

FOR SALE



Offers Above \$530,000

38 TOWNSEND STREET, LOCKYER



CHARACTER COTTAGE SITTING PRETTY

- Lovely renovated 1950s character home on R25 zoned block
- Well maintained with jarrah floors and high ceilings
- Light & bright interior; open plan design; all double bedrooms
- Carport, garage with storage, fenced yard, raised garden beds
- Great family location, walk to school, bike to TAFE

3 1 2 898 m²



• SCAN HERE TO MAKE AN OFFER


Merrifield
REAL ESTATE

Lee Stonell
0409 684 653

0898414022

lee@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**

38 TOWNSEND STREET, LOCKYER



Specification

Asking Price	Offers Above \$530,000	Land Size	898.00 m2
Bedrooms	3	Frontage	18.61 metres
Bathrooms	1	Restrictive Covenants	Easement B878190
Toilets	1	Zoning	Residential R25
Parking	2	School Zone	Mt Lockyer P.S & N.A.S.H.S
Sheds	Single roller door shed	Sewer	Connected
HWS	Instant Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,266.44	Building Construction	Weatherboard / Tile
Water Rates	\$1,603.19	Insulation	Wool (in roof space)
Strata Levies	N/A	Built/Builder	1950
Weekly Rent	\$540 - \$580	BAL Assessment	N/A

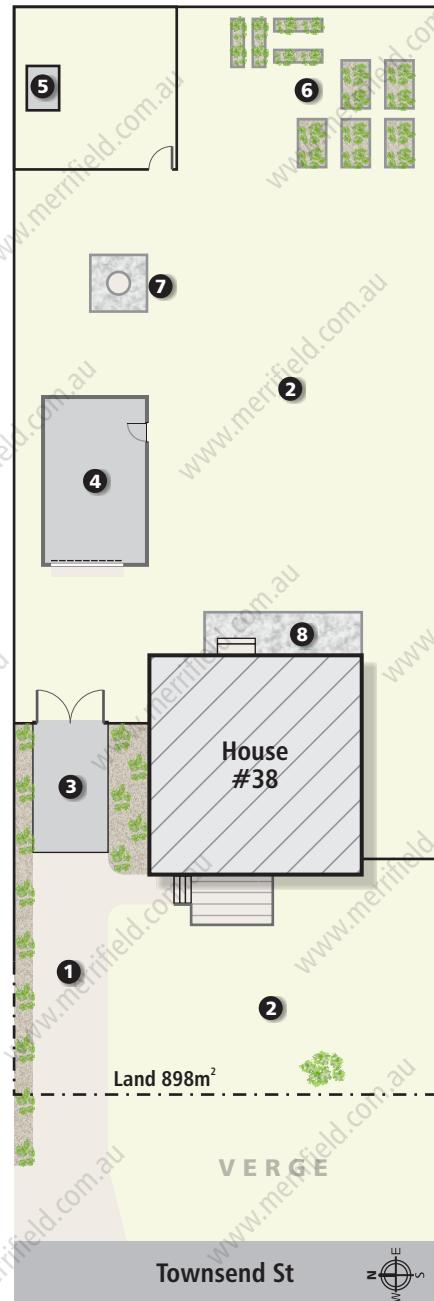




Floor Plan

LEGEND

- 1 Driveway
- 2 Lawn
- 3 Carport
- 4 Workshop
- 5 Chicken Coops
- 6 Veggie Patch
- 7 Fire Pit
- 8 Pebbles



Site Plan



Author:

Created: 9 February 2021 from Map Viewer Plus

1:282
0 0.003 0.007 0.01 0.014 km

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Please refer to original documentation for all legal purposes.



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1623 613

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 325 ON PLAN 7210

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

(T 0727222) REGISTERED 7/5/2021

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

1. B878190 EASEMENT TO TOWN OF ALBANY. SEE SKETCH ON VOL 1623 FOL 613. REGISTERED 11/3/1980.
2. O727223 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 7/5/2021.

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: 1623-613 (325/P7210)

PREVIOUS TITLE: 1218-680

PROPERTY STREET ADDRESS: 38 TOWNSEND ST, LOCKYER.

LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Superseded - Copy for Sketch Only

Page 2 (of 2 pages)

L.T. 37

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 NATURE	NUMBER	REGISTERED	TIME	SEAL	INITIALS

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.

PARTICULARS		INSTRUMENT NATURE	NUMBER	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION NUMBER	REGISTERED OR LOGGED	SEAL	INITIALS

CERTIFICATE OF TITLE VOL. 1623 613

Plan 7210

Lot	Certificate of Title	Lot Status	Part Lot
123	2137/100	Registered	
124	1219/174	Registered	
125	1219/174	Registered	
312	2080/806	Registered	
313	316/20A	Registered	
314	1623/603	Registered	
315	1623/604	Registered	
316	1623/605	Registered	
317	1623/606	Registered	
318	1623/607	Registered	
319	1623/608	Registered	
320	1428/533	Registered	
321	SP73954	Strata'd	
321	1623/609 (Cancelled)	Strata'd	
322	1623/610	Registered	
323	1623/611	Registered	
324	1623/612	Registered	
325	1623/613	Registered	
326	1623/614	Registered	
327	1623/615	Registered	
329	1623/617	Registered	
330	1623/618	Registered	
331	1623/619	Registered	
332	1623/620	Registered	
333	1623/621	Registered	
334	1623/622	Registered	
335	1623/623	Registered	
336	1623/624	Registered	
337	1623/625	Registered	
338	1623/626	Registered	
339	1623/627	Registered	
340	1623/628	Registered	
342	1623/629	Registered	
343	1623/630	Registered	
344	1623/631	Registered	
345	1623/632	Registered	
346	1623/633	Registered	
347	SP58676	Strata'd	
347	1623/634 (Cancelled)	Strata'd	
348	1623/635	Registered	
351	1564/192	Registered	
352	1620/608	Registered	
354	1527/762	Registered	
357	1244/181	Registered	
360	1620/609	Registered	

Plan 7210

Lot	Certificate of Title	Lot Status	Part Lot
373	1620/619	Registered	
374	SP37606 (Cancelled)	Registered	
374	1620/620	Registered	
375	1620/621	Registered	
376	1519/400	Registered	
377	379/29A	Registered	
378	1486/591	Registered	
379	1479/567	Registered	
380	1620/622	Registered	
381	1620/623	Registered	
382	1620/624	Registered	
384	1620/625	Registered	
385	1620/626	Registered	
386	1620/627	Registered	
388	1620/628	Registered	
389	1620/629	Registered	
390	1620/630	Registered	
391	1620/631	Registered	
392	1620/632	Registered	
393	1620/633	Registered	
395	2101/7	Registered	
397	1620/635	Registered	
398	1620/636	Registered	
399	1620/637	Registered	
401	1376/604	Registered	
404	1620/638	Registered	
405	1620/639	Registered	
6555	1669/471	Registered	
6556	1435/233	Registered	
6557	595/191A	Registered	
6559	1837/252	Registered	
6560	161/181A	Registered	
6561	161/180A	Registered	
6563	1318/740	Registered	
6564	2140/456	Registered	
6565	261/24A	Registered	
6566	1822/713	Registered	
6567	1898/180	Registered	
6568	1387/721	Registered	
6569	1976/230	Registered	
6685	LR3082/459	Registered	
6686	LR3150/677 (Cancelled)	Registered	
6686	LR3150/682	Registered	
6706	LR3150/683	Registered	
6706	LR3150/677 (Cancelled)	Registered	

Plan 7210

Lot	Certificate of Title	Lot Status	Part Lot
6752	1487/763	Registered	

PLAN 7210(2)

2 SHEETS

PLANTAGENET LOC 228 & PT LOCs 226 & 236

L & S Cor. 3965/49

F.Bs 14511, 14512

APPROVED

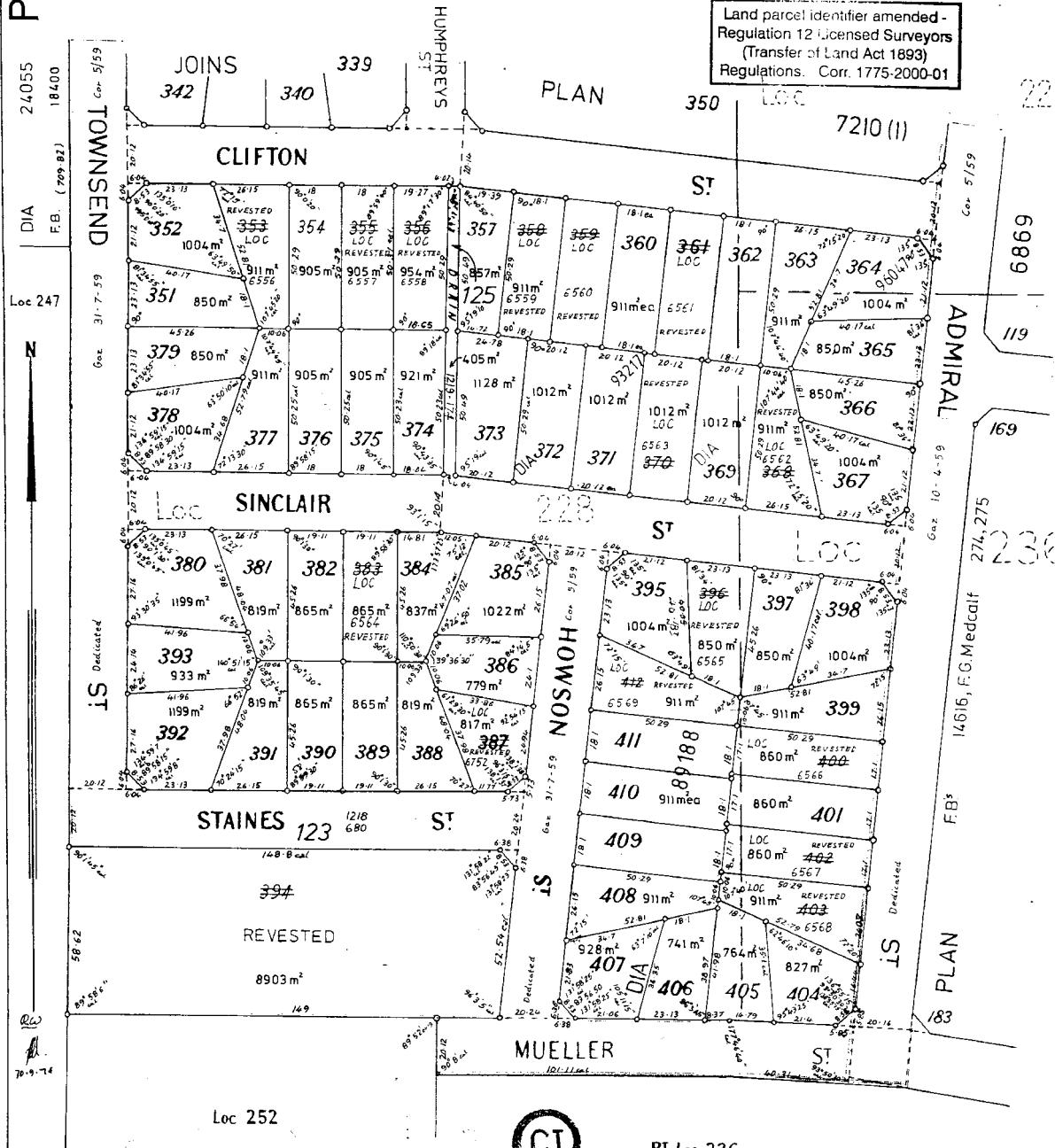
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INDEX PLAN - CORIMUP 2000 0906

C/T NOW 1218-680

TOTAL AREA 21.5202 ha
2 SHEETS

LOT 378 Repegged
F.B. 27302 page 1



P 007210 F 02



Enlargements
Not to Scale

PLAN 7210(2)
2 SHEETS

Form B2.

Exempt (Section 119) Stamp Act 1928

Exempt
LMK
for COMMISSIONER OF STATE TAXATION

WESTERN AUSTRALIA.

Transfer of Land Act 1893 as amended

WESTERN AUSTRALIAN STAMP DUTIES

No.

B878190

Blank Instrument Form (see footnote)

7 MAR 00 891541 \$. . . K HPLST \$. . . 0.00

a. Insert type of document here.

a. GRANT OF EASEMENT

The person whose name and description are set forth in Part I of the Schedule hereto (hereinafter called "the Grantor" which expression shall include each of the persons named therein jointly and severally if more than one and the registered proprietor or proprietors for the time being of the land comprised in the Certificate or Certificates of Title mentioned in Part II of the said Schedule) being registered as the proprietor of an estate in fee simple in the land described in Part II of the Schedule hereto subject to the encumbrances notified in Part III of the said Schedule DOES HEREBY GRANT AND TRANSFER TO the Local Authority named in Part IV of the Schedule hereto (hereinafter called "the Grantee" which expression shall include its successors and assigns and its transferees in gross) DOES HEREBY GRANT under and by virtue of the provisions of Section 33A of the Public Works Act 1902 as amended full and free right liberty power and authority from time to time and at all times hereafter to enter upon that part of the land described in Part II of the Schedule as is delineated and coloured blue on the plan annexed hereto (which said part is hereinafter referred to as "the said land") with workmen agents and contractors employed by or having authority of the Grantee in that behalf with or without motor vehicles engines and machines of any description for all or any of the following purposes:-

- (a) To construct maintain repair alter and replace any drain pipe or gutter for the purpose of carriage of water through under or upon the said land and for the purposes of constructing maintaining repairing or altering any cistern trap syphon manhole ventilator or other apparatus connected with or requisite to secure the safe and proper working of any storm water drain;
- (b) to make surveys and take levels;
- (c) To dig or break the soil of the said land and trench the said land;
- (d) To clean and repair any drain or pipe constructed on the said land.
- (e) To direct the flow of water from any adjoining land and/or road onto or through under or across the said land; and

NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

195 RV-2

(f) To clear any trees or shrubs or undergrowth on the said land or to remove any obstruction as may be necessary in the course of carrying out any of the works enumerated above.

AND THE Grantor HEREBY COVENANTS with the Grantee as follows -

(1) Not to make or erect or cause permit or suffer to be made or erected any building or improvement or any part thereof under upon or over the said land nor to plant or suffer or permit to be planted any trees thereon nor to place or cause or permit to be placed anything or any part thereof on the said land or any part thereof which does or may be likely to prevent or hinder the Grantee in the exercise of its rights and privileges hereunder without the consent in writing of the Grantee first had and obtained.

(2) To indemnify and keep indemnified the Grantee from and against all damage -

(a) caused to any drain pipe or gutter or cistern trap syphon manhole ventilator or other apparatus connected with or requisite to secure the safe and proper working of any stormwater drain or any other fittings constructed by the Grantee by or arising out of or incidental to the construction making or erection of any building or improvement or construction made or erected on the said land by any person or corporation other than the Grantee; or
(b) caused by or arising from or incidental to any such damage to any of the aforesaid drain pipe or gutter or any other fittings referred to in paragraph (a) hereof

AND THE Grantee HEREBY COVENANTS with the Grantor as follows -

(1) To complete any work from time to time commenced on the said land with all convenient speed and fill in consolidated and level off any holes or trenches thereby made on the said land other than an open drain constructed under the authority of these presents and to carry away all earth and rubbish occasioned by the work and whilst the soil or surface is opened and during the progress of any construction alteration repair or maintenance work to any fittings on the said land to ensure that the same is properly guarded and to affix adequate signs or notices for the warning of persons likely to be endangered by such work.

(2) To indemnify and keep indemnified the Grantor from and against all damage to the buildings or other improvements now standing or to be erected upon the land over which the easement is granted caused by a break in or a flooding of water from the pipe drain or gutter.

155 RV-2

(3) To pay upon demand the costs of and incidental to the preparation execution stamping and registration of this Grant of Easement and all stamp duties and registration fees payable hereon.

This instrument is intended to be a Deed and shall have effect accordingly.

DATED this 1st day of February 1980.

SCHEDULE

PART I : GRANTOR
THE STATE HOUSING COMMISSION of Perth

PART II : DESCRIPTION OF LAND OVER WHICH EASEMENT IS GRANTED
All that piece of land being Portion of Plantagenet Location 228 and Portion of each of Plantagenet Locations 226 & 236 and being Lots 310, 321, 323, 324, 325, 326, 327 and 328, on Plan 7210(1) and being part of the land remaining in Certificate of Title Volume 1218 Folio 680.

PART III : ENCUMBRANCES
Nil

PART IV : GRANTEE
TOWN OF ALBANY of York Street Albany

THE COMMON SEAL of TOWN OF ALBANY
was hereunto affixed by authority
of a resolution of the Council in
the presence of:)

D. J. Simpson
Mayor

Brand
Town Clerk

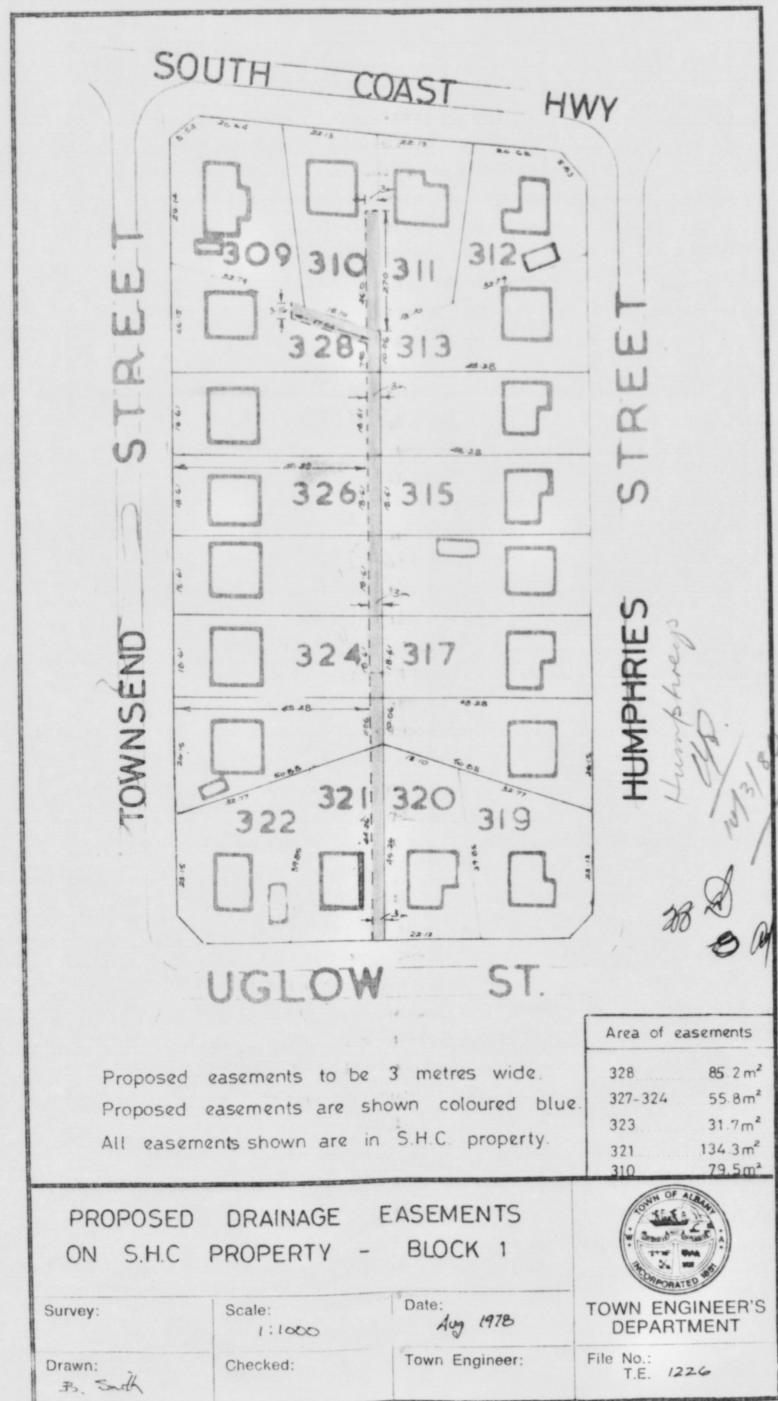
THE COMMON SEAL OF THE STATE)
HOUSING COMMISSION was here-)
unto affixed in the presence)
of:)

Aspinwall
General Manager

Senior Clerk Securities



T95 RV-2



ON BACK OF C/T 1218-680 (C&D)

TRANSFER B878190 The right to enter upon the portion
of the within land coloured blue on the map in the margin
for the purpose of exercising certain LPAINGE rights
as set out in the said Transfer is granted to TOWN OF ALBANY

11-3-80 @ 10-27

195 RV-2

No. B878190

FEES (office use)	\$	¢
	18	1

Parties STATE HOUSING COMMISSION

TOWN OF ALBANY
1980 MAY 11 AM 10:27

1980 MAY 11 10:27

Lodged by LAND PLANNING & DEVELOPMENT SECTION
STATE HOUSING COMMISSION
Address 99 PLAIN STREET, EAST PERTH 6000
Phone No. 323 0171

Use this space for instructions if any documents are to issue to
other than lodging party.

Plan issued
PARTIALLY CANCELLED EW

Titles, Crown Leases, Declarations, etc., lodged with this
document. (To be filled in by person lodging.)

1.	Received items
2.	No's
3.	
4.	
5.	
6.	

BETWEEN THIS LINE FOR OFFICE USE ONLY

Encumbrances
not notified
on face.

Registered 11th March 1980

at 10:27 o'clock and
particulars entered in the Register Book.

New Titles
to issue or
Endorsing
instruction.

Initials of
Signing
Officer.

Lundström

REGISTRAR OF TITLES.

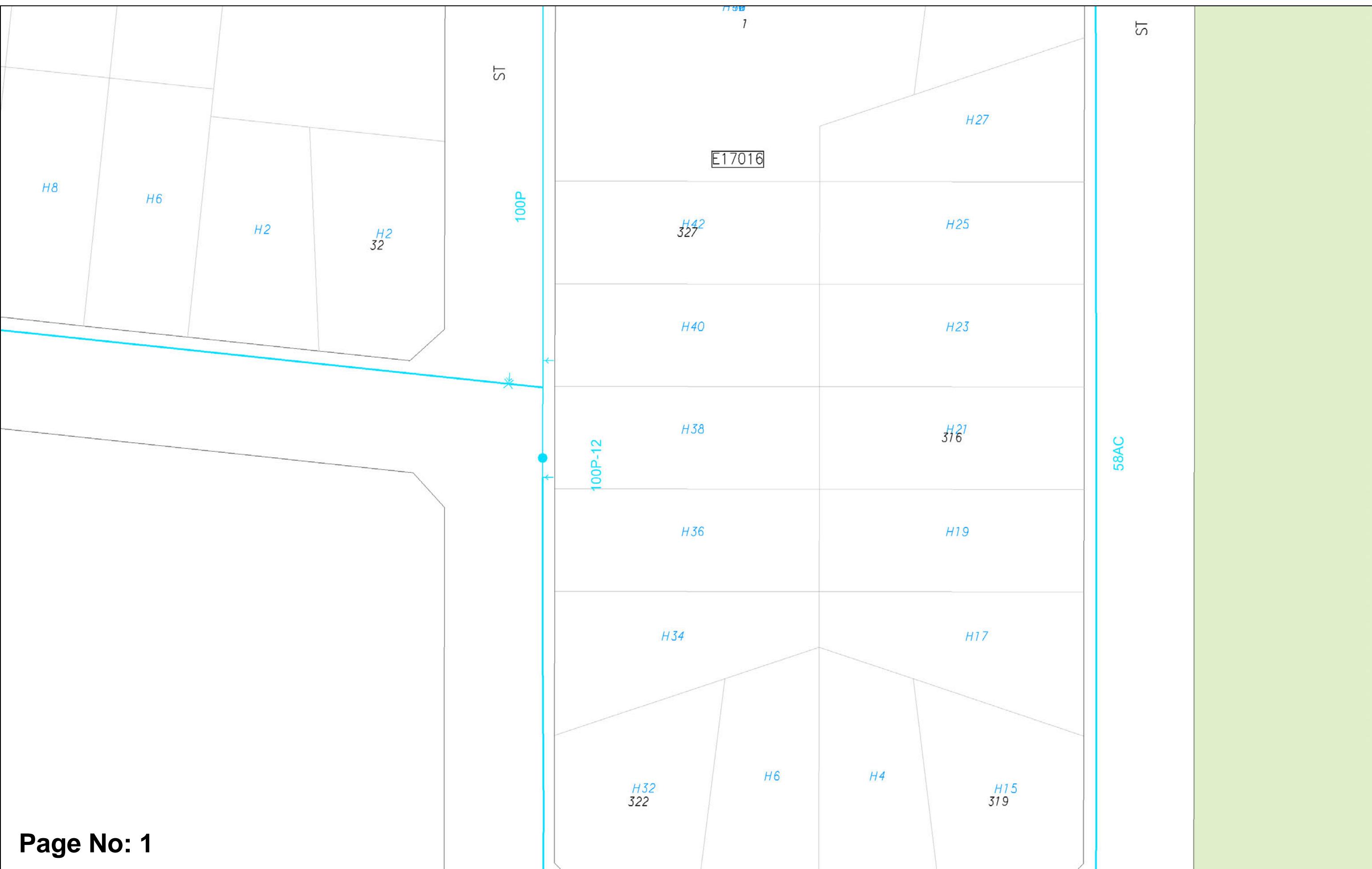
EXAMINED.

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19
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End

195 RV 2



Page No: 1



Scale: 1:750
 Job No.: 52302296
 Sequence No.: 267819070
 Print Date: 06 Feb 2026

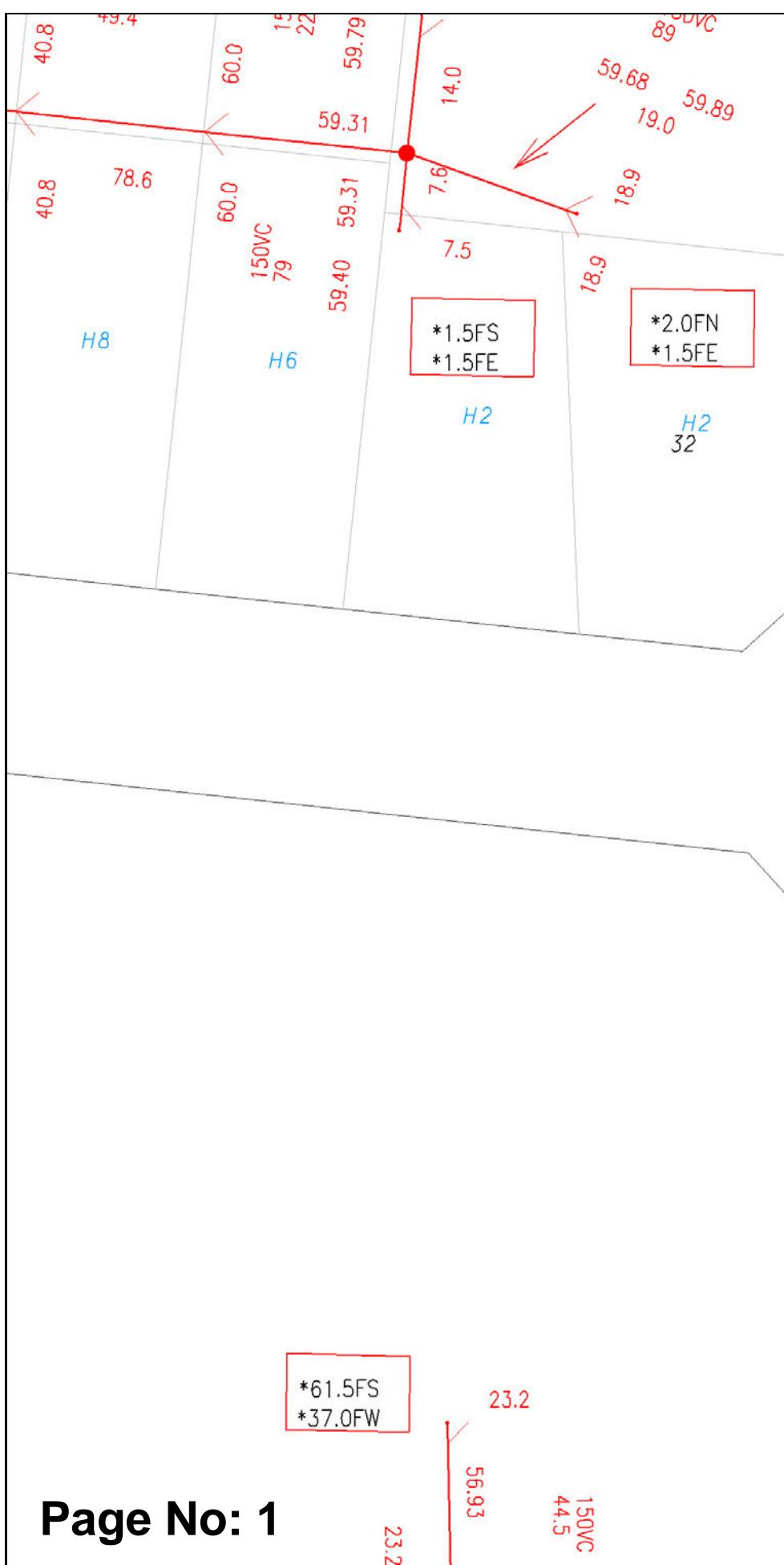


WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

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.

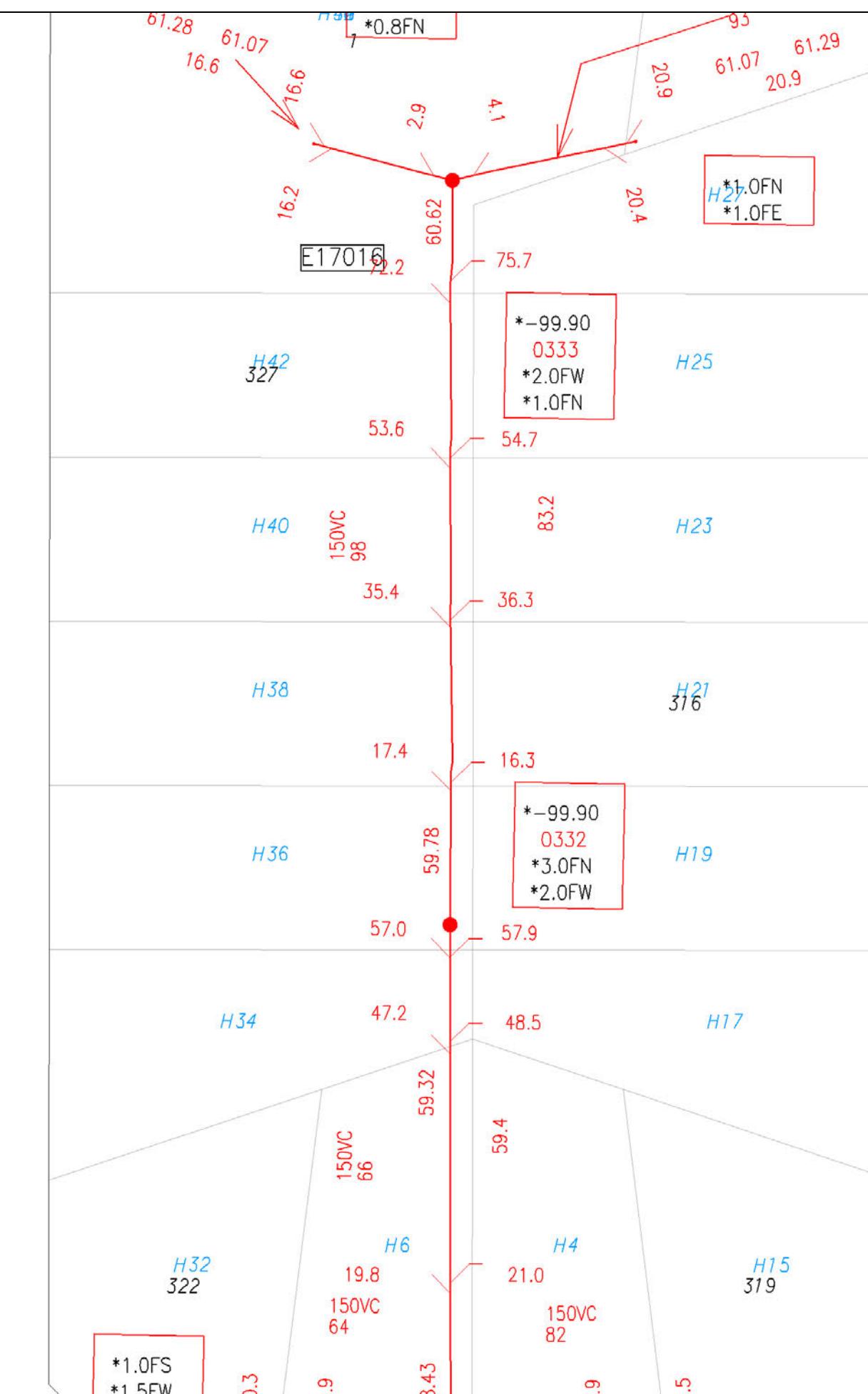
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Page No: 1



Scale: 1:750
Job No.: 52302296
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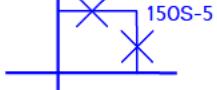
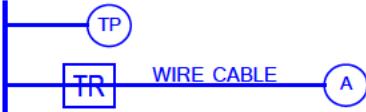
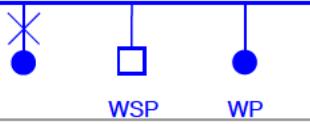
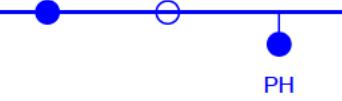
Plan Legend (summary)

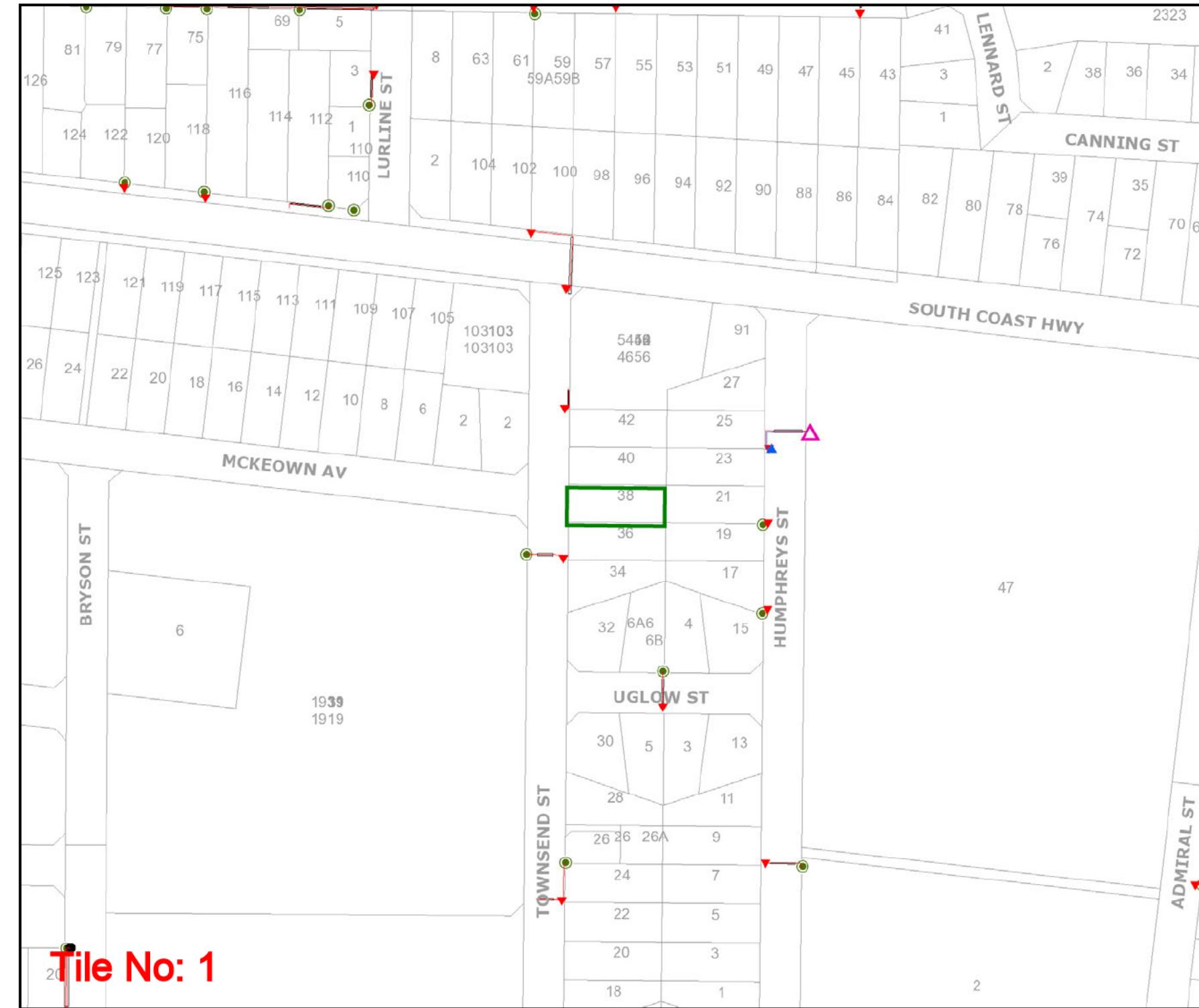
INFORMATION BROCHURE

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.

	WATER, SEWERAGE AND DRAINAGE PIPELINES
	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.
	Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.
CANNING TRUNK MAIN	P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)
100AC GEYER PL P.M. AG47	
	NON-STANDARD ALIGNMENT 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.)
MWA12345 or PWD12345 or CK43	OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.
	CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.
	CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).
	PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.
	VALVES 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.
	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.

 100P-DOMS  100S FS	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.
 150S-5	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.
 SOUTH PERTH PS1	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.
3.9 1:2.7  OE 444.8	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
- HV Termination
- LV Termination
- Transformer site

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.

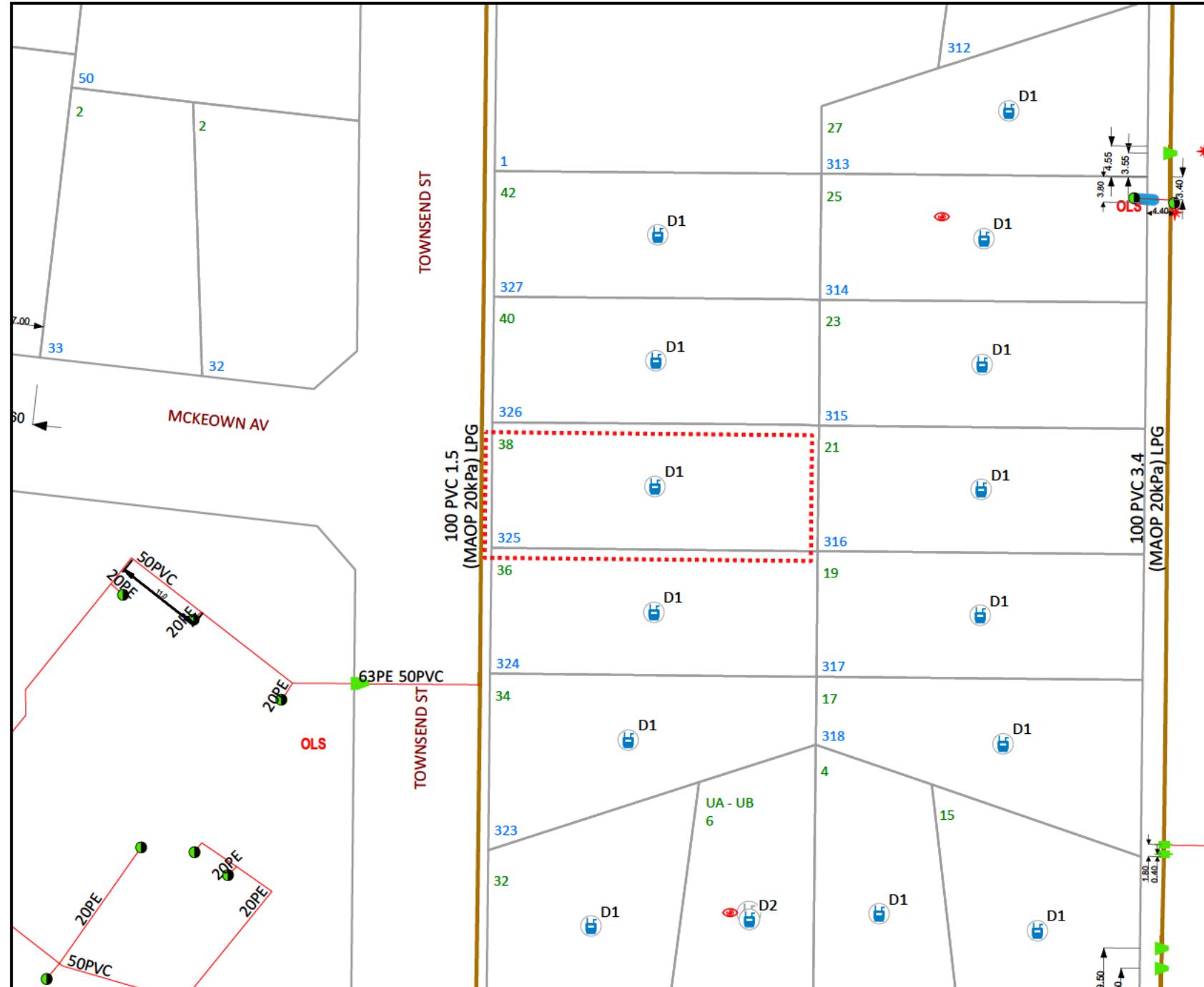
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

A4 Scale : 1:2500

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

Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

 **BYDA Enquiry**

 **Transmission Pipelines MAOP > 1900kPa**

 **Distribution Pipelines
MAOP > 500kPa < 1900kPa**

 **Not Gassed 0kPa**

 **Distribution Pipe MAOP <= 7kPa**

 **Distribution Pipe MAOP > 7kPa <= 100kPa**

 **Distribution Pipe MAOP > 100kPa <= 350kPa**

 **Common Trench**

 **Standard Laying**

 **Relay Program**

 **Abandoned Pipe**

 **Abandoned Pipe Sold**

 **Service Pipe**

 **Meter**

 **Interval Meter**

 **Proposed Meter**

 **Removed Meter**

 **Linked Documents**

 **See Details**

OLS Offline Service

BL End of Main Building

CoD End of Main on Direction Peg

SV Gas Service

NC Not Connected

 **Obstacle**

SC Side Elevation

 **Sign**

PLS Pre Laid Service

PLSS Pre Laid Service Stairs

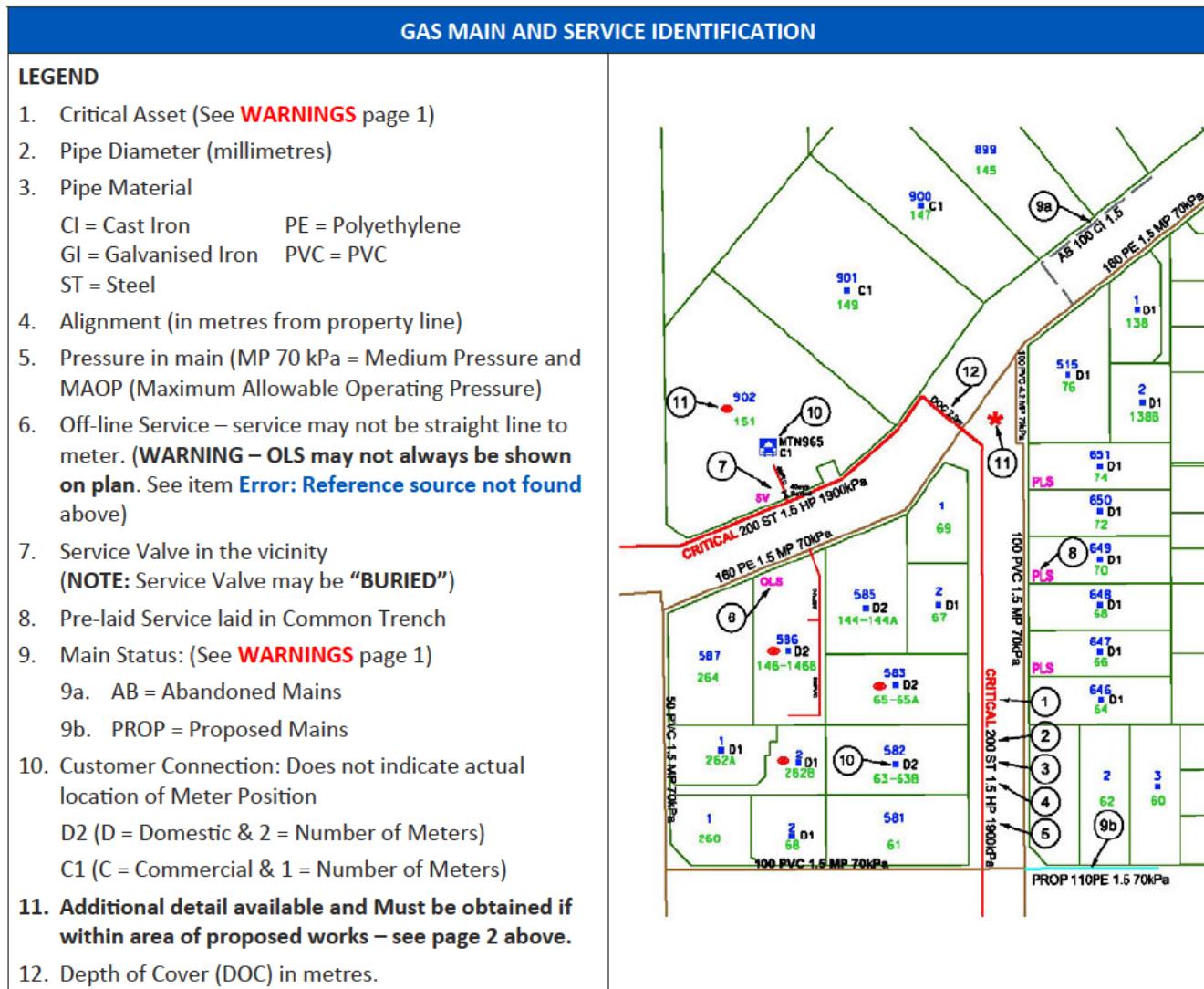
Please refer to Symbols Sheet
for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

part or parts of the Documents or Information.

e) By using any Document or Information, each Recipient is taken to represent and warrant to ATCO that the Recipient will comply with the conditions and other terms referred to in the Documents or Information, including but not limited to conditions that:

- i) the Recipient **Must** comply with the conditions in numbered paragraphs **1** to **4** above and this paragraph **5**;
- ii) as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;
- iii) no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any license or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;
- iv) ATCO makes no representation and gives no warranty as to its right to disclose any Information;
- v) the Recipient relies on any Information entirely at its own risk and expense;
- vi) the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;
- vii) none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and
- viii) none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.



SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

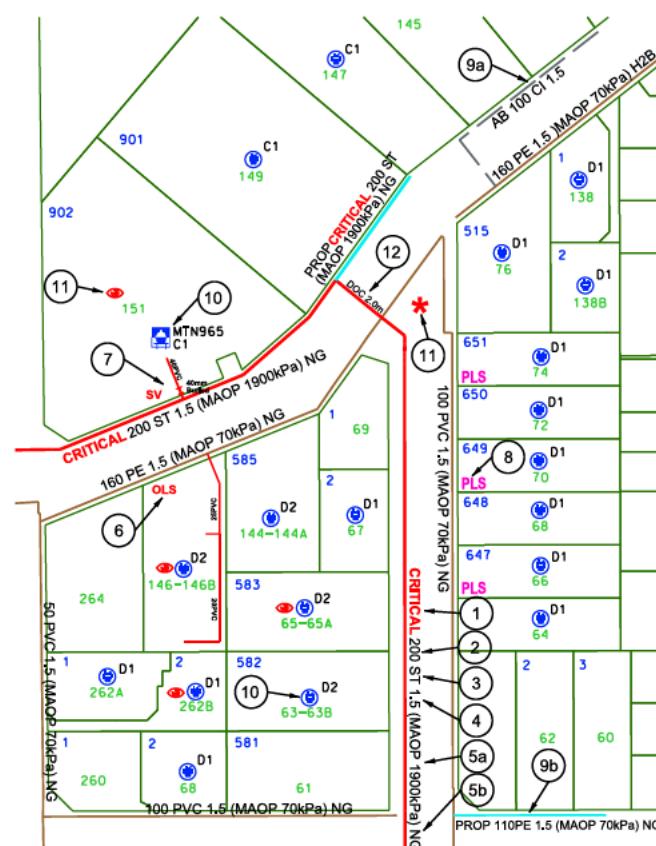
- Associated Asset
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

FEATURES

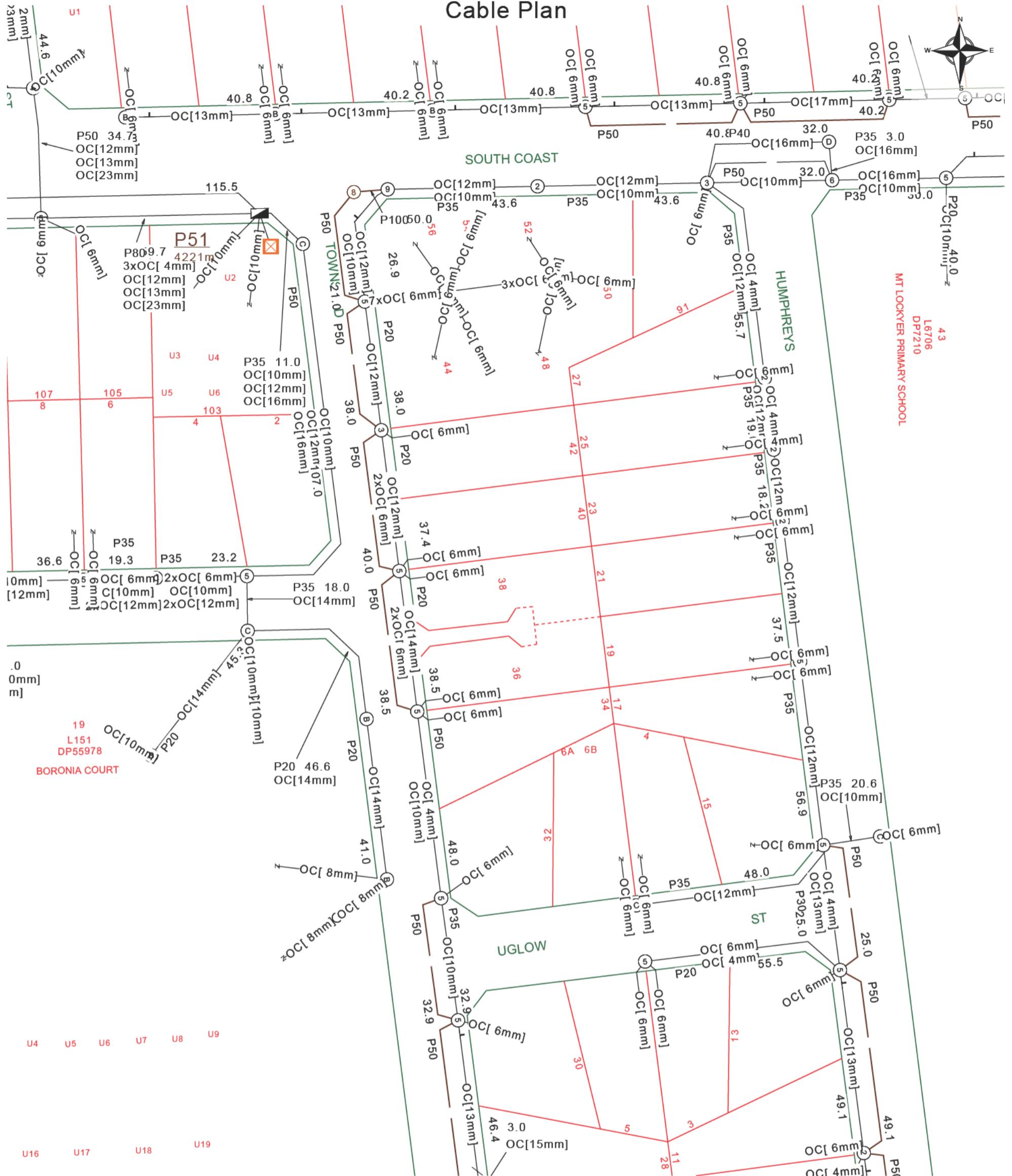
SC	Side Elevation	●	Linked Document	—	Reference Line	—	Not Gassed
☒	Obstacle	●	PLS	—	Gas Pit	—	Suburb
*	See Details	●	PLSS	—	DOC 1.2m	→	Arrow Pointer
NC	Not Connected	●	PLST	—	Proving Location	—	Local Government
SV	Gas Service	●	BL	—			
■	Sign	●	CoD	—			
OLS	Offline Service	—		—	Pressure Upgrade	—	

Asset Identification Legend

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



Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

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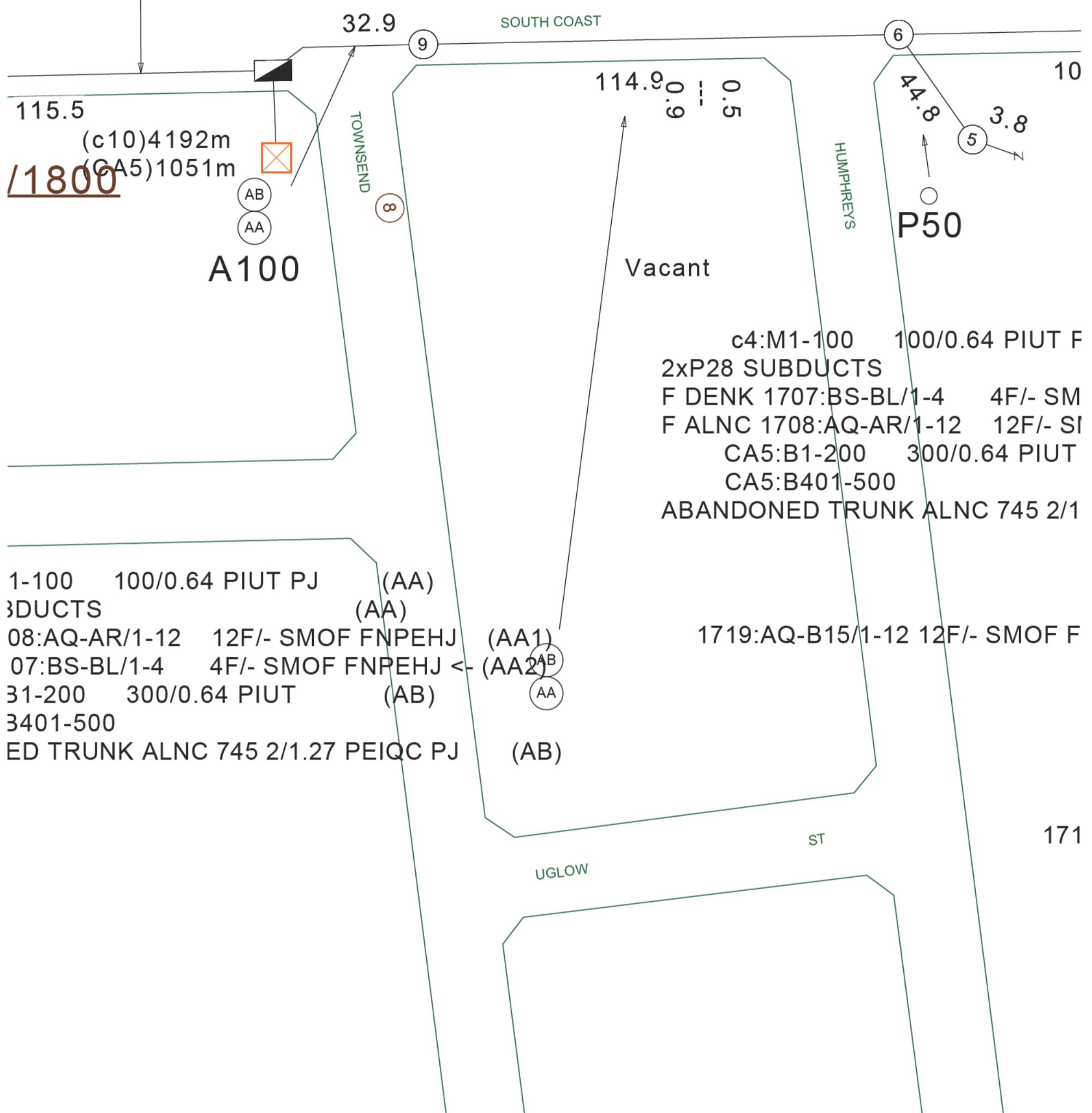
Sequence Number: 267819071

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo 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.

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 06/02/2026 12:07:32

Sequence Number: 267819071

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

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

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Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

Refer to AS 3466 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.

Table 1. Summary of the Rate of Growth of the Number of Health Care Workers

General Information



Telstra highly recommends using Certified Locators.

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



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.

Dependent 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.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

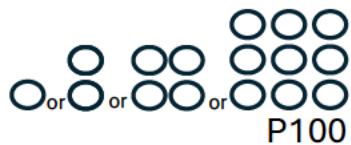
by maintaining the following distances from our assets:

- **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)**

LEGEND



	Lead-in terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



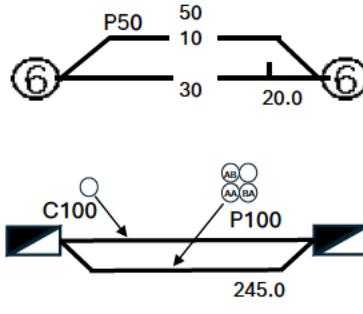
Single to Multiple Round Conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

Multiple Square Conduit
configurations 2,4,6 respectively
(attached text denotes conduit type and size)

Some examples of conduit type and size:

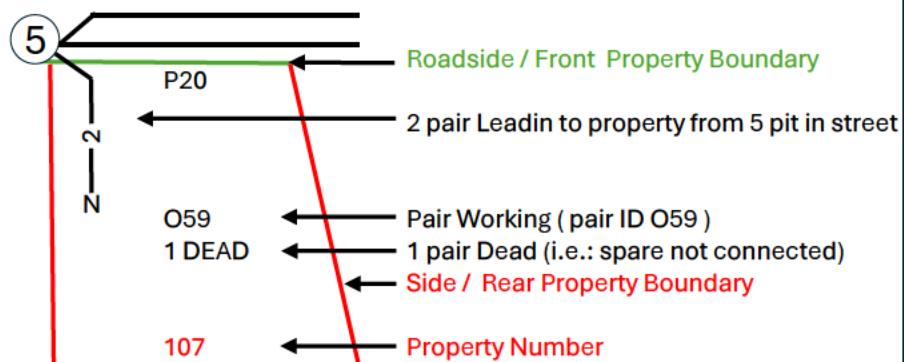
A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

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 the same route.



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

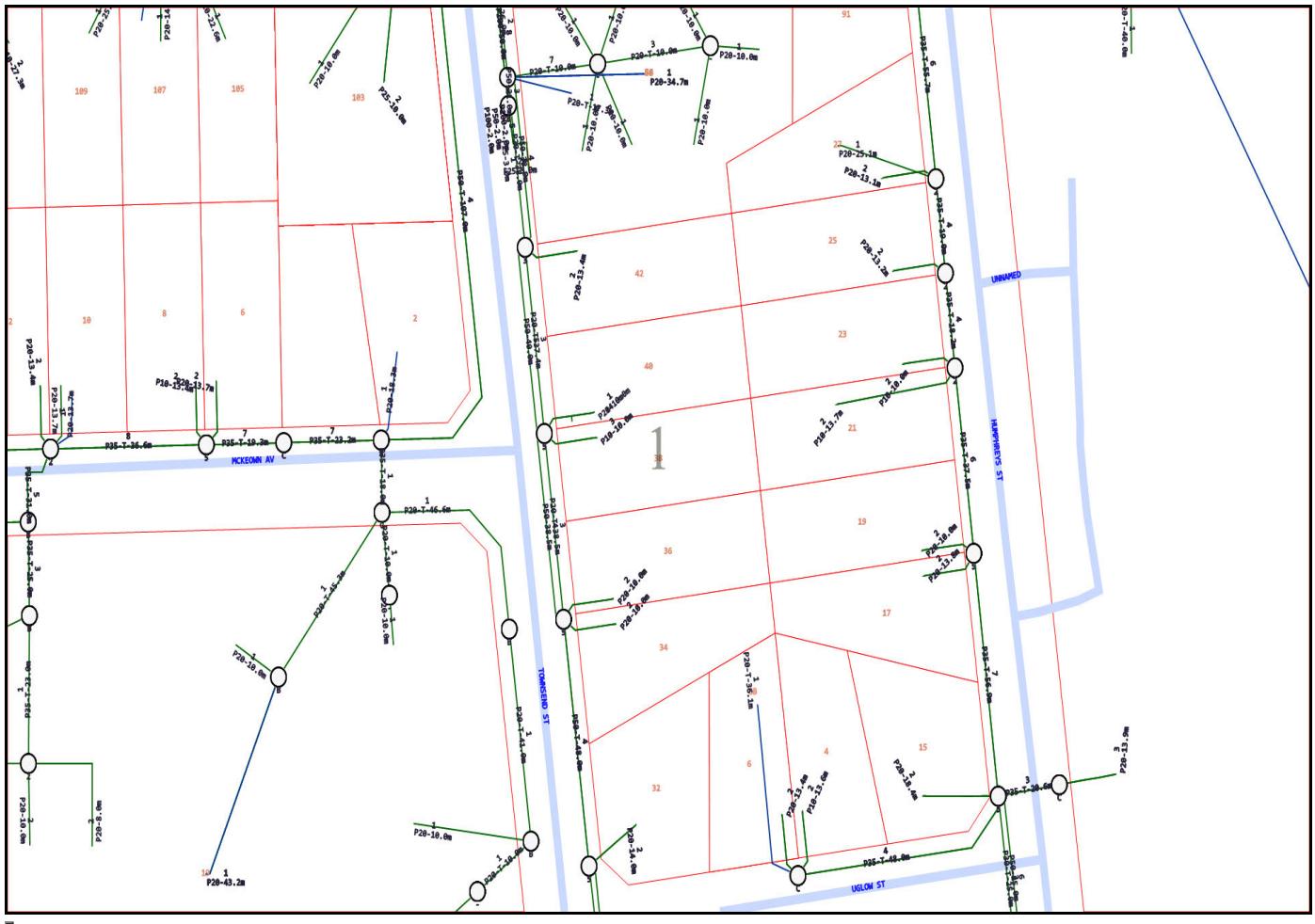
Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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.
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Emergency Contacts

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ESTABLISHED IN ALBANY FOR OVER 80 YEARS

17/02/2026

258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 38 TOWNSEND STREET, LOCKYER

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 **\$540.00 - \$580.00 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-FAQs.pdf](https://dfes.wa.gov.au/_/media/dfes/industry-and-safety/industry-regulation-and-safety/renting-and-selling/renting/renting-a-property/safety-and-compliance/smoke-alarms-and-corded/internal-smoke-alarms-and-corded-internal-blind-cords.pdf)

Internal Blind cord requirements:

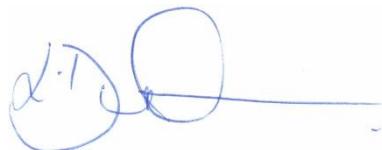
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://dfes.wa.gov.au/_/media/dfes/industry-and-safety/industry-regulation-and-safety/commerce-wa.gov.au/obligations-of-landlords-corded-internal-window-coverings.pdf)

Minimum Security Requirements:

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

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.D." followed by a longer, more fluid signature.

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.