDERGROUND ASSET DETAILS" INFORMATION SHEET. THIS PLAN IS ISSUED ON THE BASIS OF THAT INFORMATION AND SUBJECT TO THOSE CONDITIONS.

REF DRG NUMBER	DESCRIPTION

Copyright Notice
This drawing remains the property of Wesfarmers Kleenheat Gas Pty Ltd, and may not be copied, or reproduced, in any way, without the prior written approval of this company.



REV	DATE	DESCRIPTION	DRAWN	CHECKED
2	27.08.18	STAGE 6B ADDED	DV	CR
1	02.08.18	STAGE 20B, STAGE 6A AND STAGE 7 ADDED	DV	CR
0	3-15	ORIGINAL ISSUE	MS	SK


3rd PROJECTION	
SCALE:	1:1500 @ A4
DRAWN:	MS 3-15
CHECK:	SK 3-15
APPVD:	
JOB NO:	

Kleenheat Gas
Wesfarmers Kleenheat Gas Pty Ltd. (Inc. in W.A.) A.C.N. 008 679 543

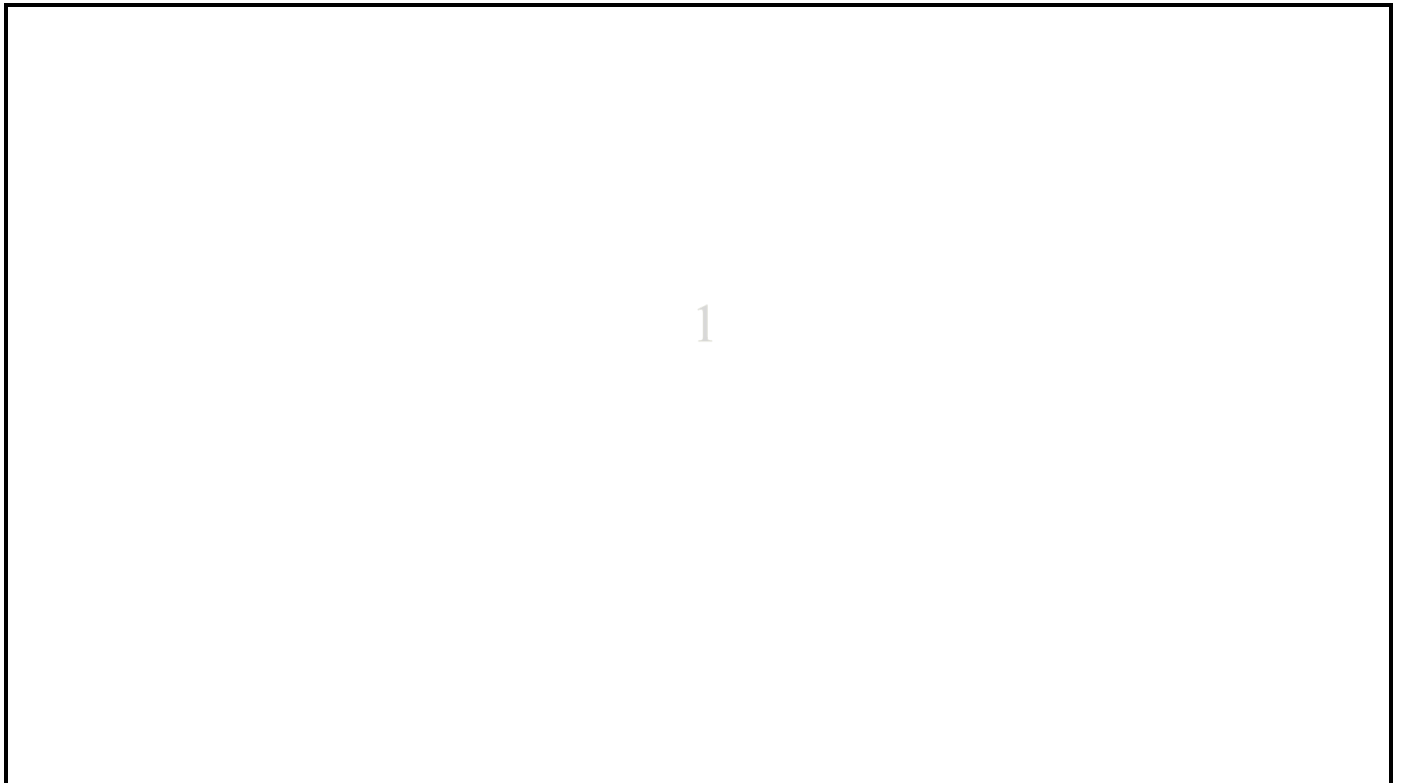
TITLE
RETICULATION
OYSTER HARBOUR, ALBANY W.A.
GAS NETWORK MAP - DIAL BEFORE YOU DIG
LOCATION PLANB5

WESTERN AUSTRALIA Campus Drive (off Murdoch Drive) Murdoch, W.A., 6150 Postal Address: P.O. Box 4184 MYAREE BUSINESS CENTRE, W.A., 6960 Phone: 132 180	
DRAWING NUMBER RET-WA-024-G-07-B5	REVISION 2
CLIENT KLEENHEAT	SHEET SIZE A1
DEPARTMENT ENGINEERING	

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

Dial before you dig Job #:	38651466	
Sequence #	251001894	
Issue Date:	14/02/2025	
Location:	2 Medic Way , Bayonet Head , WA , 6330	

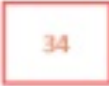




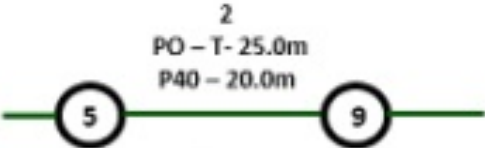






Indicative Plans





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 

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: 251001895

Please read Duty of Care prior to any excavating

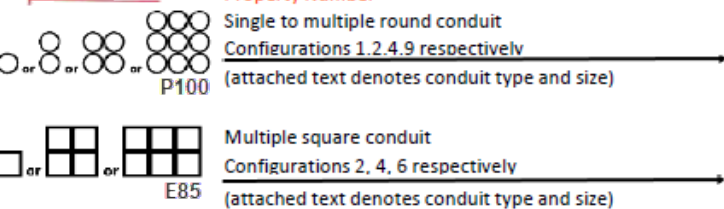
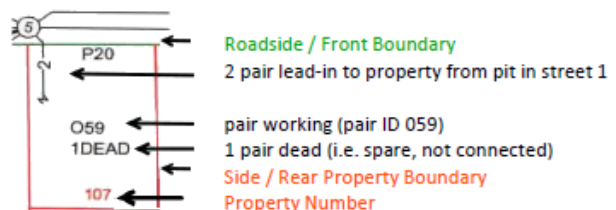
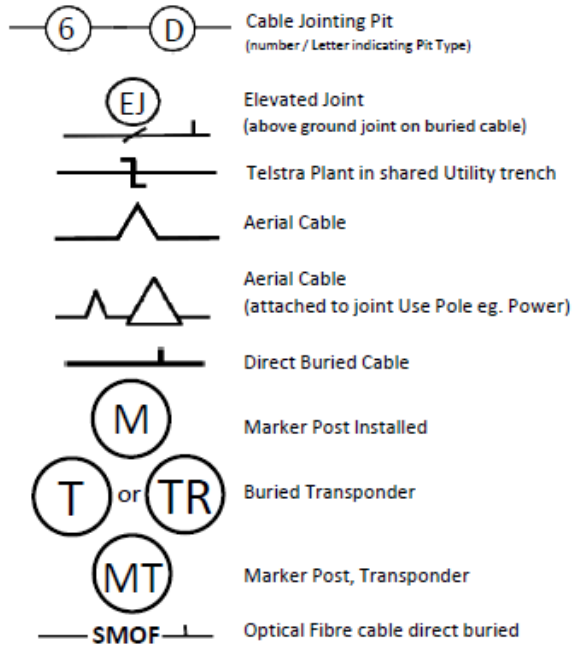
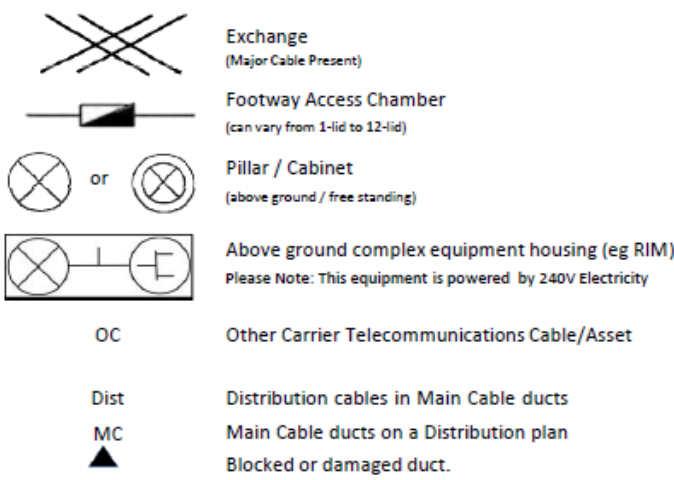
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 14/02/2025 14:44:30

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.

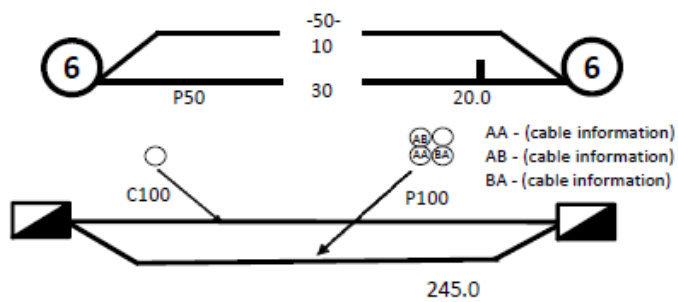
LEGEND



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

18/02/2025

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

258 York Street

PO Box 5001

Albany WA 6332

08 9841 4022

admin@merrifield.com.au

www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 2 MEDIC WAY, 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, we feel we can expect to achieve circa **\$800.00 - \$900.00 per week** in the current rental market.

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:

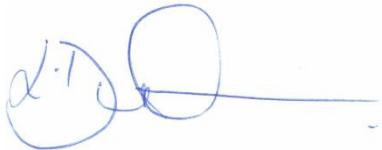
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/obligations-of-landlords-corded-internal-window-coverings)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/rental-property-security-standards)

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'L. Dunham', with a long horizontal line extending to the right.

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.