

FOR SALE



Merrifield Real Estate

Offers Above \$450,000

29 ALLWOOD PARADE, BAYONET HEAD



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

OPEN THE DOOR TO STYLE & COMFORT

- Comfy brick and tile home, 738sqm block, excellent locale
- Open-plan family room/dining with wood fire, covered patio
- Well-equipped kitchen with outlook to harbour and hills
- Enclosed yard, garden shed, veggie patch, carport
- Near primary school, short drive to supermarket, 12 minutes to town



Tommie Watts

0476 514 921

0898414022

tommie@merrifield.com.au



 **3**  **1**  **1**  **738 m2**



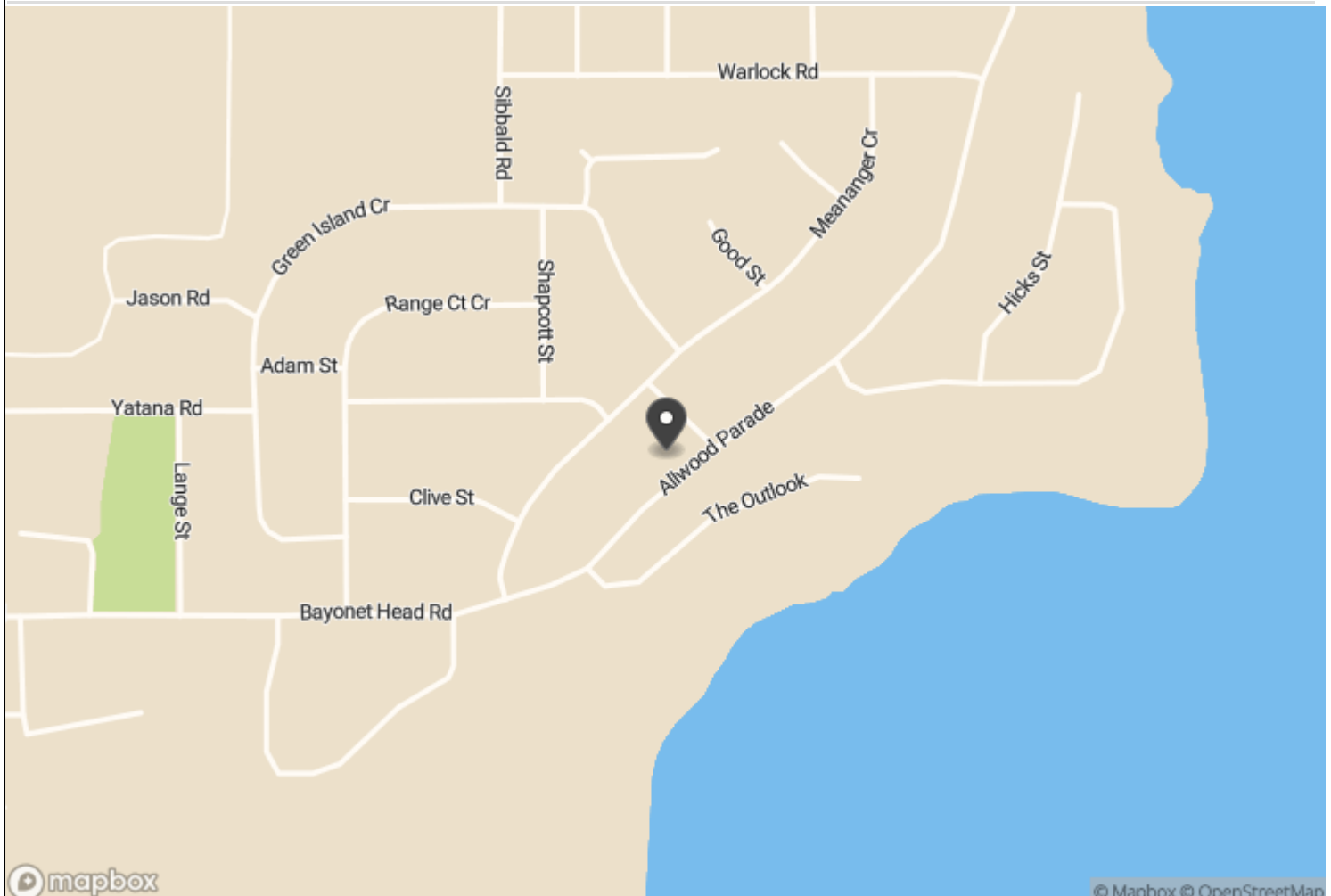
Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330**

29 ALLWOOD PARADE, BAYONET HEAD

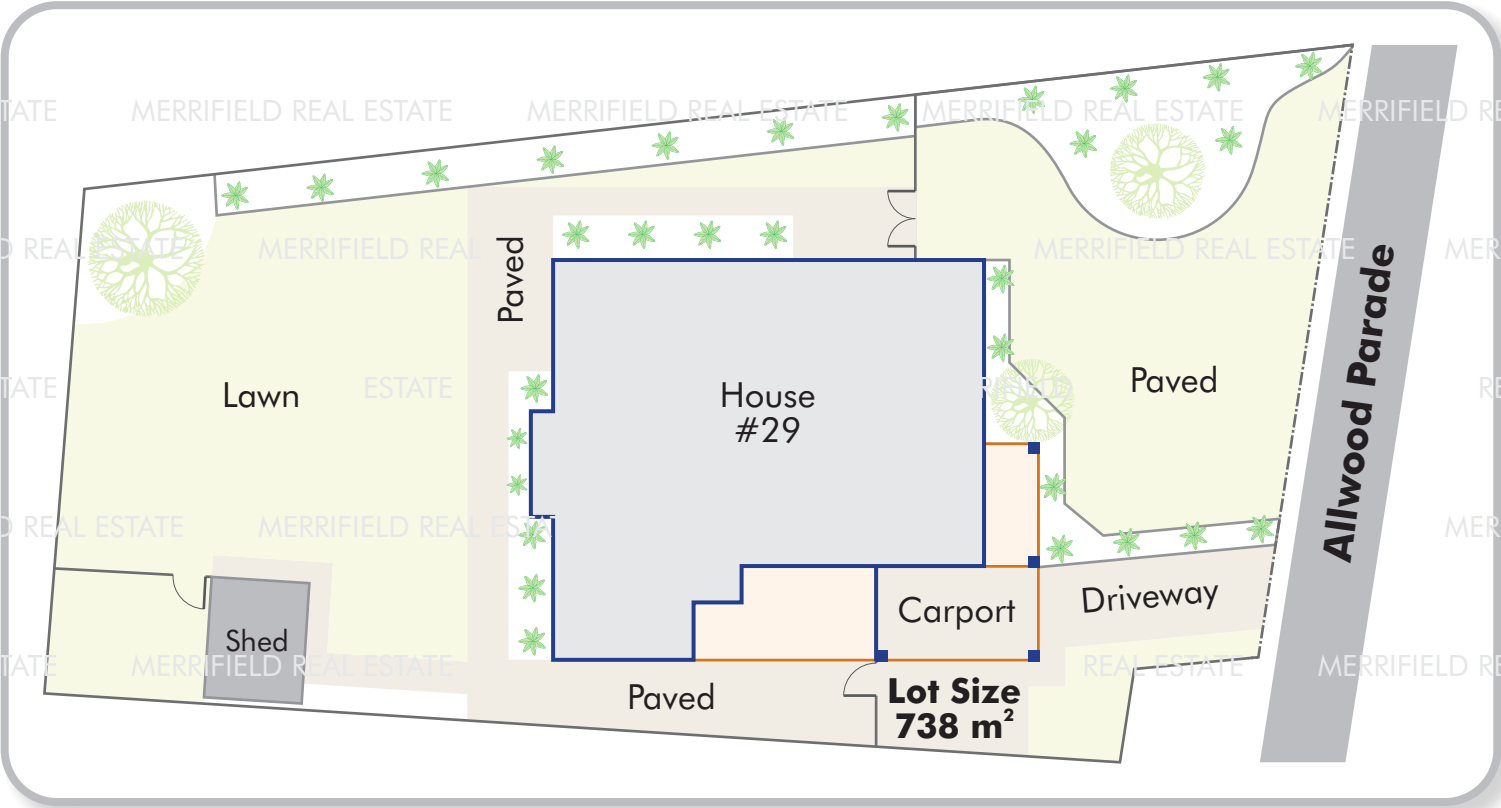


Specification

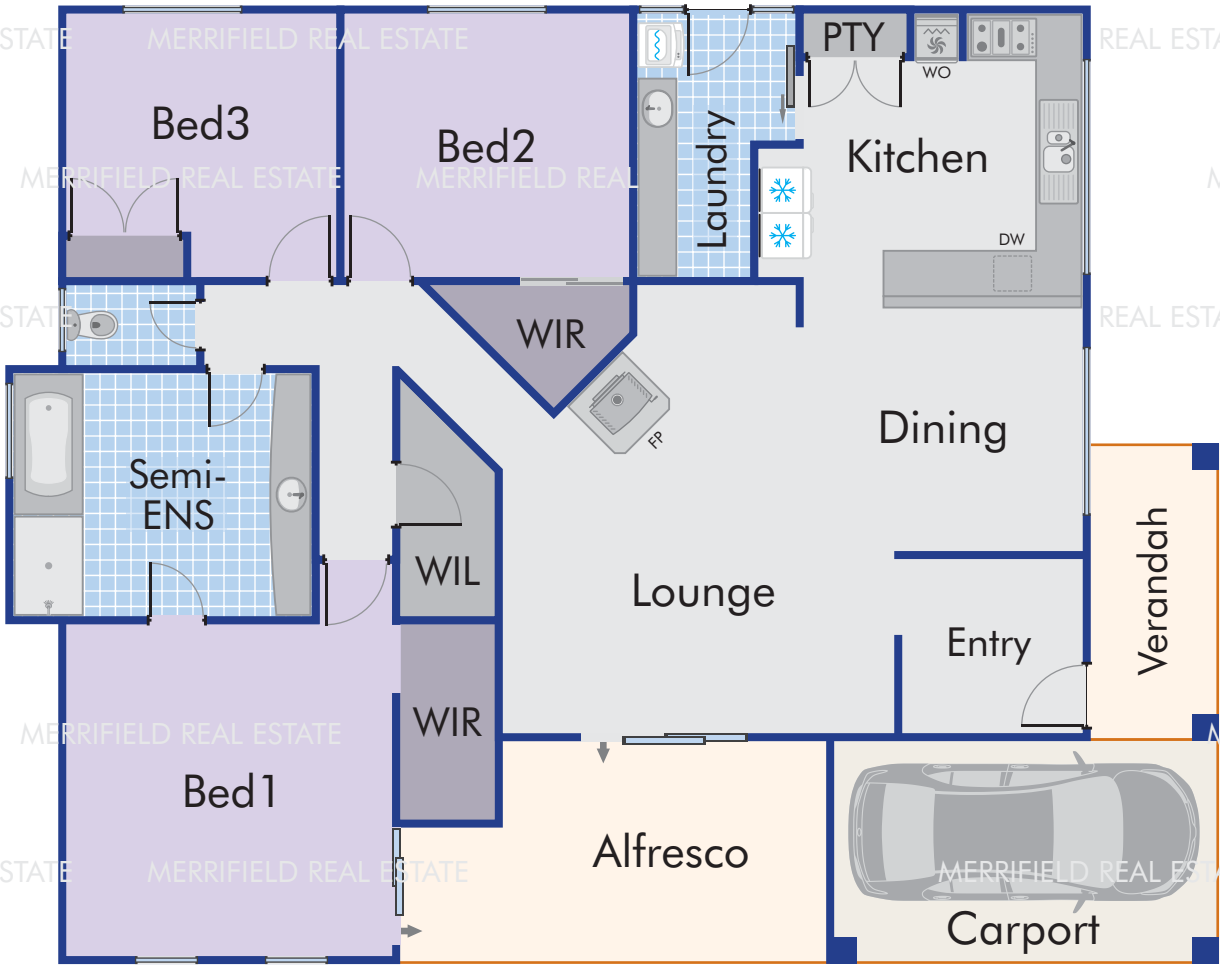
Asking Price	Offers Above \$450,000	Land Size	738.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R20
Parking	1	School Zone	Flinders Park P.S & A.S.H.S
Sheds	Garden Shed	Sewer	Connected
HWS	Gas HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,408.96	Building Construction	Brick & Tile
Water Rates	\$1,525.99	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Unknown
Weekly Rent	\$430	BAL Assessment	N/A
Lease Expiry	28/03/2024	Items not included	N/A



3 | 1 | 1



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.



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2143

1

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 531 ON DIAGRAM 95089

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KATHLEEN MARY NIKAS OF 29 ALLWOOD PARADE BAYONET HEAD WA 6330

(T O134084) REGISTERED 18/4/2019

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

1. RESTRICTIVE COVENANT BENEFIT - SEE DIAGRAM 95089 AND INSTRUMENT G747661.
2. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DIAGRAM 95089.
3. RESTRICTIVE COVENANT BURDEN - SEE DIAGRAM 95089 AND INSTRUMENT G747661.
4. O134085 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 18/4/2019.

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: 2143-1 (531/D95089)
PREVIOUS TITLE: 1532-923
PROPERTY STREET ADDRESS: 29 ALLWOOD PDE, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

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

Application G862942

Volume 1532 Folio 923

WESTERN



AUSTRALIA

VOLUME FOLIO

2143 1

IN THE REGISTER



CERTIFICATE OF TITLE

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

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

Dated 30th July, 1998

John Flinders
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 281 and being Lot 531 on Diagram 95089, delineated on the map in the Third Schedule hereto, together with the benefit of restrictive covenants created on the said Diagram under Section 136D TLA, as set out in Covenant G747661.

FIRST SCHEDULE (continued overleaf)

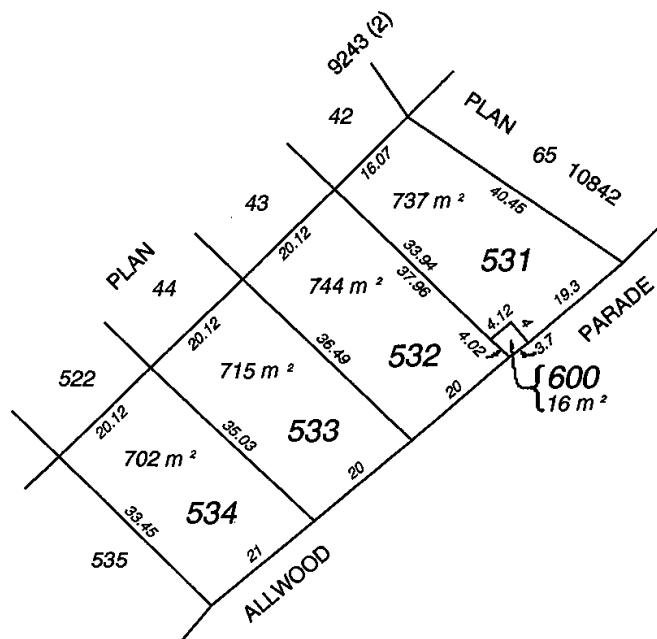
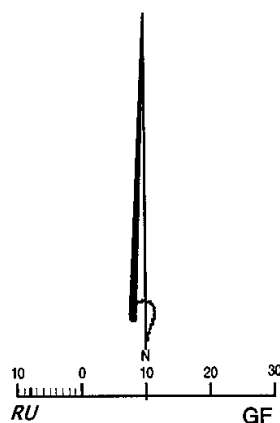
~~Lowe Pty Ltd of Suite 6, 132-136 Railway Street, Cottesloe~~



SECOND SCHEDULE (continued overleaf)

1. MORTGAGE G512485 to ~~Bank of Western Australia Ltd.~~ Registered 26.6.97 at 8.11 hrs.
Discharged H163194 9.7.99
2. EASEMENT for Sewerage purposes created on Diagram 95089 under Section 27A TP&D Act.
3. COVENANT G747661 created on Diagram 95089 under Section 136D TLA. Registered 30.7.98 at 11.36 hrs.


THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

Page 1 (of 2 pages)

VOLUME FOLIO
2143 1
IN THE REGISTER

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
PARTICULARS		INSTRUMENT		REGISTERED	TIME	SEAL & INITIAL
		NATURE	NUMBER			
Trevor Raymond Jones and Janita Maree Jones both of 47 Bedwell Street, Albany, as joint tenants.		Transfer	H338225	17.1.00	11.02	



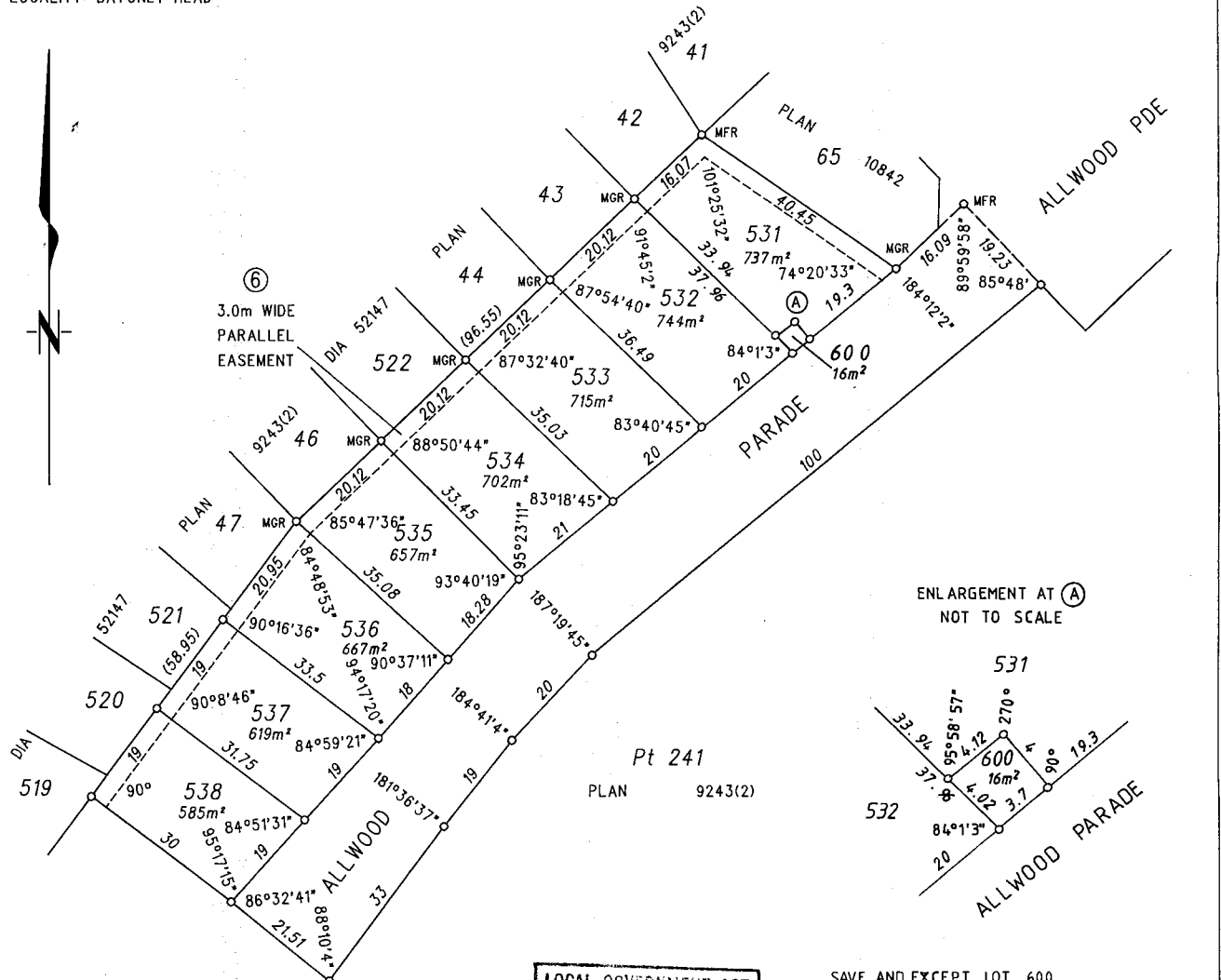
SECOND SCHEDULE (continued)		REGISTERED or LODGED		TIME	SEAL & INITIAL	CANCELLATION		REGISTERED or LODGED	SEAL & INITIAL
						NATURE	NUMBER		
Mortgage H338226 to Adelaide Bank Ltd.		17.1.00		11.02					

Diagram 95089

Lot	Certificate of Title	Lot Status	Part Lot
531	2143/1	Registered	
532	2143/2	Registered	
533	2143/3	Registered	
534	2143/4	Registered	
535	2143/5	Registered	
536	2143/6	Registered	
537	2143/7	Registered	
538	2143/8	Registered	
600	2143/9	Registered	

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	DIA 95089 
Pt LOT 241 OF PLANTAGENET LOCATION 281	PLAN 9243(2) DIAGRAM INDEX ..BK26 (2) 14.09..... PUBLIC ..BK26 (2) 14.09.....	VOLUME FOLIO 1532 923	76054 76055 76056 77085	
				TOTAL AREA 8626m ²

LOCAL AUTHORITY: SHIRE OF ALBANY
LOCALITY: BAYONET HEAD



RE-CERTIFIED CORRECT
(ADDITION OF LOT 600)

h.g. Britton 16.7.98
FOR INSPECTOR OF PLANS & SURVEYS

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

SUBDIVISION
BY EARLY
ISSUE PROCESS

SAVE AND EXCEPT LOT 600
RESTRICTIVE COVENANT UNDER SECTION 136D
OF THE TLA (G747661)

ALL LOTS HEREON ARE BURDENED TO THE
BENEFIT OF ALL THE SAID LOTS. EXPIRING
ON 31ST OF DECEMBER 2005

⑥ EASEMENT TO WATER CORP. UNDER SECTION
27A REG 6 OF THE T.P. & D. ACT. (SEWERAGE)

SURVEYOR'S CERTIFICATE - Reg. 54 I, E.A. HARLEY, hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. <i>h.g. Britton</i> 17.2.98 Licensed Surveyor Date		APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 105084 <i>Lucy Jensen</i> FOR CHAIRMAN DATE 22.7.98		SCALE 1 : 750 ALL DISTANCES ARE IN METRES 0 10 20 30 40	
HARLEY, HEDDERWICK & WEBBER PTY LTD CONSULTING LICENSED SURVEYORS 118 SERPENTINE ROAD, ALBANY PH (08) 9841 7333 Fax (08) 9841 3643 ALSO AT BUNBURY AND BUSSETTON DRAWN 10725AL1 A.C.N. 009 101 786		EARLY ISSUE <input checked="" type="checkbox"/> LODGED DATE 25.2.98 FEE PAID \$523 ASSESS No. 189430		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT S. Cooper DOCKET PLAN/DIAGRAM 93600 CERTIFIED CORRECT <i>h.g. Britton</i> 4.5.98 F.S.C. 199:1998	
		IN ORDER FOR DEALINGS SUBJECT TO SEC. 205(3) OF LOCAL GOVT ACT SEC. 27A OF T.P. & D. ACT & SEC. 136 D OF T.L.A. <i>h.g. Britton</i> 24.7.98 FOR INSPECTOR OF PLANS & SURVEYS DATE		DOLA Department of LAND ADMINISTRATION OFFICE OF TITLES DIAGRAM 95089	
		APPROVED 30.7.98 INSPECTOR OF PLANS & SURVEYS DATE			

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

OFFICE USE ONLY

G 747661 RC

lodged 25 Mar, 1998 15:46:59 Perth



REG. \$ 60.00

Registered 30.7.98 at 11.36 hrs

LODGED BY **SOLOMON BROTHERS**

ADDRESS **Level 40, Exchange Plaza
2 The Esplanade
Perth WA 6000**

PHONE No. **08 9221 5888**

FAX No. **08 9221 5955**

REFERENCE No. **VJ:6888858**

ISSUING BOX No. **46 Perth**

PREPARED BY **Solomon Brothers**

ADDRESS **Level 40, Exchange Plaza
2 The Esplanade, Perth WA 6000**

PHONE No. **08 9221 5888**

FAX No. **08 9221 5955**

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. _____	
5. _____	
6. _____	Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

[Signature]



5. The Restrictive Covenants are intended to run with each Lot until 31 DECEMBER 2005 after which date they will expire and be of no further force and effect.
6. The Restrictive Covenants will not be modified, surrendered, released or abandoned either wholly or partially except with the prior written consent of the registered proprietors of the Other Lots, from time to time. The registered proprietor of the Lot, from time to time, will not make an application to any Court, the Commissioner of Titles, the Office of Titles or any other local authority for the partial or total modification, removal or extinguishment of the Restrictive Covenants prior to 31 December 2005 except with the prior written consent of the registered proprietors for the time being of all of the other Lots.
7. The Land is presently subject to the following encumbrances:-
 - (a) Mortgage G512485 to Bank of Western Australia Ltd.

EXECUTED AS A DEED

THE COMMON SEAL of)
 LOWE PTY LTD)
 ACN 009 354 143)
 was hereunto affixed by authority of)
 the Directors in the presence of:)



Signature of Director

Signature of Director/Secretary

CONSENT OF MORTGAGEE

EXECUTED by BANK OF
 WESTERN AUSTRALIA LTD.
 ACN 009 454 454 by its
 Attorney:

BANK OF WESTERN
 AUSTRALIA LTD. by its
 Attorney:

ENTIRE POWER OF ATTORNEY

is hereby constituted

in full power of

the Bank of Western Australia Ltd who at
 the time of such power
 was the proprietor of

THE
 COMMERCIAL BANKING MANAGER
 C.B.D.

of the Bank

2. The Owner in its capacity as registered proprietor of the Land for itself and each and every subsequent proprietor or proprietors for the time being of the Lots or any part thereof pursuant to the provisions of Section 136D of the Act for the purpose of creation of a restrictive covenant on the Subdivisional Diagram HEREBY COVENANTS and AGREES that no registered proprietor for the time being of any of the Lots shall at any time do or permit to be erected or done upon the Lot or any part of it any of the following:-

- (a) development other than as a single residential dwelling or a duplex dwelling ("Dwelling");
- (b) erection or permitting the erection on the Lot any buildings or renovation works, additions or alterations which are not by their nature strictly for residential purposes.
- (c) carrying on any business or permit the carrying on of any business from the Lot.
- (d) building, erecting or constructing or permitting the building, erection or construction of any Dwelling on the Lot that is not constructed with either:-
 - (i) a stone, brick and/or brick veneer exterior and a tiled or colourbond roof; or
 - (ii) timber framed construction clad with weatherboard (not fibro sheeting) with a tiled or colourbond roof.
- (e) building, erecting or constructing or permit the building, erection or construction of any Dwelling on the Lot that is able to be reasonably classified as a "kit home" or transportable home or any Dwelling that has a zincalume roof.
- (f) building, erecting or constructing or permitting the building erection or construction of any Dwelling on the Lot unless the floor area thereof (measured from the outer faces of the external walls of such Dwelling) is not less than one hundred and fifty (150) square metres (excluding any garage, carport or other out building) in the case of a single residential dwelling or not less than one hundred and ten (110) square metres (excluding any garage, carport or other building) in the case of each half of a duplex dwelling.
- (g) erecting or displaying or permitting the erection or to remain erected on the Lot of any sign or advertisement of any kind.
- (h) repairing or permitting or suffering to be repaired on the Lot any vehicle, motor cycle, trailer, boat, caravan or other vehicle or aircraft unless the repairs can be conducted without being visible from the street or road adjacent to the Lot or from any adjacent lot;
- (i) from and including the date that any person resides in a Dwelling on the Lot, park or storing or permitting or suffering to be parked or stored any vehicles of a commercial nature including but not limited to any bus, truck or tractor (other than commercial vehicles in use by non-resident tradespersons during the normal course of business directly related to the Lot) on the Lot or on any street or road adjacent to the Lot other than totally within a carport or garage on the Lot;

3. The land to be burdened by the Restrictive Covenants is each of Lots 531 to 538 inclusive on the Subdivisional Diagram.

4. The land to be benefited by the Restrictive Covenants is each of Lots 531 to 538 inclusive on the Subdivisional Diagram.

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT

(Note 1)

This Deed is made the 23 day of March 1998Parties

LOWE PTY LTD ACN 009 354 143 of Suite 6, 132-136 Railway Street, Cottesloe ("the Owner" which expression where the context so admits or requires shall extend to and include the legal assigns and transferees of the Owner).

Recitals

- WESTERN AUSTRALIA STAMP DUTY
24 MAR 98 001283688 001
1/0
VALUE \$
SD \$ 22222222.00 PEN \$22222222.00
- A. The Owner is registered as the proprietor of an estate in fee simple of the Land located at Albany, Western Australia.
 - B. The Land is proposed to be subdivided in accordance with the Subdivisional Diagram.
 - C. Pursuant to the Subdivisional Diagram the Lots will be created.
 - D. The Owner wishes to create on the Subdivisional Diagram in respect of each of the Lots a restrictive covenant as set out in this deed pursuant to the provisions of Section 136D of the Act.
 - E. The terms of this Deed shall bind the Owner and its respective successors in title and assigns as the registered proprietor for the time being of the Lots and any part of the Lots.

NOW THIS DEED WITNESSES:-

1. Definitions

In this Deed the following terms have the following meanings:

"the Act" means the Transfer of Land Act 1893, as amended;

"Lots" means Lots 531 to 538 inclusive as shown on the Subdivisional Diagram;

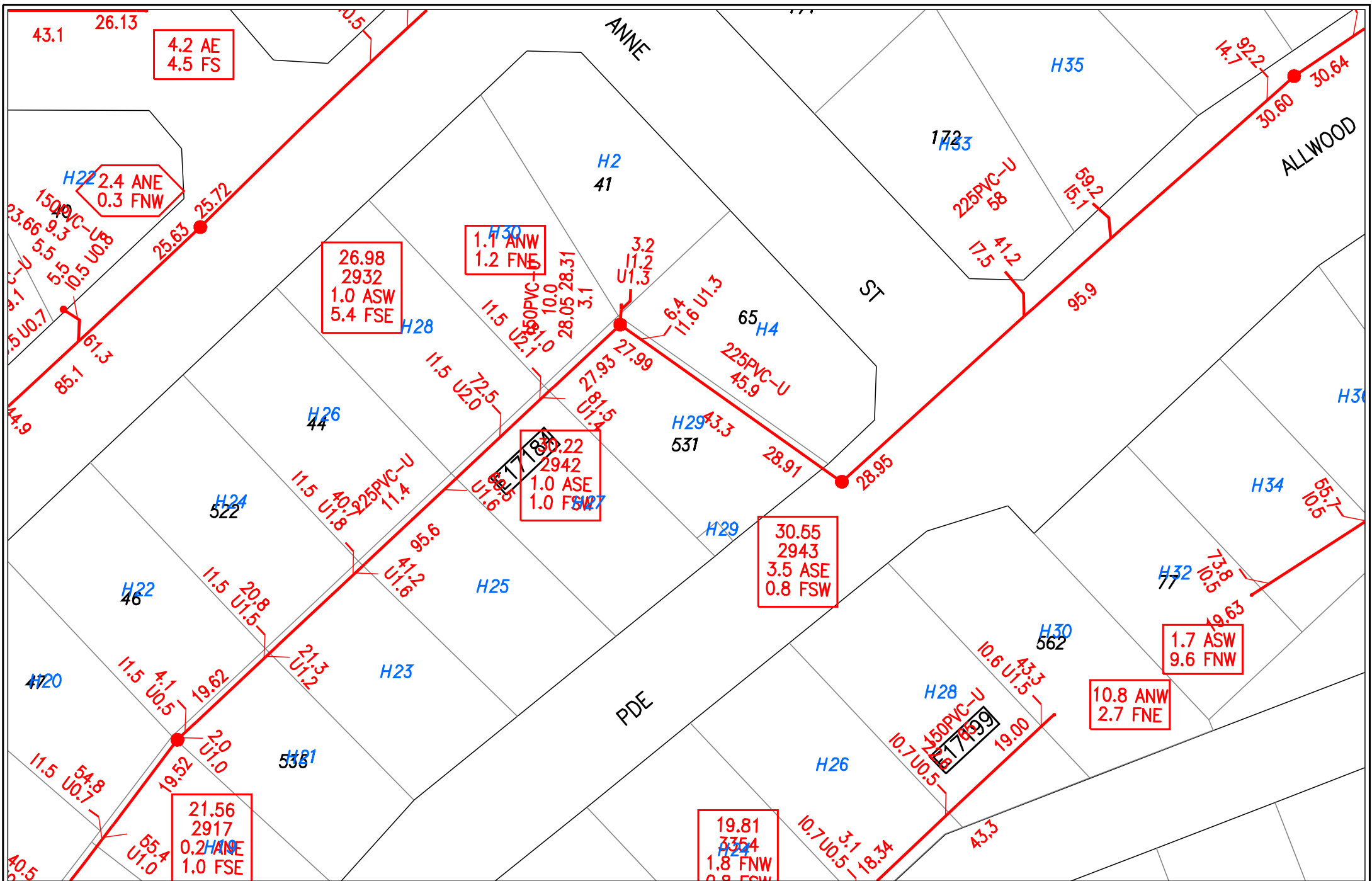
"Restrictive Covenants" means the restrictive covenants created in Clause 2 of this Deed;

"the Land" means Part of Lot 241 on Plan 9243 (Sheet 2) and being the whole of the Land in Certificate of Title Volume 1532 Folio 923;

"Owner of Lots" means the registered proprietors from time to time of all or any lot or lots from time to time existing within the area of the Lots.

"Subdivisional Diagram" means the Diagram 95089.





Scale: 1:750 Centre Point: 117.940°, -34.980°

Sequence No: 231941476

Print Date: 09/11/2023 Page: 1 of 1



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





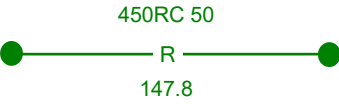





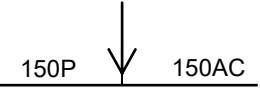
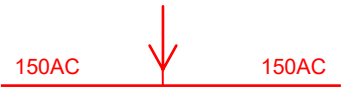



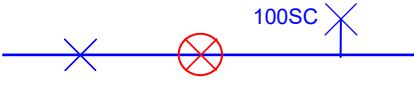
Plan Legend (summary)



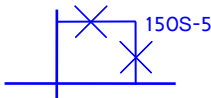
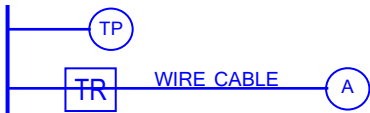





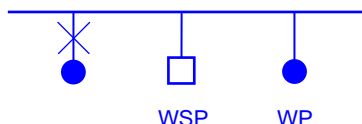
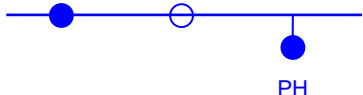
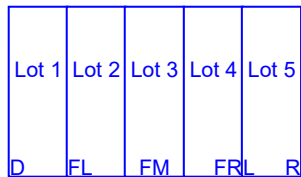


INFORMATION BROCHURE



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 Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid Right L Left R Right Code indicates on which side of a lot the water service is located: May be no visible indication at site.	
	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)

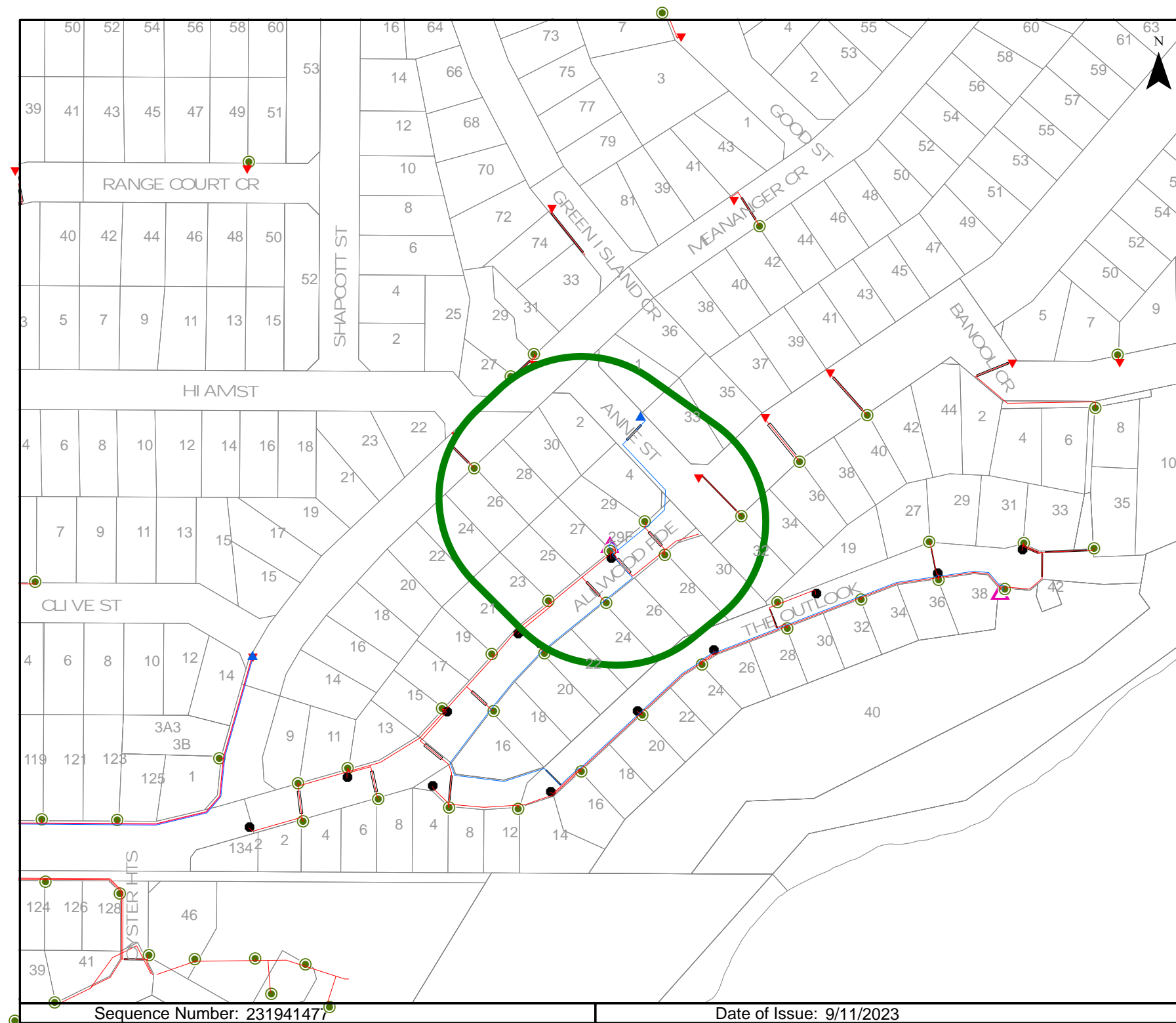
This map is **INDICATIVE ONLY**.
Hand exposure via pothole
method is **MANDATORY**.

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**



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)

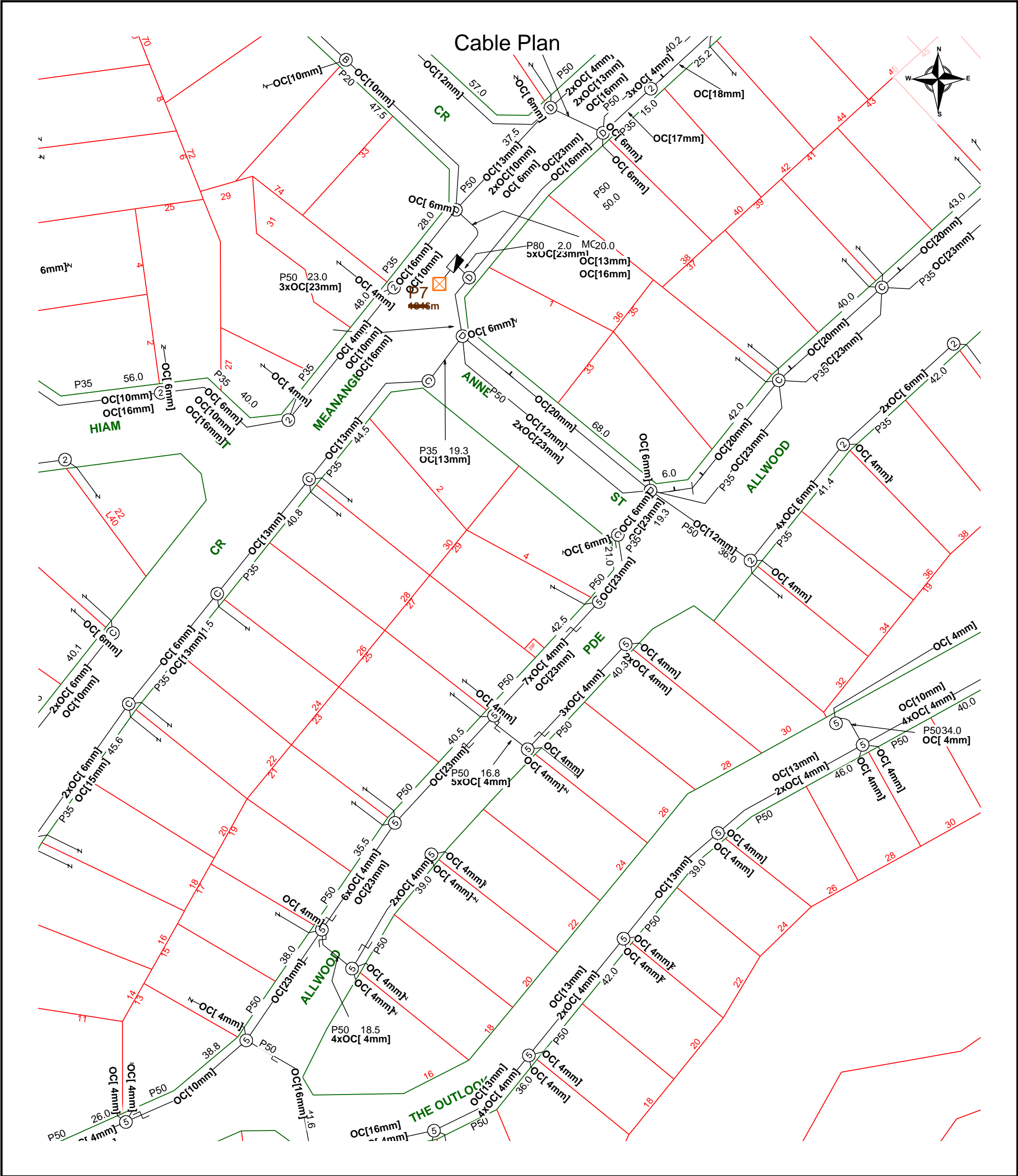
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.


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**



	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 231941478</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 09/11/2023 14:37:47</p>		<p>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.</p>

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

WARNING

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

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

Page 1 of 2



OPENING ELECTRONIC MAP ATTACHMENTS -

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



PDF Map Files (max size A3)

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



DWF Map Files (all sizes over A3)

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

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



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

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

Ph: 13 22 03

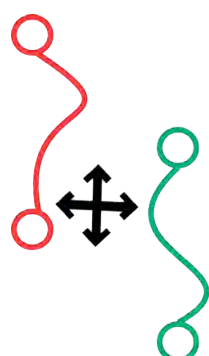
If you receive a message asking for a phone or account number say:

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



Telstra New Connections / Disconnections

13 22 00



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

NetworkIntegrity@team.telstra.com

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

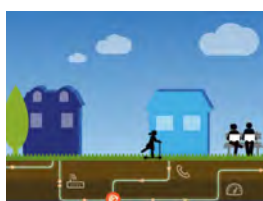


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

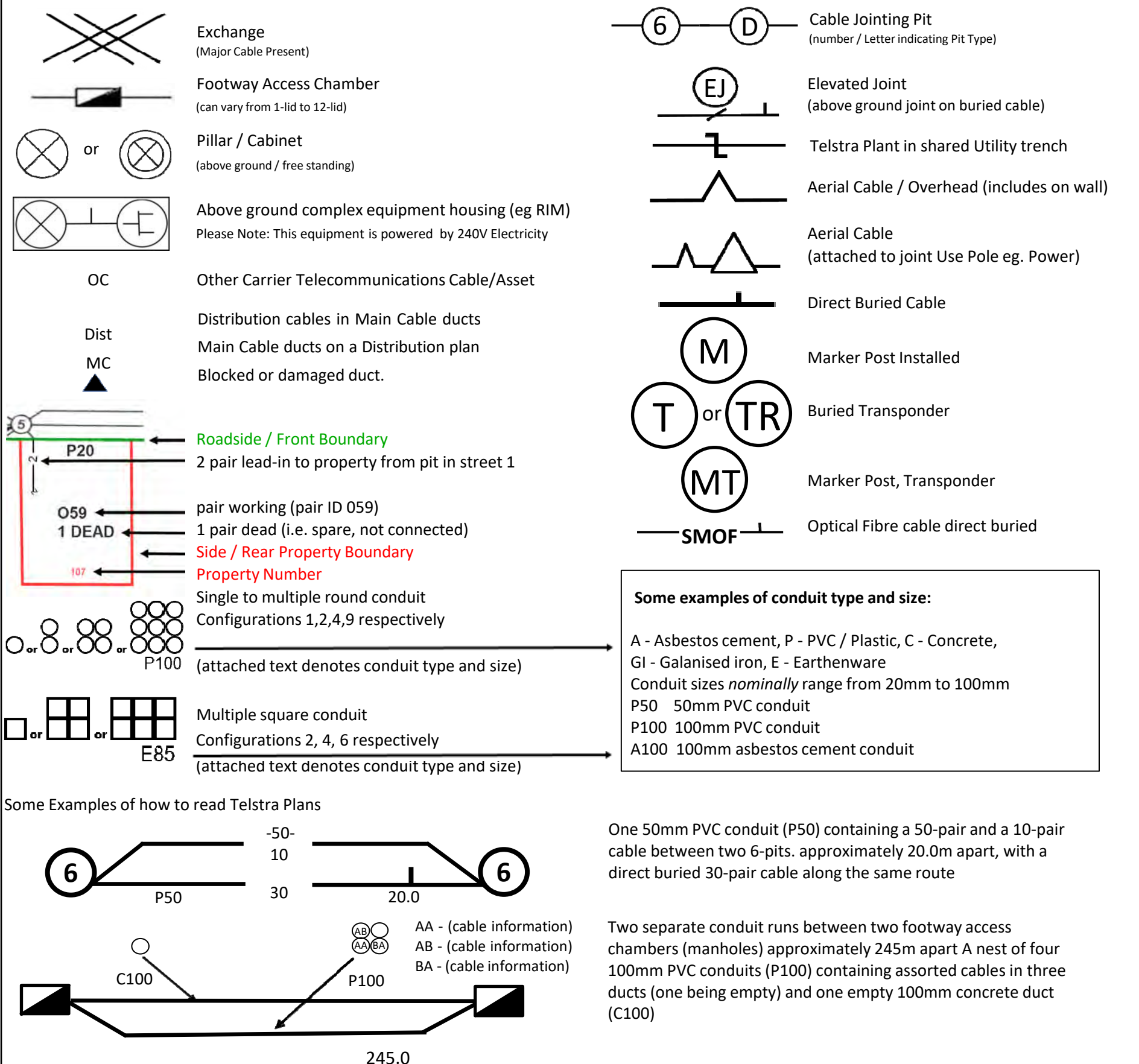
Information for new developments (developers, builders, homeowners)

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

LEGEND




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

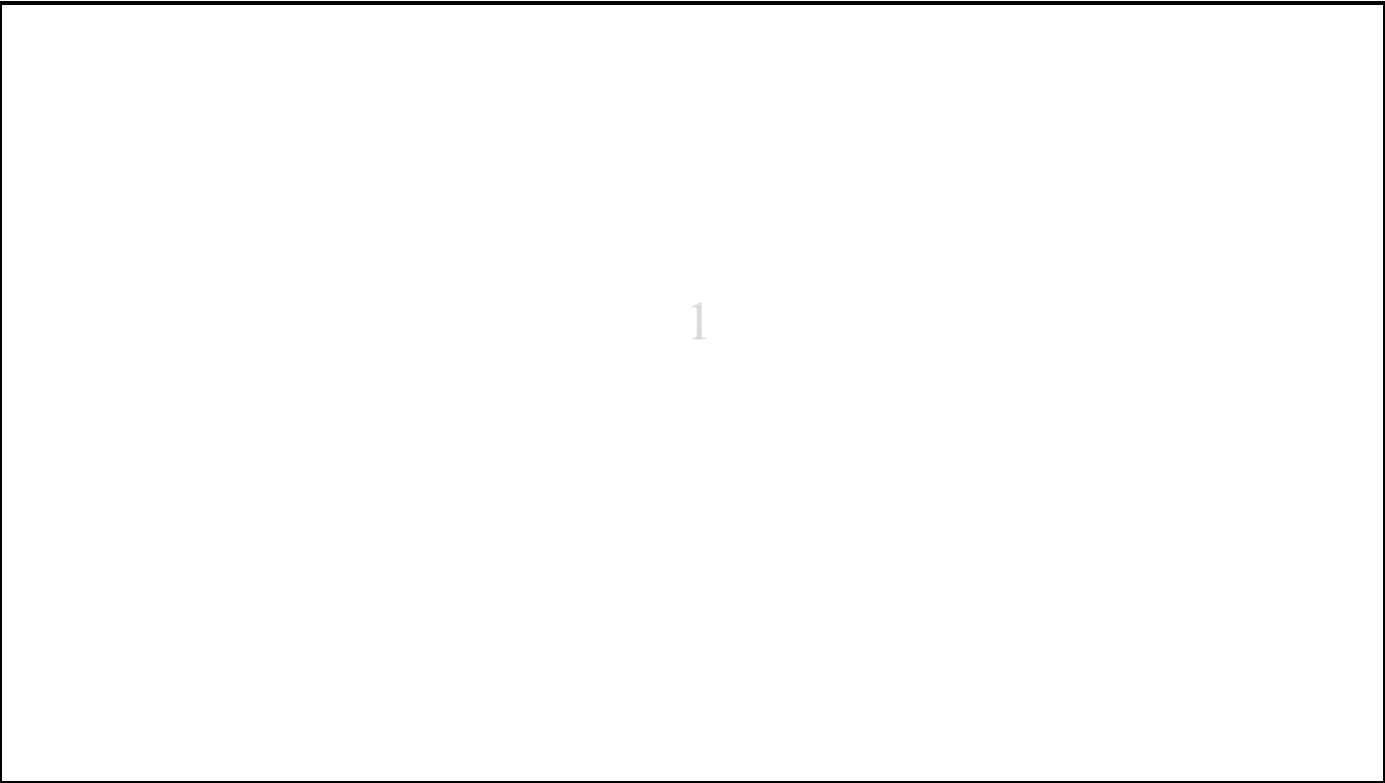


WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

To: Shantell Anderton
Phone: Not Supplied
Fax: Not Supplied
Email: sales@merrifield.com.au

Dial before you dig Job #:	35438849	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>
Sequence #	231941475	
Issue Date:	09/11/2023	
Location:	29 Allwood Pde , Bayonet Head , WA , 6330	

Indicative Plans

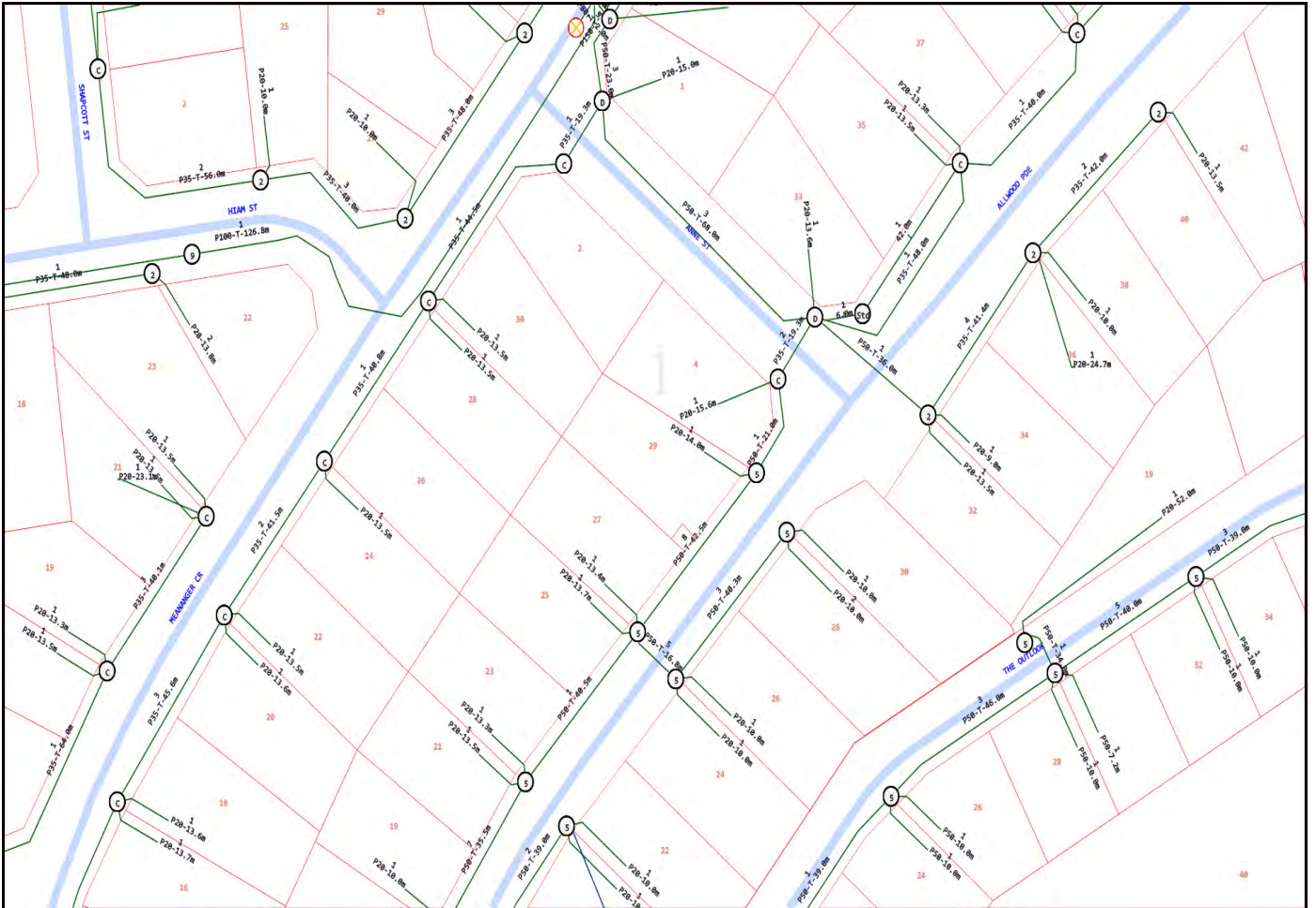




LEGEND



	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
	<p>Cable count of trench is 2.</p> <p>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.</p> <p>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	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"
<p>Scale</p>	<p>0 20 40 60 Meters</p> <p>1:2000</p> <p>1 cm equals 20 m</p>



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.