

FOR SALE



Boundaries are Approximate

Offers Above \$825,000

15 MCLEOD STREET, MIRA MAR



RENOVATE, EXTEND OR DEVELOP

- Tidy brick and tile home, charming 1960s features
- Renovate or extend; substantial block to subdivide or develop
- Lounge, games room, patio; garage with yard access
- 1km from beach, short drive to town, schools
- Exceptional property in top lifestyle location



 **3**  **1**  **1**  **978 m2**



• **SCAN HERE TO MAKE AN OFFER**

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**

15 MCLEOD STREET, MIRA MAR



Specification

Asking Price	Offers Above \$825,000	Land Size	978 m2
Bedrooms	3	Frontage	25 metres
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential R25
Parking	1	School Zone	Albany P.S & A.S.H.S
Sheds	Drive-through garage	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,560.47	Building Construction	Brick Veneer / Tile
Water Rates	\$1,643.28	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 1967
Weekly Rent	\$600 - \$650	BAL Assessment	N/A

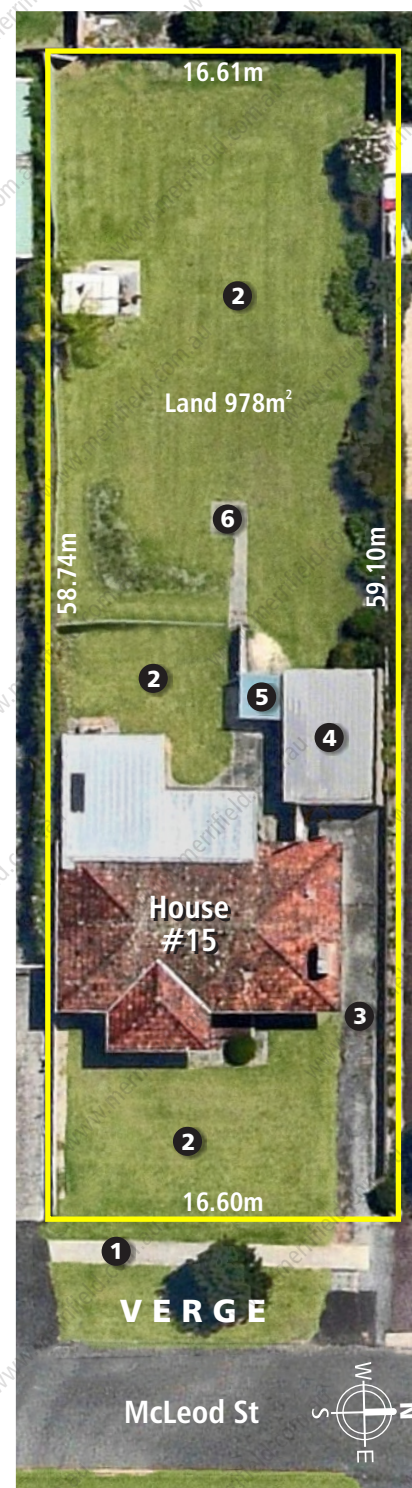


LEGEND

- 1 Footpath
- 2 Lawn
- 3 Driveway
- 4 Carport/Workshop
- 5 Under Cover
- 6 Clothesline



Floor Plan



Site Plan



Author:

Created: <https://map2plus.wa.gov.au/?address=15%20McLeod%20Street%2C%20MIRA%20MAR%206330&theme=Hybrid>

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WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

45

4A

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 66 ON DIAGRAM 32188

REGISTERED PROPRIETOR: (FIRST SCHEDULE)



(TA Q642493) REGISTERED 3/11/2025

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

1. C002632 EASEMENT TO TOWN OF ALBANY. SEE SKETCH ON VOL 45 FOL 4A. REGISTERED 30/11/1980.

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: 45-4A (66/D32188)
PREVIOUS TITLE: 1308-421
PROPERTY STREET ADDRESS: 15 MCLEOD ST, MIRA MAR.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

$$\mathbf{J}^T$$

Transfer 81561/67
Volume 1308 Folio 421

WESTERN



AUSTRALIA

REGISTER BOOK

VOL. 45 FOL. 4A

Certificate of Title

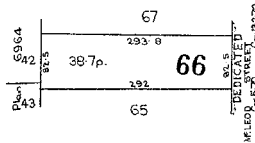
CT 0045 0004A F



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

Colin John Wehr, Transport Operator, and Barbara Rae Gertrude Wehr, his Wife, both of Lot 66 Macleod Street, Albany, are now the proprietors as joint tenants of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing thirty-eight and seven-tenths perches or thereabouts, being portion of Plantagenet Location 45 and being Lot 66 on Diagram 32188.

Dated the 18th day of October, 1967.



H. Blackmore
REGISTRAR OF TITLES.

Scale: 160 links to an inch.
M.T.T. *LD*

For encumbrances and other matters affecting the land see back

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage 81562/67 to Scottish Loan Investment and Building Society. Registered 18th October, 1967 at 9.50 o/c.

DISCHARGED

Mortgage 89877/67 to F. J. Richardson Corporation of Australia Limited. Registered 14th November 1967 at 11.20 o/c.

DISCHARGED

Discharge B840933 of Mortgage 89877/67. Registered 2nd January, 1980 at 10.28 o/c.

Dup o/t not prod. Since prod.

Transfer C2632. 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 Drainage rights as set out in the said Transfer is granted to Town of Albany. Registered 30th November, 1980 at 12.01 o/c.

Discharge C664648 of Mortgage 81562/67. Registered 29th November 1983 at 2.41 o/c.

CT 0045 0004A B

CERTIFICATE OF TITLE

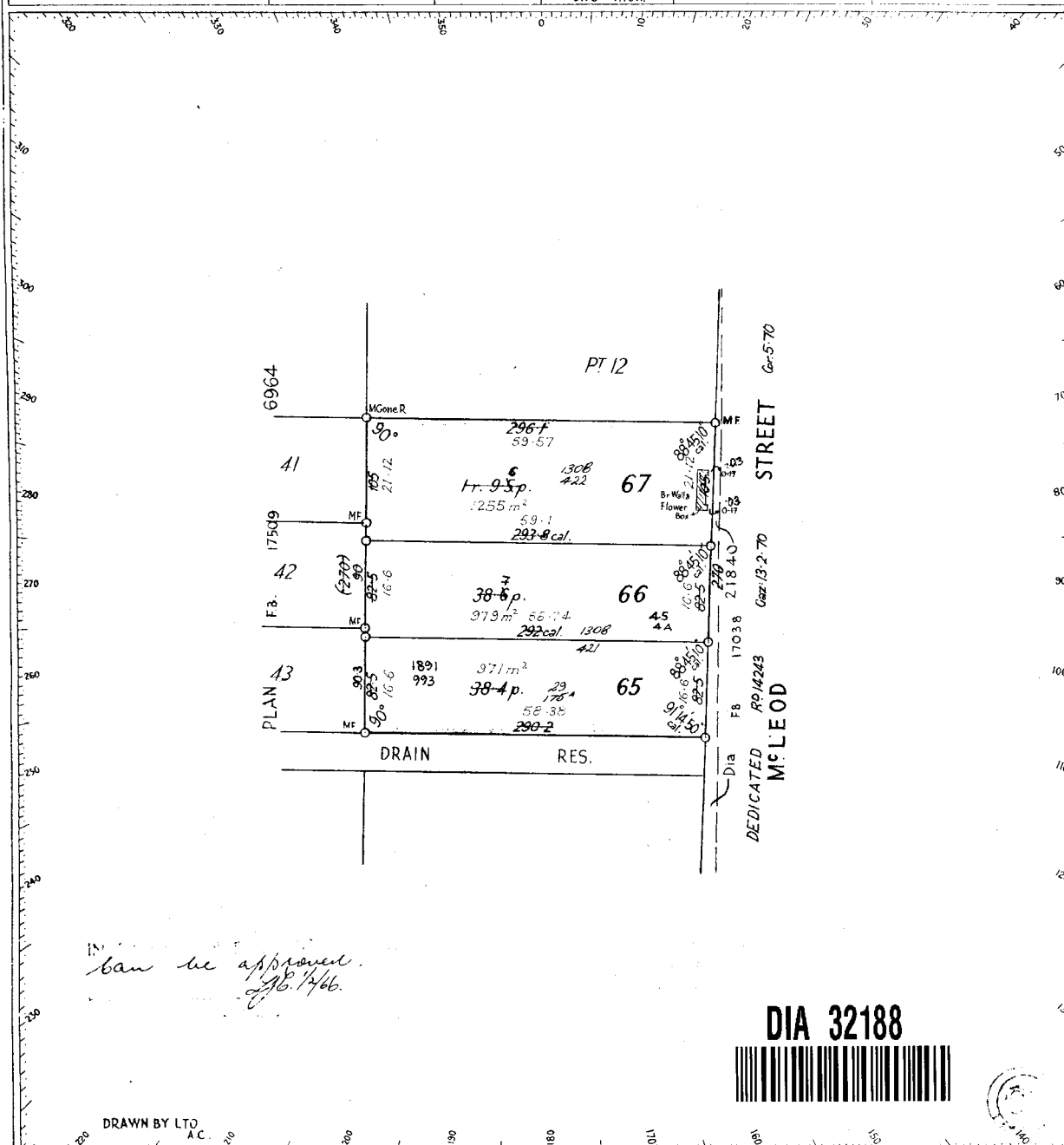
VOL. 45 FOL. 4A

Superseded - Copy for Sketch Only

Diagram 32188

Lot	Certificate of Title	Lot Status	Part Lot
65	1891/993	Registered	
66	45/4A	Registered	
67	1308/422 (Cancelled)	Retired	

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	PT LOTS 9,10&11 OF LOC.45	23955	1 : 792 Chain to one inch	Vol. 1145. Fol. 444.	A. R. R. 5-6-7



DIA 32188



CERTIFICATE I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961. Date.....		Approved by Town Planning Board Chairman Date.....	
Licensed Surveyor.		Date.....	
Approved Examined Ben. Wajzman Cal Bk 1/29	On 5928 Plan 3899(4) Diagram 3899(4) Index Plan 3899(4)	Registered	Diagram No. 32188

Form B2.

Exempt (Section 119) Stamp Act 1972

for COMMISSIONER OF STATE TAXATION

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

Blank Instrument Form (see footnote)

WESTERN AUSTRALIAN STAMP DUTIES

No.

C 02632

Insert type of document here.

GRANT OF EASEMENT 23-JUN-80 29687 \$ * * * G NOPLST \$***0.00

The persons whose names 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 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.

(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 work enumerated above.

AND THE Grantor HEREBY COVENANTS with the Grantee as follows:-

(1) That the Grantor will not construct erect or build or suffer to be constructed erected or built any building fence or structure on the said land or any part thereof without the consent in writing of the Grantee first had and obtained.

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

DATED this *nineteenth* day of *June* 1980.

SCHEDULE

PART I : GRANTOR

COLIN JOHN WEHR, Transport Operator, and
BARBARA RAE GERTRUDE WEHR, his wife, both of
Lot 66 Macleod Street, Albany.

PART II : DESCRIPTION OF LAND OVER WHICH EASEMENT IS GRANTED

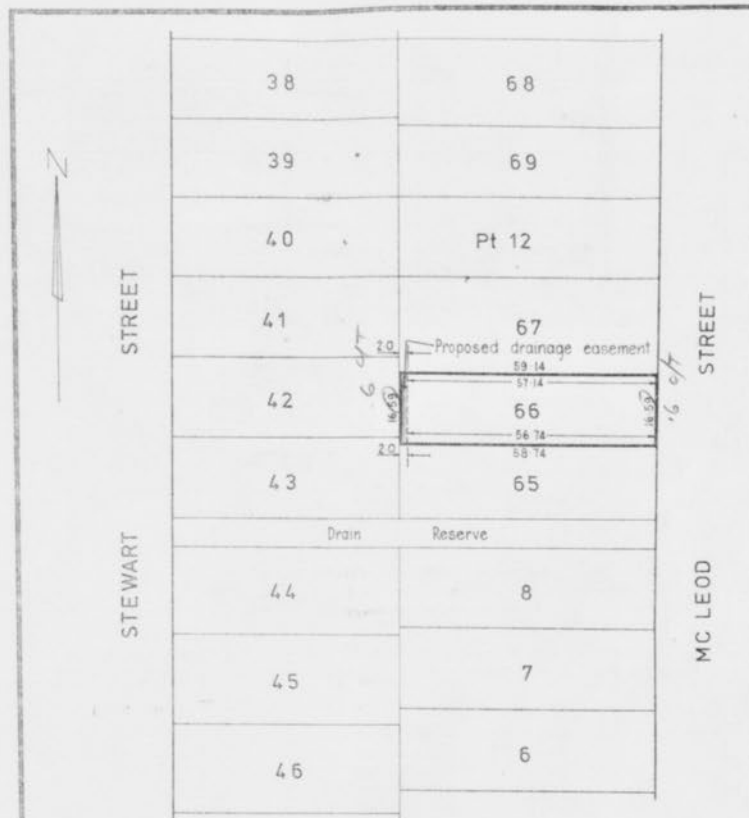
All that piece of land being portion of Plantagenet
Location 45 and being Lot 66 on Diagram 32188, and being
the whole of the land contained in Certificate of Title
Volume 45 Folio 4A.

PART III : ENCUMBRANCES

Mortgage 81562/67 Scottish Loan Investment and Building
Society.

PART IV : GRANTEE

TOWN OF ALBANY of York Street, Albany



Proposed drainage easement to be 2 metres wide.

Area of required easement = 33.18m².

Proposed easement shown shaded blue.

Witness *[Signature]* *[Signature]*
[Signature] *[Signature]*

PROPOSED DRAINAGE EASEMENT ON LOT 66 MCLEOD STREET.				 TOWN ENGINEER'S DEPARTMENT
Survey:	Scale: 1:1000	Date: MAY '79		
Drawn: RCR	Checked:	Town Engineer:	File No.: T.E. 1357	

TOWN OF ALBANY

Administration Offices
York St., Albany 6330
Western Australia
P.O. Box 484
Telephone: 412333

All correspondence to be
addressed to Town Clerk.



Our Ref WD1/2 S.O. 15 McLeod
Enquires Mr. Hill
Your Ref KW:JMM:388

29 September, 1980

Registrar of Titles,
Office of Titles,
Law Chambers,
Cathedral Square,
PERTH W.A. 6000

Dear Sir,

EASEMENT - TOWN OF ALBANY & WEHR

Thank you for your letter of 15 July, 1980.

The registration fee remittance was finally located by the State Taxation Department, and having been returned to us is now enclosed together with the documents for your attention in due course. Unfortunately, we were also not advised by the Building Society involved that their solicitors required a production fee before the duplicate Certificate of Title would be presented at your office, and we have now forwarded the necessary fee to McCusker and Harmer so that action will be taken on their part. It is assumed the duplicate Certificate will be presented at around the same time as this letter reaches your office.

We apologise for the inconvenience, however as you will appreciate, it arose through circumstances beyond our control.

TOWN MANAGER

per: 
(Deputy Town Clerk)

Remittance By Cheque/M. Order
No. <u>015 697994</u>
Amount \$ <u>25</u>
Initials <u>JS</u>



MEMO:388

Town Clerk,
Town of Albany,
P.O. Box 484,
ALBANY, 6330

Dear Sir,

Re: Easement - Town of Albany and Wehr

Please find enclosed the above easement forwarded
to this office by the State Taxation Department.

The Duplicate Certificate of Title plus the
registration fee will be required if this document
is to be registered.

Yours faithfully,

REGISTERED BY TITLES
15 July 1980

ENDORSE: ENDORSE ON BACK OF C/T 45-4A

TRANSFER C 02632 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 DRAINAGE rights
as set out in the said Transfer is granted to TOWN OF ALBANY.

REGISTERED 30/9/80 AT 12.01 PM. ✓

SIGNED by the said)
COLIN JOHN WEHR)
in the presence of)

W. Hunter
94 Middleton Rd Albany
invalid person

SIGNED by the said)
BARBARA RAE GERTRUDE WEHR)
in the presence of)

W. Hunter
94 Middleton Rd Albany
invalid person
SCOTTISH LOAN INVESTMENT AND BUILDING SOCIETY hereby consent to the
granting of the within Easement.

W. Hunter TOWN & COUNTRY PERMANENT BUILDING SOCIETY
Scottish Loan Investment Building Society

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

W. Hunter
Mayor

W. Hunter
Town Clerk



No.

C 02632

Account

FEES (office use)	\$	¢
	13	
	2	
	20	

Parties COLIN JOHN WEHR
 BARBARA RAE GERTRUDE WEHR
 TOWN OF ALBANY

100 SEP 30 PM 12:01

Post Dub - Trk Account Li
 Lodged by TOWN OF ALBANY
 Address P.O. BOX 484, ALBANY 6330
 Phone No. 098 41 2333 EXT. 21

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

DUP. C/T PRODUCED

POST

Dub c/t to issue to Murray Hillman

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

- | | |
|---------|------------------|
| 1. | } Received items |
| 2. | |
| 3. | } No's |
| 4. | |
| 5. | } Rec. Clerk. |
| 6. | |



BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances *Road Marking*
 not notified *B/F Dodge George B340933*
 on face.

New Titles to issue or Endorsing instruction.
NE38
(Account - refer drafting)

EXAMINED.

mib
7/10/80

74016/3/78-SM-M5/1107

Registered *30th September 1980*
 at *12.01* o'clock and
 particulars entered in the Register Book.

Initials of Signing Officer.

*B**Ambridge*

REGISTRAR OF TITLES

Anderson (Account)



Plan Legend (summary)

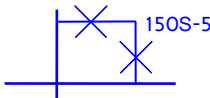
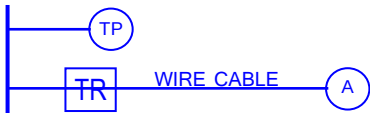
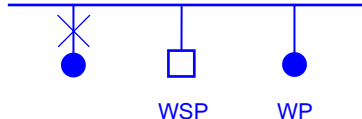
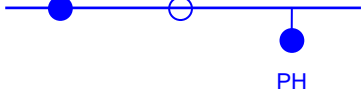
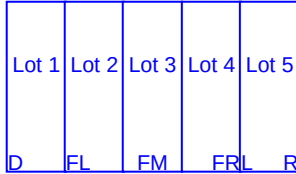
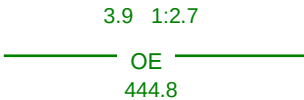
INFORMATION BROCHURE



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. P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main) Common material abbreviations: 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
	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.)
	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.

 	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
-  Service Pits
-  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.**

**Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30**

**Information valid for 30 days
from date of issue**

A4 Scale : 1:1500

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

Tile No: 1

SYMBOLS SHEET GAS UTILITY NETWORK

EXISTING GAS NETWORK

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

PROPOSED GAS ASSETS

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

ABANDONED GAS NETWORK

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

COMPOUNDS

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

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

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

FEATURES

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

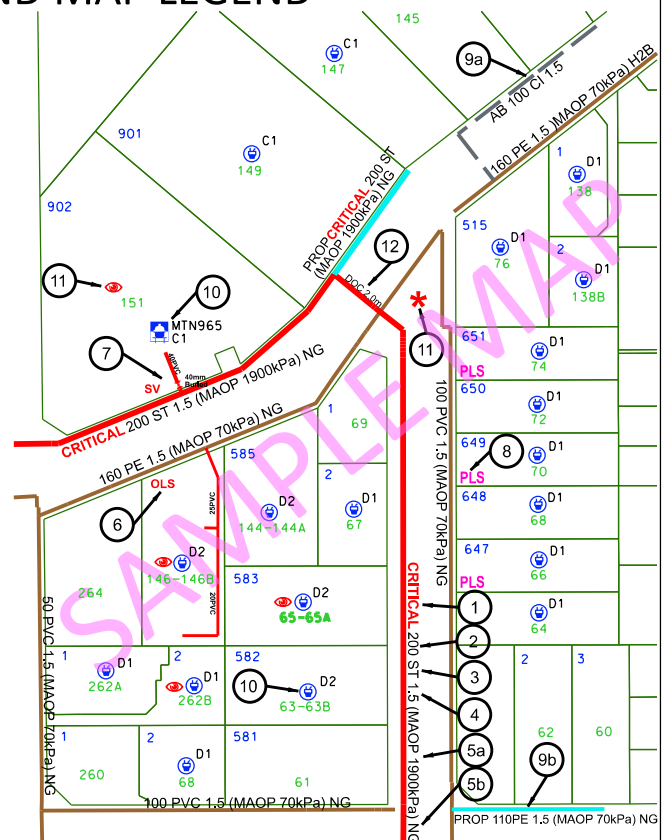
- Test Point
- Anode
- Rectifier

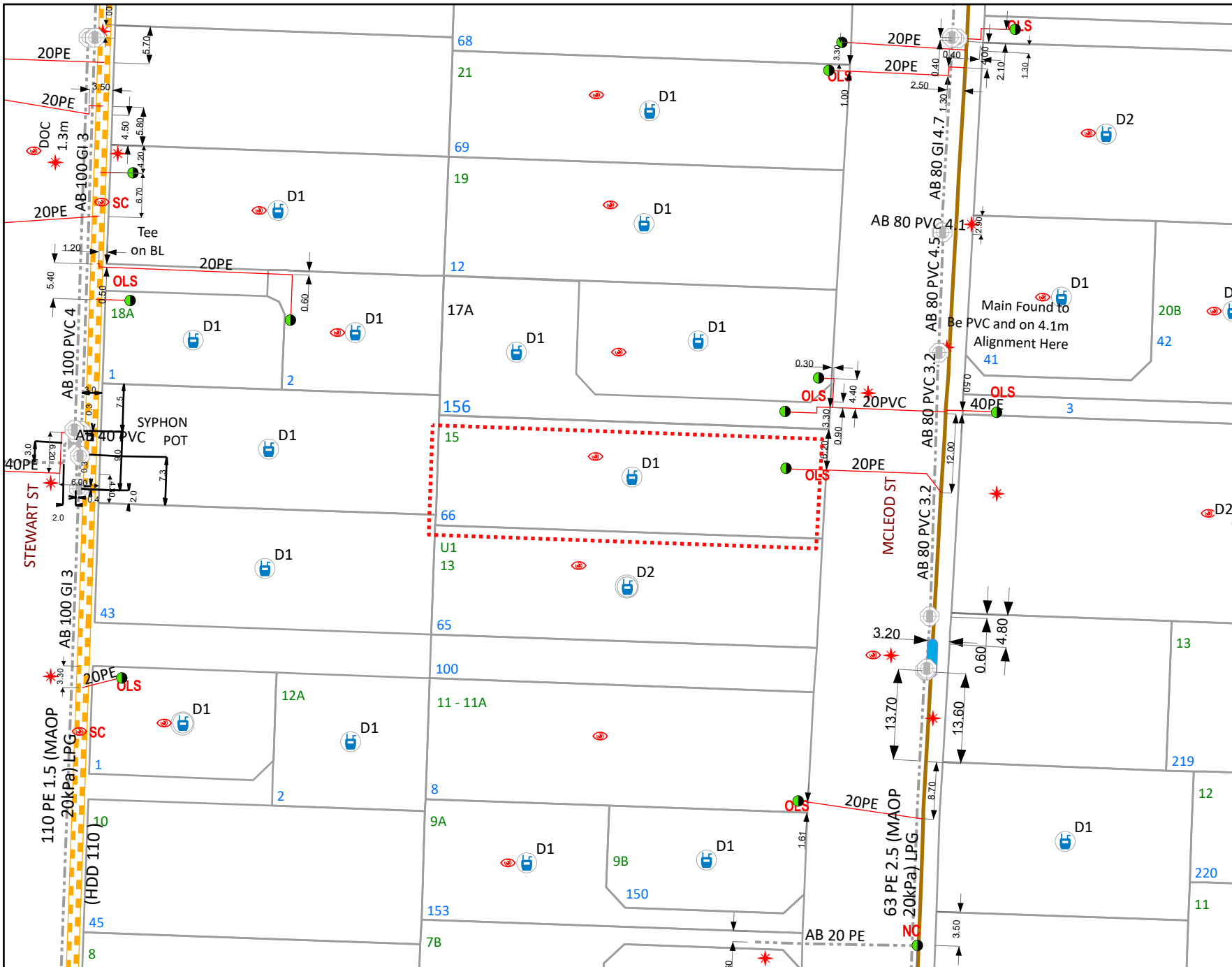
- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not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

ASSET IDENTIFICATION AND MAP LEGEND

Asset Identification Legend

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





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 > 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

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.

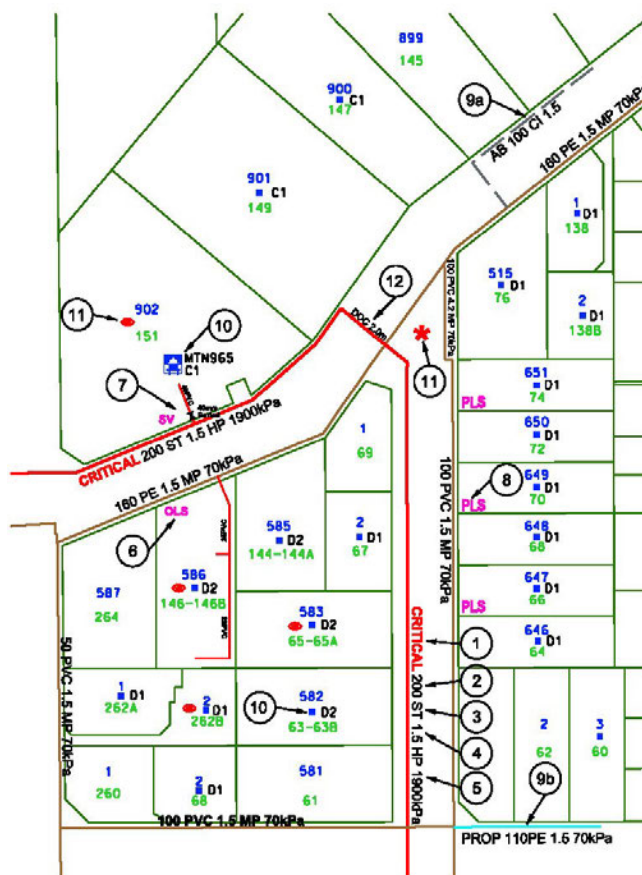
part or parts of the Documents or Information.

- 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.

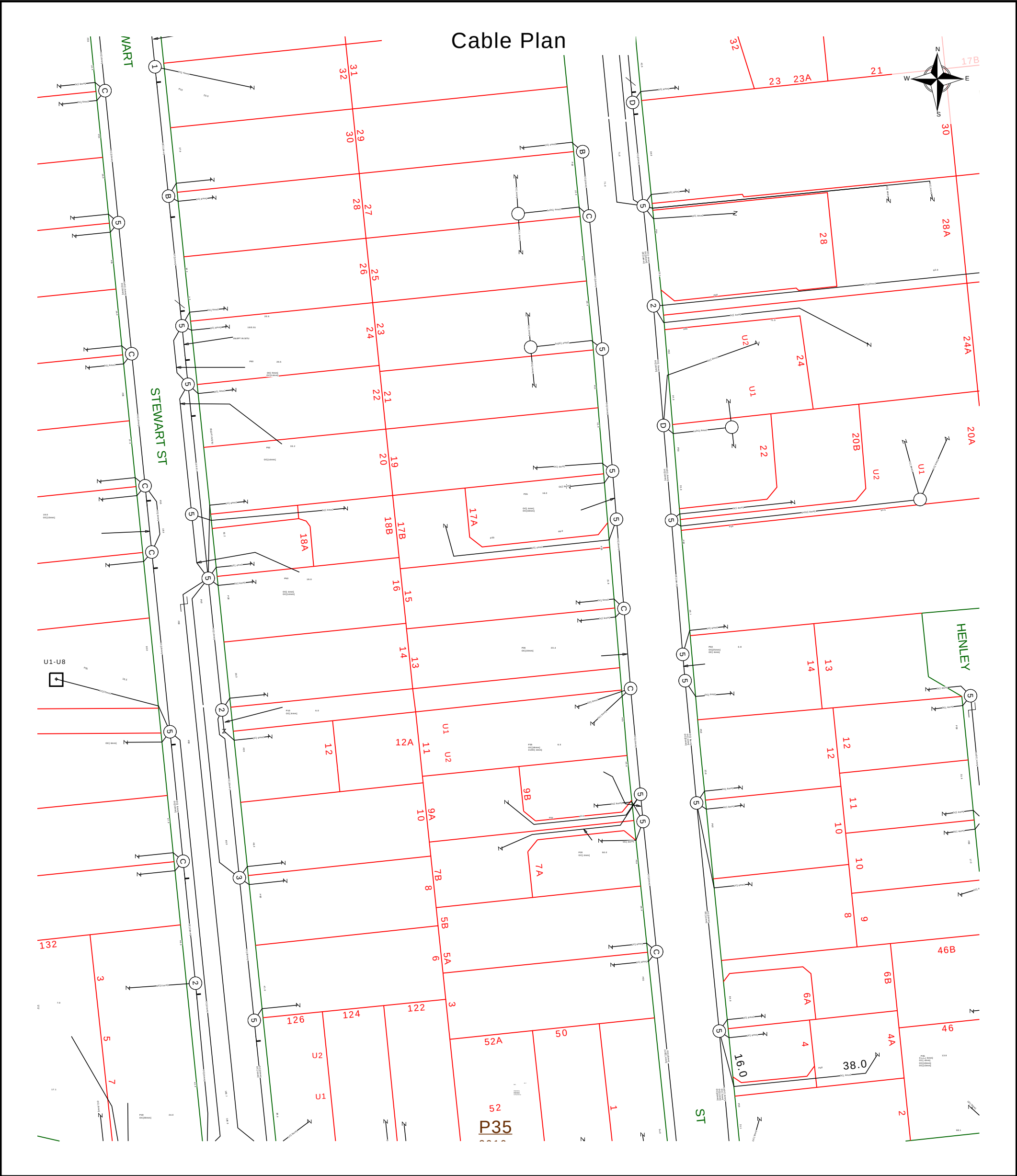
GAS MAIN AND SERVICE IDENTIFICATION

LEGEND

1. Critical Asset (See **WARNINGS** page 1)
2. Pipe Diameter (millimetres)
3. Pipe Material
CI = Cast Iron PE = Polyethylene
GI = Galvanised Iron PVC = PVC
ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main (MP 70 kPa = Medium Pressure and MAOP (Maximum Allowable Operating Pressure)
6. Off-line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan.** See item **Error: Reference source not found** above)
7. Service Valve in the vicinity
(**NOTE:** Service Valve may be “BURIED”)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **WARNINGS** page 1)
9a. AB = Abandoned Mains
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. Additional detail available and Must be obtained if within area of proposed works – see page 2 above.
12. Depth of Cover (DOC) in metres.



IF UNSURE, PLEASE CONTACT ATCO ON **1300 926 755**



	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: 277402023
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 07/08/2026 10:46:10		Please read Duty of Care prior to any excavating

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.

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:

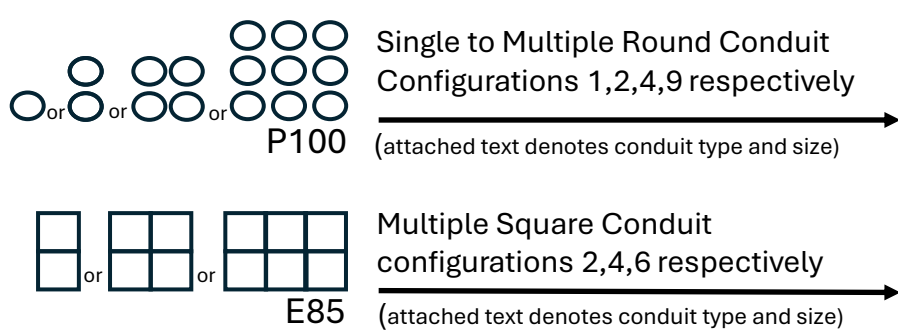
by maintaining the following distances from our assets:

- 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



	Leadin 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



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

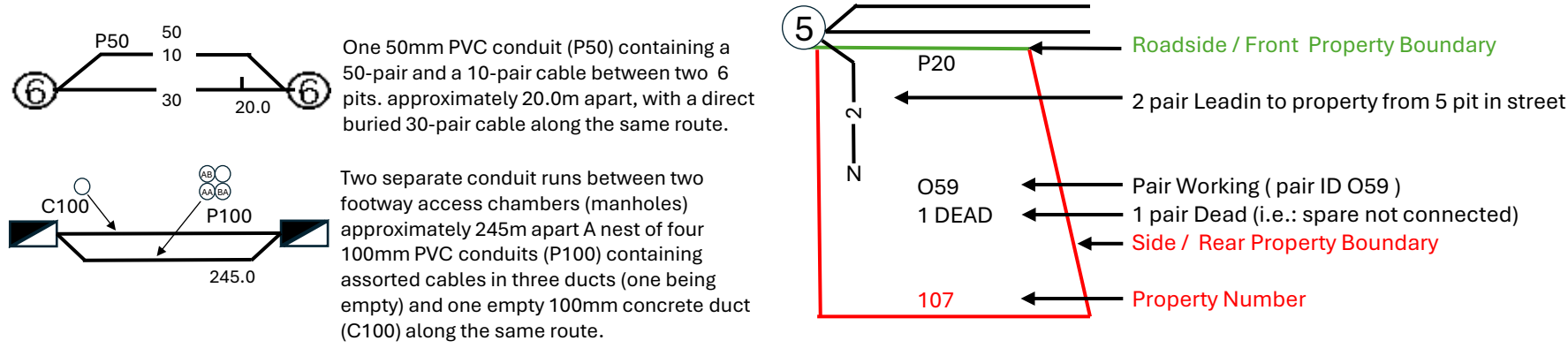
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

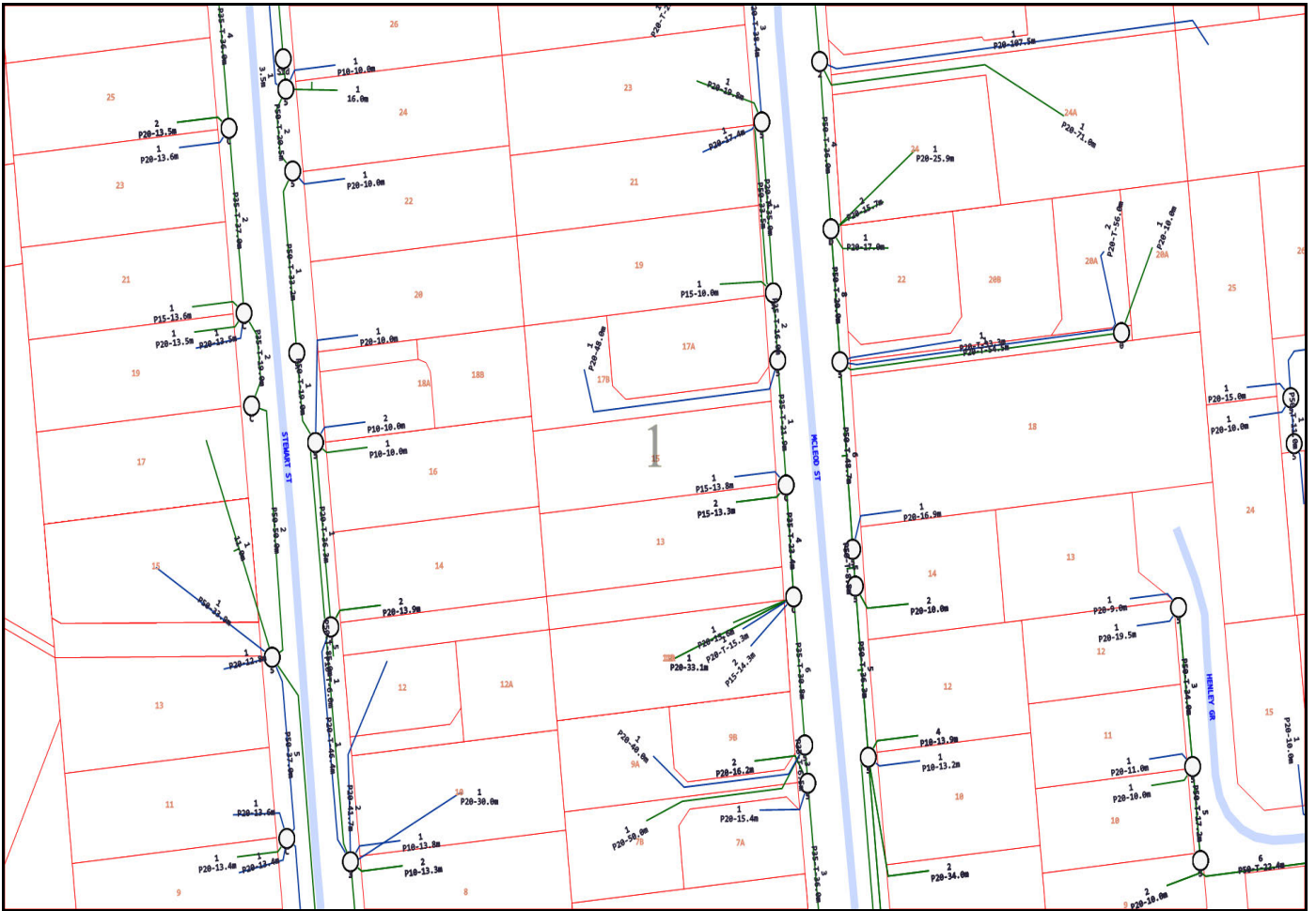
Plan Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	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.
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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.

02/09/2026

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 15 MCLEOD STREET, MIRA MAR

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 potential condition, we feel we can expect to achieve circa **\$600.00 - \$650.00 per week** in the current rental market. The property in its current condition is not suitable for letting and requires extensive repairs before this agency would consider leasing it.

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:

https://www.wa.gov.au/system/files/2024-10/smoke_alarms_in_dwelling_for_sale_rent_or_hire.pdf

Internal Blind cord requirements:

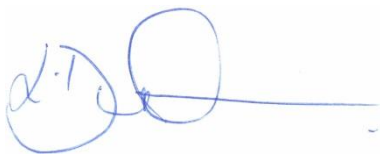
<https://www.consumerprotection.wa.gov.au/publications/obligations-landlords-corded-internal-window-coverings>

Minimum Security Requirements:

<https://www.consumerprotection.wa.gov.au/system/files/migrated/sites/default/files/atoms/files/minimumsecurityrta.pdf>

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', followed by a long horizontal line.

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.