

FOR SALE



62 ROBUSTA CRESCENT, KALGAN



ROOM FOR THE LIFE YOU HAVE IN MIND

- Generous 3,548sqm lifestyle block with impressive 38.8m frontage
- Open, gently sloping land with established native trees towards rear
- Space for your dream home, shed, gardens and outdoor living
- No design guidelines or building timeframes; create your ideal lifestyle
- Peaceful Kalgan setting near the river, approximately 25 minutes to Albany



Land Size: 3548 m2

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

62 ROBUSTA CRESCENT, KALGAN





Author:

Created: 18 September 2020 from Map Viewer Plus www.landgate.wa.gov.au/?address=62%20Robusta%20Crescent%2C%20KALGAN%206330&theme=hybrid



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0 0.013 0.027 0.041 0.054 km

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

4101

324

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 118 ON DEPOSITED PLAN 430307

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

(T R002246) REGISTERED 10/9/2026

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

1. Q952952 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 11/8/2026.
2. Q952951 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 11/8/2026.
3. Q952949 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 11/8/2026.
4. Q952950 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 11/8/2026.
5. R002247 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 10/9/2026.

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.

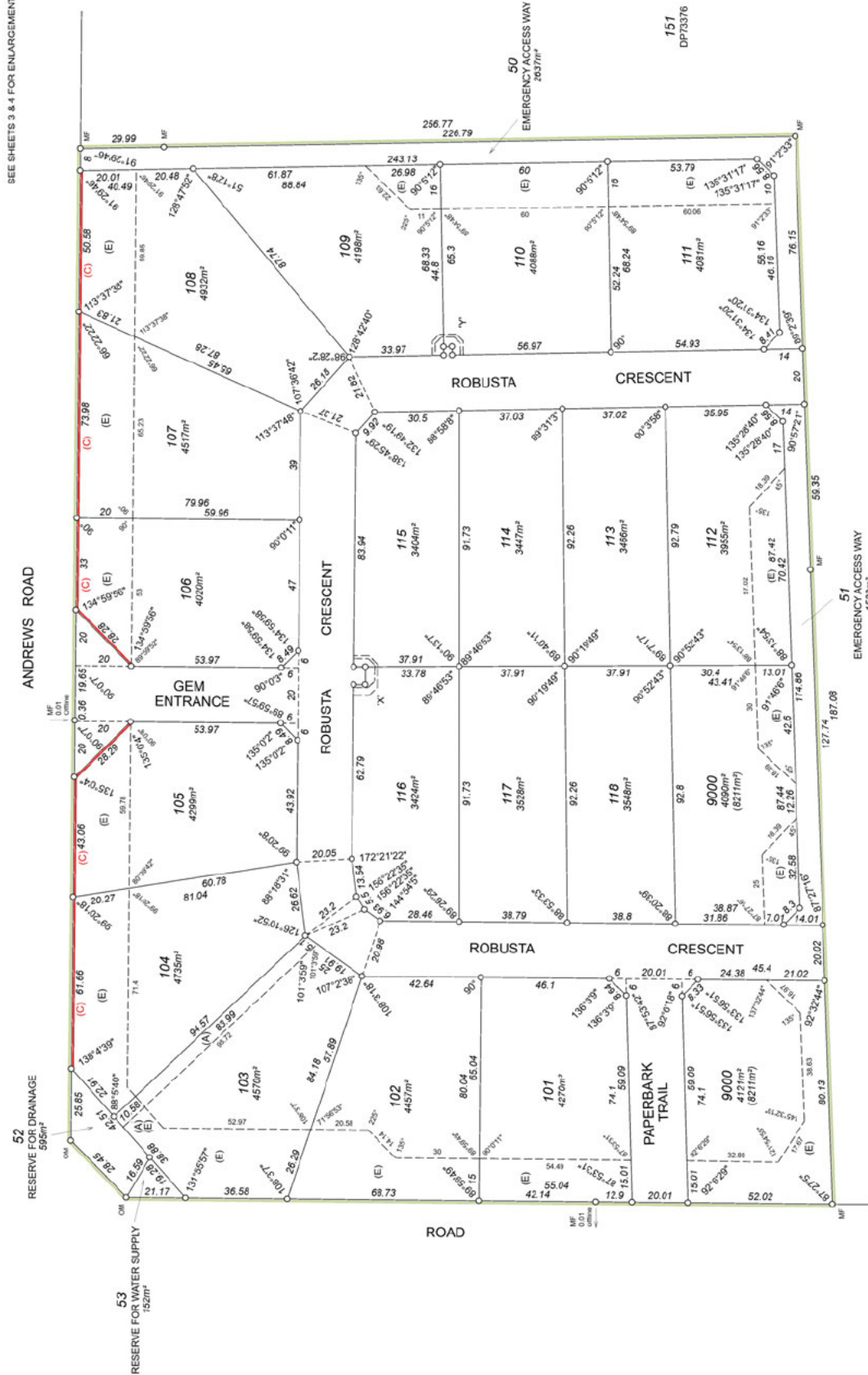
SKETCH OF LAND: DP430307
PREVIOUS TITLE: 2832-963
PROPERTY STREET ADDRESS: 62 ROBUSTA CR, KALGAN.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 430307

Lot	Certificate of Title	Lot Status	Part Lot
50	LR3179/608	Registered	
51	LR3179/609	Registered	
52	LR3179/610	Registered	
53	LR3179/611	Registered	
101	4101/307	Registered	
102	4101/308	Registered	
103	4101/309	Registered	
104	4101/310	Registered	
105	4101/311	Registered	
106	4101/312	Registered	
107	4101/313	Registered	
108	4101/314	Registered	
109	4101/315	Registered	
110	4101/316	Registered	
111	4101/317	Registered	
112	4101/318	Registered	
113	4101/319	Registered	
114	4101/320	Registered	
115	4101/321	Registered	
116	4101/322	Registered	
117	4101/323	Registered	
118	4101/324	Registered	
119	N/A	Cancelled	
120	N/A	Cancelled	
9000	4101/325	Registered	
0	N/A		
0	N/A		
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A		

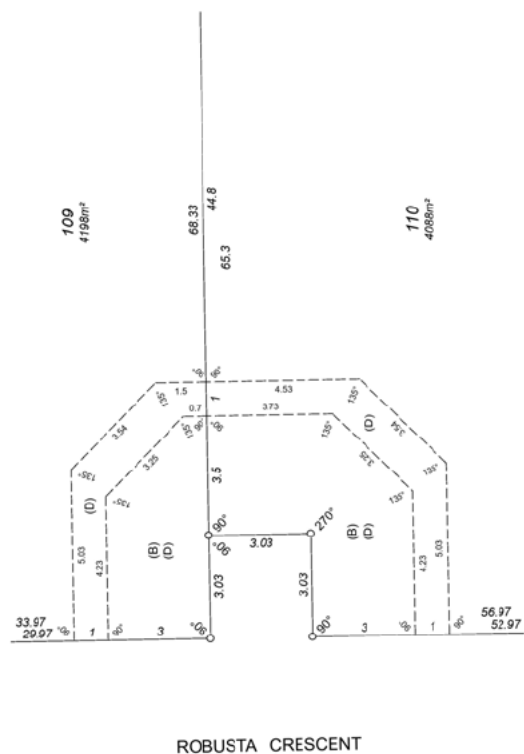
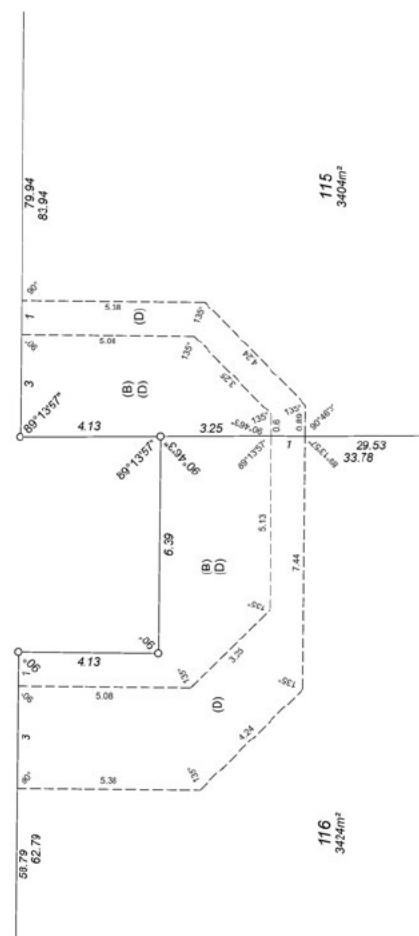
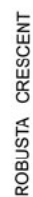
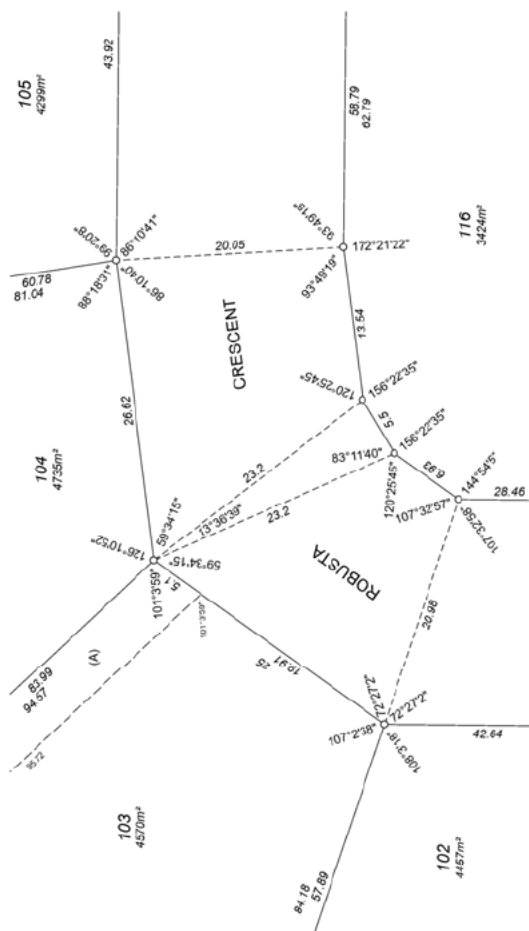
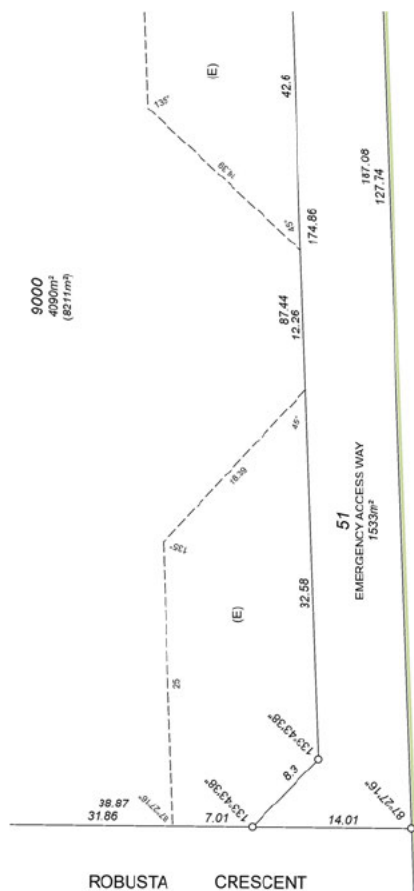
ADDITIONAL SHEETS ENDORSEMENT SHEET SURVEY SHEET	SHEET 1	OF 4	SHEETS 4	VERSION NUMBER 4	DEPOSITED PLAN 430307
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SEE SHEETS 3 & 4 FOR ENLARGEMENTS V TO Z

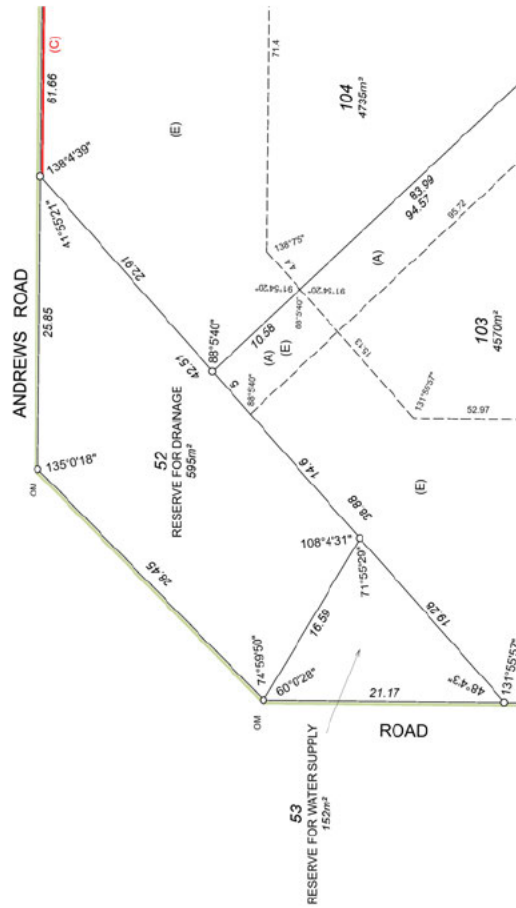


SCALE 1:1000 @ A2
ALL DIMENSIONS ARE IN METRES

DEPOSITED PLAN 430307	VERSION NUMBER 4	SHEETS 2 OF 4	ADDITIONAL SHEETS ENDORSEMENT SHEET SURVEY SHEET	JOHN KINNEAR AND ASSOCIATES Surveyors 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200 Landgate www.landgate.wa.gov.au
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Enlargement of Lots 52 & 53



JOHN KINNAR AND ASSOCIATES
Consulting Surveyors
and Engineers
All Rights Reserved
Telephone (01) 9642 110
email john@jka.com

DEPOSITED PLAN
430307

Lodgement and Examination	
Lodgement Date	07/04/2025
Version 4 Submission Date	11/07/2026
Examination Date	11/07/2026

Western Australian Planning Commission	
Planning Approval	Yes
Reference	156621

	
Delegate under S. 16 P&D Act 2005	Date 23-Jul-2026

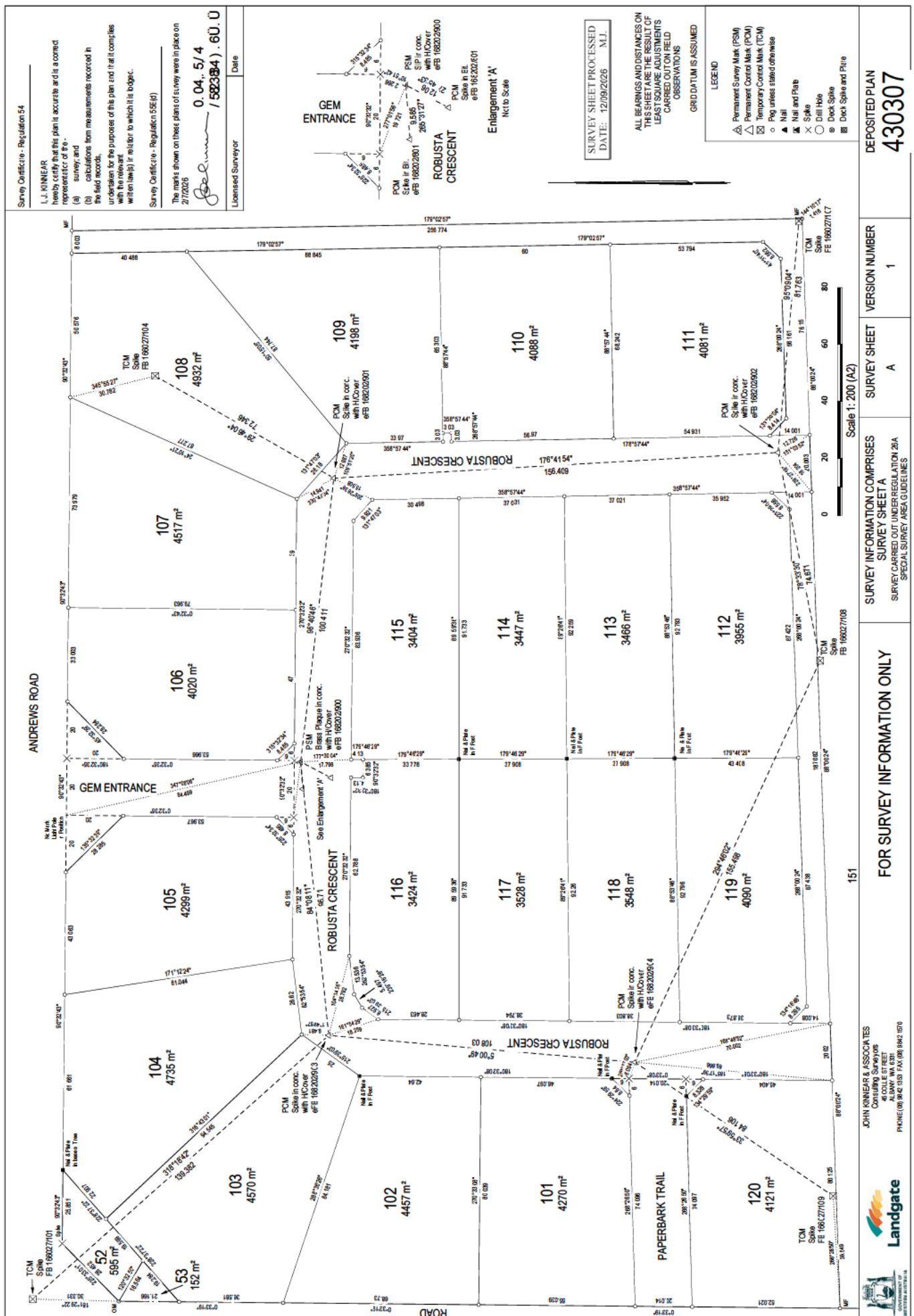
In Order For Dealings	
Subject To	Section 70A of the TLA 1993 Section 152 of the P&D Act 2005 Section 129EA of the TLA 1993 Section 150 of the P&D Act 2005 Section 168(1)(2) of the P&D Act Section 165 of the P&D Act 2005 Section 167 of the P&D Act 2005

	23/07/2026
For Inspector of Plans and Surveys / Authorised Land Officers	Date

Plan Approved

	11/08/2026
Inspector of Plans and Surveys / Authorised Land Officer	Date







Q952952 NO

27 Jul 2026 08:30:00 Midland



Notification

Approved form 2017-98207 Reg 3 of the Transfer of Land Regulations 2004

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

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Planning and Development Act 2005

Lodging party details

Name

Address

Issuing box

Phone

Fax

Email

Reference

Preparer details

Name

John Kinnear

Phone

0428421353

Reference

1709

Notification details

Act

Planning and Development Act 2005

Section

165

File No

156621

Hazards or other factors seriously affecting the land

This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases.

Statements

The land set out in the schedule is land to which section 165 of the Planning and Development Act 2005 applies.

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 101 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 102 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 103 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 104 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 105 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 106 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 107 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 108 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 109 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 110 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 111 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 112 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 113 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 114 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 115 ON DEPOSITED PLAN 430307	FEE SIMPLE

057b3bf8-bad0-4b7d-9210-94a549ea0c69

Page 1 of 2

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 116 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 117 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 118 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 9000 ON DEPOSITED PLAN 430307	FEE SIMPLE

Registered proprietor(s)(Land).

TRIPLE D DEVELOPMENTS PTY LTD (ACN 679553569) OF 10 SCORPIO DRIVE MCKAIL WA 6330

Authorising party

WESTERN AUSTRALIAN PLANNING COMMISSION OF 140 WILLIAM STREET PERTH WA 6000

Execution date

12 June 2026.

Authorising party execution

Western Australian Planning Commission

 **JOCELYN PAGE SENIOR ADMINISTRATION OFFICER**
Under authority delegated pursuant to s.16
of the Planning & Development Act 2005

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q952952] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

19/8/2026 11:11:29

Notification registration date amended to 11/8/2026. Graphite Legal are the lodging party. See Graphite Legal letter of authority dated 12/8/2026.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

Your Ref: 2600222 Triple D 2832-963
Our Ref: Q952947
Enquiries: Roz
Telephone: 9273 9843
Email: newtitles@landgate.wa.gov.au

3 August 2026

GRAPHITE LEGAL
PO Box 5745
ALBANY PO, WA 6332

Facsimile:

Email: reception@graphitelegal.com.au

Delivered by: Email

Dear GRAPHITE LEGAL

Requisition Notice

Registration of the document(s) referenced cannot be affected until all requisitions listed below are complied with and the fee payable is received. A time limit of **21 days** applies from the date stated above after which all documents may be rejected.

Where further documentation is required to be provided in response to a requisition, please use this link <https://rms.landgate.wa.gov.au/NTR.App.Requisition/wa/Q952947/wmQVQw> to access the Requisition Portal to securely upload the document(s), excluding documents which require original signatures. Eg. Statutory Declarations.

Do you have a query regarding this notice?

- For further information regarding this requisition notice, please contact the person shown in the top right of this notice.
- Contact can be made by:
 - calling or emailing the person using the above contact details.
 - making an appointment to attend in person at our Midland Office by calling the person shown above. (Making an appointment will ensure the person who is familiar with your case is available and will be able to help you promptly).

Doc. No	Description	Req. Fee
Q952947	No registration fees have been paid for this document. The document incurs a regulated Lodgement fee as set out in the Fees Schedule. Registration Fees of \$380.90 are required being \$225.10 for Application for new titles and 19 Lot fees of \$8.20 = \$155.80. Total fees to be paid \$380.90. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	0.00
Q952948, Q952952, Q952951,	No registration fees have been paid for these documents. The document incurs a regulated Lodgement fee as set out in the Fees Schedule.	0.00

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles. Unless these requisitions are complied with, the documents will be rejected. Documents may be withdrawn from registration, a withdrawal fee is applicable per document. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options and [EFT Refund Form](#) on last page.

*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.

Q952949, Q952950	Registration Fees of \$225.10 per document are required. Total fees for 5 document being \$1125.50. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	
Q952947	Where the title/s the subject of the application are encumbered by a registered mortgage or charge, a letter of consent from the first mortgagee or annuitant is required. (See Land transaction procedure guides SUB-02 Application for New Titles).	0.00
Q952947	Deposited Plan 430307 is in order for dealings subject to lodgement of the following: S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation. Section 70A TLA Notification marked D on DP430307. Vesting lots must be free of encumbrances, partial discharge of Mortgage Q615020 as to the vesting lots is required. Please arrange for compliance with all conditions set out in the IOFD Panel on the Deposited Plan, including the preparation, fees and lodgement of any additional documents required.	112.55
Q952947, Q952948, Q952952, Q952951, Q952949, Q952950	Authority is required from the parties to this document or from the lodging party, (outlining their authority to make the request on behalf of the parties), requesting the appropriate amendment to the time-clock details of all lodged documents to that of the new S129BA TLA Restrictive Covenant and partial Discharge when lodged. (See Land transaction procedure guides REG-02 The Register and LOD-07 Stopped Documents Item 5).	0.00
Q952948, Q952952, Q952951, Q952949, Q952950	No lodging party details has been stated for these documents.	0.00
Q952948	The written consent of each person who has a registered interest in any land that would be burdened by the restrictive covenant is required to this new S129BA Restrictive Covenant, mortgagee consent is required. (See Land transaction procedure guide COV-01 Covenants and Customer Information Bulletin 155). Restrictive Covenant should not contain a copy of an unregistered Deposited Plan.	112.55

Requisition Sub Total \$ 225.10
Additional Document Fee \$ 1506.40
TOTAL FEE Payable \$ 1731.50

Sincerely,

BRoberts

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

BRUCE ROBERTS
REGISTRAR OF TITLES

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment .

PAYMENT OPTIONS

PORTAL: Using the Payment Option in the Requisition Portal (Access link in delivery email/Notice above):

- Requisition Sub Total may be paid by EBS Account or by credit card
- Additional Document Fees may only be paid by credit card (not by EBS Account)

IN PERSON: Landgate, 1 Midland Square, Midland.
or
Perth Branch Office, QBE Building,
200 St Georges Terrace, Perth.

DEALING NO: Q952947 **CONTACT PERSON:** Roz

YOUR REFERENCE: 2600222 Triple D 2832-963

REFUND

If a refund is payable to you following withdrawal of documents from registration or from overpayment of fees, please complete the [EFT Refund Form](#).
The refunded amount will be deposited into the bank account specified in this form.

Our ref: 2600222



**GRAPHITE
LEGAL**

Graphite Legal Pty Ltd (ACN 611 392 539)
Unit 2, 70-74 Frederick Street, ALBANY WA 6330
PO Box 5745, ALBANY WA 6332
reception@graphitelegal.com.au
08 9851 2480

12 August 2026

Landgate Document Lodgement Section
PO Box 2222
MIDLAND WA 6936

By email

Dear Madam/Sir

Application for New Titles – Deposited Plan 432624 – Landgate Reference Q952947

We confirm we act for the Registered Proprietor of the above dealing and refer to your requisition notice dated 3 August 2026.

1. We confirm we are the lodging party of the subdivision documents as follows:
 - 1.1. Application for New Titles – Q952947;
 - 1.2. Restrictive Covenant – Q952948;
 - 1.3. Notification under Section 70A – Q952950;
 - 1.4. Notification under Section 70A – Q952949;
 - 1.5. Notification – Q952951; and
 - 1.6. Notification – Q952952.
2. We consent to Dentons lodging the partial discharge of mortgage Q615020 over the vesting lots 50, 51, 52 and 53 on Deposited Plan 430307 and request that the partial discharge of mortgage be re-time clocked to immediately before the Application for New Titles.
3. We consent to Western Power lodging S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation and Section 70A TLA Notification marked D on DP430307 and request that the appropriate amendment to the time-clock details of all lodged documents be updated. The registration numbers for these documents are Q965839 and Q965840.

Please contact Nicole Nukanuka on 08 9851 2480 or nicole@graphitelegal.com.au if you have any questions.

Regards

Dylan Parker
Director/Solicitor
Graphite Legal

Liability limited by a scheme approved under Professional Standards Legislation



Q952951 NO

27 Jul 2026 08:30:00 Midland



Notification

Approved form 2017-98207 Reg 3 of the Transfer of Land Regulations 2004

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

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Planning and Development Act 2005

Lodging party details

Name

Address

Issuing box

Phone

Fax

Email

Reference

Preparer details

Name

John Kinnear

Phone

0428421353

Reference

1709

Notification details

Act

Planning and Development Act 2005

Section

165

File No

156621

Hazards or other factors seriously affecting the land

This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.

Statements

The land set out in the schedule is land to which section 165 of the Planning and Development Act 2005 applies.

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 101 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 102 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 103 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 104 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 105 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 106 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 107 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 108 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 109 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 110 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 111 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 112 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 113 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 114 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 115 ON DEPOSITED PLAN 430307	FEE SIMPLE

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Page 1 of 2

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 116 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 117 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 118 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 9000 ON DEPOSITED PLAN 430307	FEE SIMPLE

Registered proprietor(s)(Land)

TRIPLE D DEVELOPMENTS PTY LTD (ACN 679553569) OF 10 SCORPIO DRIVE MCKAIL WA 6330

Authorising party

WESTERN AUSTRALIAN PLANNING COMMISSION OF 140 WILLIAM STREET PERTH WA 6000

Execution date

12 June 2026

Authorising party execution

Western Australian Planning Commission

[Signature] JOCELYN PAGE - SENIOR ADMINISTRATION OFFICER
Under authority delegated pursuant to s.16
of the Planning & Development Act 2005

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q952951] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

19/8/2026 11:11:37

Notification registration date amended to 11/8/2026. Graphite Legal are the lodging party. See Graphite Legal letter of authority dated 12/8/2026.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

Your Ref: 2600222 Triple D 2832-963
Our Ref: Q952947
Enquiries: Roz
Telephone: 9273 9843
Email: newtitles@landgate.wa.gov.au

3 August 2026

GRAPHITE LEGAL
PO Box 5745
ALBANY PO, WA 6332

Facsimile:

Email: reception@graphitelegal.com.au

Delivered by: Email

Dear GRAPHITE LEGAL

Requisition Notice

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- Contact can be made by:
 - calling or emailing the person using the above contact details.
 - making an appointment to attend in person at our Midland Office by calling the person shown above. (Making an appointment will ensure the person who is familiar with your case is available and will be able to help you promptly).

Doc. No	Description	Req. Fee
Q952947	No registration fees have been paid for this document. The document incurs a regulated Lodgement fee as set out in the Fees Schedule. Registration Fees of \$380.90 are required being \$225.10 for Application for new titles and 19 Lot fees of \$8.20 = \$155.80. Total fees to be paid \$380.90. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	0.00
Q952948, Q952952, Q952951,	No registration fees have been paid for these documents. The document incurs a regulated Lodgement fee as set out in the Fees Schedule.	0.00

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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.

Q952949, Q952950	Registration Fees of \$225.10 per document are required. Total fees for 5 document being \$1125.50. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	
Q952947	Where the title/s the subject of the application are encumbered by a registered mortgage or charge, a letter of consent from the first mortgagee or annuitant is required. (See Land transaction procedure guides SUB-02 Application for New Titles).	0.00
Q952947	Deposited Plan 430307 is in order for dealings subject to lodgement of the following: S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation. Section 70A TLA Notification marked D on DP430307. Vesting lots must be free of encumbrances, partial discharge of Mortgage Q615020 as to the vesting lots is required. Please arrange for compliance with all conditions set out in the IOFD Panel on the Deposited Plan, including the preparation, fees and lodgement of any additional documents required.	112.55
Q952947, Q952948, Q952952, Q952951, Q952949, Q952950	Authority is required from the parties to this document or from the lodging party, (outlining their authority to make the request on behalf of the parties), requesting the appropriate amendment to the time-clock details of all lodged documents to that of the new S129BA TLA Restrictive Covenant and partial Discharge when lodged. (See Land transaction procedure guides REG-02 The Register and LOD-07 Stopped Documents Item 5).	0.00
Q952948, Q952952, Q952951, Q952949, Q952950	No lodging party details has been stated for these documents.	0.00
Q952948	The written consent of each person who has a registered interest in any land that would be burdened by the restrictive covenant is required to this new S129BA Restrictive Covenant, mortgagee consent is required. (See Land transaction procedure guide COV-01 Covenants and Customer Information Bulletin 155). Restrictive Covenant should not contain a copy of an unregistered Deposited Plan.	112.55

Requisition Sub Total \$ 225.10
Additional Document Fee \$ 1506.40
TOTAL FEE Payable \$ 1731.50

Sincerely,

B. Roberts

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles. Unless these requisitions are complied with, the documents will be rejected. Documents may be withdrawn from registration, a withdrawal fee is applicable per document. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options and [EFT Refund Form](#) on last page.

*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

BRUCE ROBERTS
REGISTRAR OF TITLES

Requisitions may be attended to by:

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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment .

PAYMENT OPTIONS

PORTAL: Using the Payment Option in the Requisition Portal (Access link in delivery email/Notice above):

- Requisition Sub Total may be paid by EBS Account or by credit card
- Additional Document Fees may only be paid by credit card (not by EBS Account)

IN PERSON: Landgate, 1 Midland Square, Midland.
or
Perth Branch Office, QBE Building,
200 St Georges Terrace, Perth.

DEALING NO: Q952947 **CONTACT PERSON:** Roz

YOUR REFERENCE: 2600222 Triple D 2832-963

REFUND

If a refund is payable to you following withdrawal of documents from registration or from overpayment of fees, please complete the [EFT Refund Form](#).
The refunded amount will be deposited into the bank account specified in this form.

Our ref: 2600222



**GRAPHITE
LEGAL**

Graphite Legal Pty Ltd (ACN 611 392 539)
Unit 2, 70-74 Frederick Street, ALBANY WA 6330
PO Box 5745, ALBANY WA 6332
reception@graphitelegal.com.au
08 9851 2480

12 August 2026

Landgate Document Lodgement Section
PO Box 2222
MIDLAND WA 6936

By email

Dear Madam/Sir

Application for New Titles – Deposited Plan 432624 – Landgate Reference Q952947

We confirm we act for the Registered Proprietor of the above dealing and refer to your requisition notice dated 3 August 2026.

1. We confirm we are the lodging party of the subdivision documents as follows:
 - 1.1. Application for New Titles – Q952947;
 - 1.2. Restrictive Covenant – Q952948;
 - 1.3. Notification under Section 70A – Q952950;
 - 1.4. Notification under Section 70A – Q952949;
 - 1.5. Notification – Q952951; and
 - 1.6. Notification – Q952952.
2. We consent to Dentons lodging the partial discharge of mortgage Q615020 over the vesting lots 50, 51, 52 and 53 on Deposited Plan 430307 and request that the partial discharge of mortgage be re-time clocked to immediately before the Application for New Titles.
3. We consent to Western Power lodging S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation and Section 70A TLA Notification marked D on DP430307 and request that the appropriate amendment to the time-clock details of all lodged documents be updated. The registration numbers for these documents are Q965839 and Q965840.

Please contact Nicole Nukanuka on 08 9851 2480 or nicole@graphitelegal.com.au if you have any questions.

Regards

Dylan Parker
Director/Solicitor
Graphite Legal

Liability limited by a scheme approved under Professional Standards Legislation



Q952949 NR

27 Jul 2026 08:30:00 Midland



Notification

Approved form 2017-98207 Reg 3 of the Transfer of Land Regulations 2004

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

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Lodging party details

Name
Address
Issuing box
Phone
Fax
Email
Reference

Preparer details

Name John Kinnear
Phone 0428421353
Reference I709

Notification details

Act Transfer of Land Act 1893
Section 70A

Factor affecting use or enjoyment of land A reticulated sewerage service is not available to the lot(s).

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 101 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 102 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 103 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 104 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 105 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 106 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 107 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 108 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 109 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 110 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 111 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 112 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 113 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 114 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 115 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 116 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 117 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 118 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 9000 ON DEPOSITED PLAN 430307	FEE SIMPLE

Registered proprietor(s)(Land)

TRIPLE D DEVELOPMENTS PTY LTD (ACN 679553569) OF 10 SCORPIO DRIVE MCKAIL WA 6330

Authorising party

CITY OF ALBANY OF 102 NORTH ROAD YAKAMIA WA 6330

Execution date

12 June 2016

Registered proprietor(s)(Land) execution

Executed by TRIPLE D DEVELOPMENTS PTY LTD
(ACN 679553569)

Signature



Signer name

Dean Thomson

Signer designation

DIRECTOR/SOLE DIRECTOR

Signature



Signer name

Dion Thomas Barthol

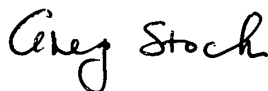
Signer designation

DIRECTOR/SECRETARY

Authorising party execution

THE COMMON SEAL of the CITY OF ALBANY was hereunto affixed in the presence of:

Signature of Mayor:



Print Full Name of Mayor:

Gregory Brian Stocks

Signature of Chief Executive Officer:



Print Full Name of Chief Executive Officer:

Andrew James Sharpe



Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q952949] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

19/8/2026 11:12:21

Notification registration date amended to 11/8/2026. Graphite Legal are the lodging party. See Graphite Legal letter of authority dated 12/8/2026.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

Your Ref: 2600222 Triple D 2832-963
Our Ref: Q952947
Enquiries: Roz
Telephone: 9273 9843
Email: newtitles@landgate.wa.gov.au

3 August 2026

GRAPHITE LEGAL
PO Box 5745
ALBANY PO, WA 6332

Facsimile:

Email: reception@graphitelegal.com.au

Delivered by: Email

Dear GRAPHITE LEGAL

Requisition Notice

Registration of the document(s) referenced cannot be affected until all requisitions listed below are complied with and the fee payable is received. A time limit of **21 days** applies from the date stated above after which all documents may be rejected.

Where further documentation is required to be provided in response to a requisition, please use this link <https://rms.landgate.wa.gov.au/NTR.App.Requisition/wa/Q952947/wmQVQw> to access the Requisition Portal to securely upload the document(s), excluding documents which require original signatures. Eg. Statutory Declarations.

Do you have a query regarding this notice?

- For further information regarding this requisition notice, please contact the person shown in the top right of this notice.
- Contact can be made by:
 - calling or emailing the person using the above contact details.
 - making an appointment to attend in person at our Midland Office by calling the person shown above. (Making an appointment will ensure the person who is familiar with your case is available and will be able to help you promptly).

Doc. No	Description	Req. Fee
Q952947	No registration fees have been paid for this document. The document incurs a regulated Lodgement fee as set out in the Fees Schedule. Registration Fees of \$380.90 are required being \$225.10 for Application for new titles and 19 Lot fees of \$8.20 = \$155.80. Total fees to be paid \$380.90. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	0.00
Q952948, Q952952, Q952951,	No registration fees have been paid for these documents. The document incurs a regulated Lodgement fee as set out in the Fees Schedule.	0.00

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.

Q952949, Q952950	Registration Fees of \$225.10 per document are required. Total fees for 5 document being \$1125.50. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	
Q952947	Where the title/s the subject of the application are encumbered by a registered mortgage or charge, a letter of consent from the first mortgagee or annuitant is required. (See Land transaction procedure guides SUB-02 Application for New Titles).	0.00
Q952947	Deposited Plan 430307 is in order for dealings subject to lodgement of the following: S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation. Section 70A TLA Notification marked D on DP430307. Vesting lots must be free of encumbrances, partial discharge of Mortgage Q615020 as to the vesting lots is required. Please arrange for compliance with all conditions set out in the IOFD Panel on the Deposited Plan, including the preparation, fees and lodgement of any additional documents required.	112.55
Q952947, Q952948, Q952952, Q952951, Q952949, Q952950	Authority is required from the parties to this document or from the lodging party, (outlining their authority to make the request on behalf of the parties), requesting the appropriate amendment to the time-clock details of all lodged documents to that of the new S129BA TLA Restrictive Covenant and partial Discharge when lodged. (See Land transaction procedure guides REG-02 The Register and LOD-07 Stopped Documents Item 5).	0.00
Q952948, Q952952, Q952951, Q952949, Q952950	No lodging party details has been stated for these documents.	0.00
Q952948	The written consent of each person who has a registered interest in any land that would be burdened by the restrictive covenant is required to this new S129BA Restrictive Covenant, mortgagee consent is required. (See Land transaction procedure guide COV-01 Covenants and Customer Information Bulletin 155). Restrictive Covenant should not contain a copy of an unregistered Deposited Plan.	112.55

Requisition Sub Total \$ 225.10
Additional Document Fee \$ 1506.40
TOTAL FEE Payable \$ 1731.50

Sincerely,

B. Roberts

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

BRUCE ROBERTS
REGISTRAR OF TITLES

Requisitions may be attended to by:

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2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment .

PAYMENT OPTIONS

PORTAL: Using the Payment Option in the Requisition Portal (Access link in delivery email/Notice above):

- Requisition Sub Total may be paid by EBS Account or by credit card
- Additional Document Fees may only be paid by credit card (not by EBS Account)

IN PERSON: Landgate, 1 Midland Square, Midland.
or
Perth Branch Office, QBE Building,
200 St Georges Terrace, Perth.

DEALING NO: Q952947 **CONTACT PERSON:** Roz

YOUR REFERENCE: 2600222 Triple D 2832-963

REFUND

If a refund is payable to you following withdrawal of documents from registration or from overpayment of fees, please complete the [EFT Refund Form](#).
The refunded amount will be deposited into the bank account specified in this form.

Our ref: 2600222



**GRAPHITE
LEGAL**

Graphite Legal Pty Ltd (ACN 611 392 539)
Unit 2, 70-74 Frederick Street, ALBANY WA 6330
PO Box 5745, ALBANY WA 6332
reception@graphitelegal.com.au
08 9851 2480

12 August 2026

Landgate Document Lodgement Section
PO Box 2222
MIDLAND WA 6936

By email

Dear Madam/Sir

Application for New Titles – Deposited Plan 432624 – Landgate Reference Q952947

We confirm we act for the Registered Proprietor of the above dealing and refer to your requisition notice dated 3 August 2026.

1. We confirm we are the lodging party of the subdivision documents as follows:
 - 1.1. Application for New Titles – Q952947;
 - 1.2. Restrictive Covenant – Q952948;
 - 1.3. Notification under Section 70A – Q952950;
 - 1.4. Notification under Section 70A – Q952949;
 - 1.5. Notification – Q952951; and
 - 1.6. Notification – Q952952.
2. We consent to Dentons lodging the partial discharge of mortgage Q615020 over the vesting lots 50, 51, 52 and 53 on Deposited Plan 430307 and request that the partial discharge of mortgage be re-time clocked to immediately before the Application for New Titles.
3. We consent to Western Power lodging S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation and Section 70A TLA Notification marked D on DP430307 and request that the appropriate amendment to the time-clock details of all lodged documents be updated. The registration numbers for these documents are Q965839 and Q965840.

Please contact Nicole Nukanuka on 08 9851 2480 or nicole@graphitelegal.com.au if you have any questions.

Regards

Dylan Parker
Director/Solicitor
Graphite Legal

Liability limited by a scheme approved under Professional Standards Legislation



Q952950 NR

27 Jul 2026 08:30:00 Midland



Notification

Approved form 2017-98207 Reg 3 of the Transfer of Land Regulations 2004

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

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Lodging party details

Name
Address
Issuing box
Phone
Fax
Email
Reference

Preparer details

Name John Kinnear
Phone 0428421353
Reference 1709

Notification details

Act Transfer of Land Act 1893
Section 70A

Factor affecting use or enjoyment of land A mains potable water supply is not available to the lot/s.

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 101 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 102 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 103 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 104 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 105 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 106 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 107 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 108 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 109 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 110 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 111 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 112 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 113 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 114 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 115 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 116 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 117 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 118 ON DEPOSITED PLAN 430307	FEE SIMPLE
	Whole	LOT 9000 ON DEPOSITED PLAN 430307	FEE SIMPLE

Registered proprietor(s)(Land)

TRIPLE D DEVELOPMENTS PTY LTD (ACN 679553569) OF 10 SCORPIO DRIVE MCKAIL WA 6330

Authorising party

CITY OF ALBANY OF 102 NORTH ROAD YAKAMIA WA 6330

Execution date

12 June 2026

Registered proprietor(s)(Land) execution

Executed by TRIPLE D DEVELOPMENTS PTY LTD
(ACN 679553569)

Signature

D. Thomsen

Signer name

Dean Thomsen

Signer designation

DIRECTOR/SOLE DIRECTOR

Signature

D. Barthett

Signer name

Dion Thomas Barthett

Signer designation

DIRECTOR/SECRETARY

Authorising party execution

THE COMMON SEAL of the CITY OF ALBANY was hereunto affixed in the presence of:

Signature of Mayor:

Greg Stock

Print Full Name of Mayor:

Gregory Brian Stocks

Signature of Chief Executive Officer:

[Signature]

Print Full Name of Chief Executive Officer:

Andrew James Shorpe



Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q952950] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

19/8/2026 11:12:31

Notification registration date amended to 11/8/2026. Graphite Legal are the lodging party. See Graphite Legal letter of authority dated 12/8/2026.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

Your Ref: 2600222 Triple D 2832-963
Our Ref: Q952947
Enquiries: Roz
Telephone: 9273 9843
Email: newtitles@landgate.wa.gov.au

3 August 2026

GRAPHITE LEGAL
PO Box 5745
ALBANY PO, WA 6332

Facsimile:

Email: reception@graphitelegal.com.au

Delivered by: Email

Dear GRAPHITE LEGAL

Requisition Notice

Registration of the document(s) referenced cannot be affected until all requisitions listed below are complied with and the fee payable is received. A time limit of **21 days** applies from the date stated above after which all documents may be rejected.

Where further documentation is required to be provided in response to a requisition, please use this link <https://rms.landgate.wa.gov.au/NTR.App.Requisition/wa/Q952947/wmQVQw> to access the Requisition Portal to securely upload the document(s), excluding documents which require original signatures. Eg. Statutory Declarations.

Do you have a query regarding this notice?

- For further information regarding this requisition notice, please contact the person shown in the top right of this notice.
- Contact can be made by:
 - calling or emailing the person using the above contact details.
 - making an appointment to attend in person at our Midland Office by calling the person shown above. (Making an appointment will ensure the person who is familiar with your case is available and will be able to help you promptly).

Doc. No	Description	Req. Fee
Q952947	No registration fees have been paid for this document. The document incurs a regulated Lodgement fee as set out in the Fees Schedule. Registration Fees of \$380.90 are required being \$225.10 for Application for new titles and 19 Lot fees of \$8.20 = \$155.80. Total fees to be paid \$380.90. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	0.00
Q952948, Q952952, Q952951,	No registration fees have been paid for these documents. The document incurs a regulated Lodgement fee as set out in the Fees Schedule.	0.00

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles. Unless these requisitions are complied with, the documents will be rejected. Documents may be withdrawn from registration, a withdrawal fee is applicable per document. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options and [EFT Refund Form](#) on last page.

*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.

Q952949, Q952950	Registration Fees of \$225.10 per document are required. Total fees for 5 document being \$1125.50. You may pay online in the Requisition Portal using your credit card. Alternatively, payment can be made by attending the Perth or Midland Office.	
Q952947	Where the title/s the subject of the application are encumbered by a registered mortgage or charge, a letter of consent from the first mortgagee or annuitant is required. (See Land transaction procedure guides SUB-02 Application for New Titles).	0.00
Q952947	Deposited Plan 430307 is in order for dealings subject to lodgement of the following: S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation. Section 70A TLA Notification marked D on DP430307. Vesting lots must be free of encumbrances, partial discharge of Mortgage Q615020 as to the vesting lots is required. Please arrange for compliance with all conditions set out in the IOFD Panel on the Deposited Plan, including the preparation, fees and lodgement of any additional documents required.	112.55
Q952947, Q952948, Q952952, Q952951, Q952949, Q952950	Authority is required from the parties to this document or from the lodging party, (outlining their authority to make the request on behalf of the parties), requesting the appropriate amendment to the time-clock details of all lodged documents to that of the new S129BA TLA Restrictive Covenant and partial Discharge when lodged. (See Land transaction procedure guides REG-02 The Register and LOD-07 Stopped Documents Item 5).	0.00
Q952948, Q952952, Q952951, Q952949, Q952950	No lodging party details has been stated for these documents.	0.00
Q952948	The written consent of each person who has a registered interest in any land that would be burdened by the restrictive covenant is required to this new S129BA Restrictive Covenant, mortgagee consent is required. (See Land transaction procedure guide COV-01 Covenants and Customer Information Bulletin 155). Restrictive Covenant should not contain a copy of an unregistered Deposited Plan.	112.55

Requisition Sub Total \$ 225.10
Additional Document Fee \$ 1506.40
TOTAL FEE Payable \$ 1731.50

Sincerely,

B. Roberts

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

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*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment.



Requisition Notice

Section 192 of the Transfer of Land Act 1893

BRUCE ROBERTS
REGISTRAR OF TITLES

Requisitions may be attended to by:

1. Uploading additional evidence/correspondence via secure file upload to the Requisition Portal.
2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or 1 Midland Square, Midland.
3. Post to Landgate, Registrations, P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles. Unless these requisitions are complied with, the documents will be rejected. Documents may be withdrawn from registration, a withdrawal fee is applicable per document. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options and [EFT Refund Form](#) on last page.

*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment .

PAYMENT OPTIONS

PORTAL: Using the Payment Option in the Requisition Portal (Access link in delivery email/Notice above):

- Requisition Sub Total may be paid by EBS Account or by credit card
- Additional Document Fees may only be paid by credit card (not by EBS Account)

IN PERSON: Landgate, 1 Midland Square, Midland.
or
Perth Branch Office, QBE Building,
200 St Georges Terrace, Perth.

DEALING NO: Q952947 **CONTACT PERSON:** Roz

YOUR REFERENCE: 2600222 Triple D 2832-963

REFUND

If a refund is payable to you following withdrawal of documents from registration or from overpayment of fees, please complete the [EFT Refund Form](#).
The refunded amount will be deposited into the bank account specified in this form.

Our ref: 2600222



**GRAPHITE
LEGAL**

Graphite Legal Pty Ltd (ACN 611 392 539)
Unit 2, 70-74 Frederick Street, ALBANY WA 6330
PO Box 5745, ALBANY WA 6332
reception@graphitelegal.com.au
08 9851 2480

12 August 2026

Landgate Document Lodgement Section
PO Box 2222
MIDLAND WA 6936

By email

Dear Madam/Sir

Application for New Titles – Deposited Plan 432624 – Landgate Reference Q952947

We confirm we act for the Registered Proprietor of the above dealing and refer to your requisition notice dated 3 August 2026.

1. We confirm we are the lodging party of the subdivision documents as follows:
 - 1.1. Application for New Titles – Q952947;
 - 1.2. Restrictive Covenant – Q952948;
 - 1.3. Notification under Section 70A – Q952950;
 - 1.4. Notification under Section 70A – Q952949;
 - 1.5. Notification – Q952951; and
 - 1.6. Notification – Q952952.
2. We consent to Dentons lodging the partial discharge of mortgage Q615020 over the vesting lots 50, 51, 52 and 53 on Deposited Plan 430307 and request that the partial discharge of mortgage be re-time clocked to immediately before the Application for New Titles.
3. We consent to Western Power lodging S129BA TLA Restrictive Covenants to Lots 109-110, 115-116 in favour of Electricity Networks Corporation and Section 70A TLA Notification marked D on DP430307 and request that the appropriate amendment to the time-clock details of all lodged documents be updated. The registration numbers for these documents are Q965839 and Q965840.

Please contact Nicole Nukanuka on 08 9851 2480 or nicole@graphitelegal.com.au if you have any questions.

Regards

Dylan Parker
Director/Solicitor
Graphite Legal

Liability limited by a scheme approved under Professional Standards Legislation

UNDERGROUND LEGEND

Structures

- | | |
|--|---|
|  Pillar |  UG Crossing * |
|  Service Pits |  Ring Main Unit |
|  Metal Pole |  LV Distribution Frame |
|  Transformer Site | |

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)

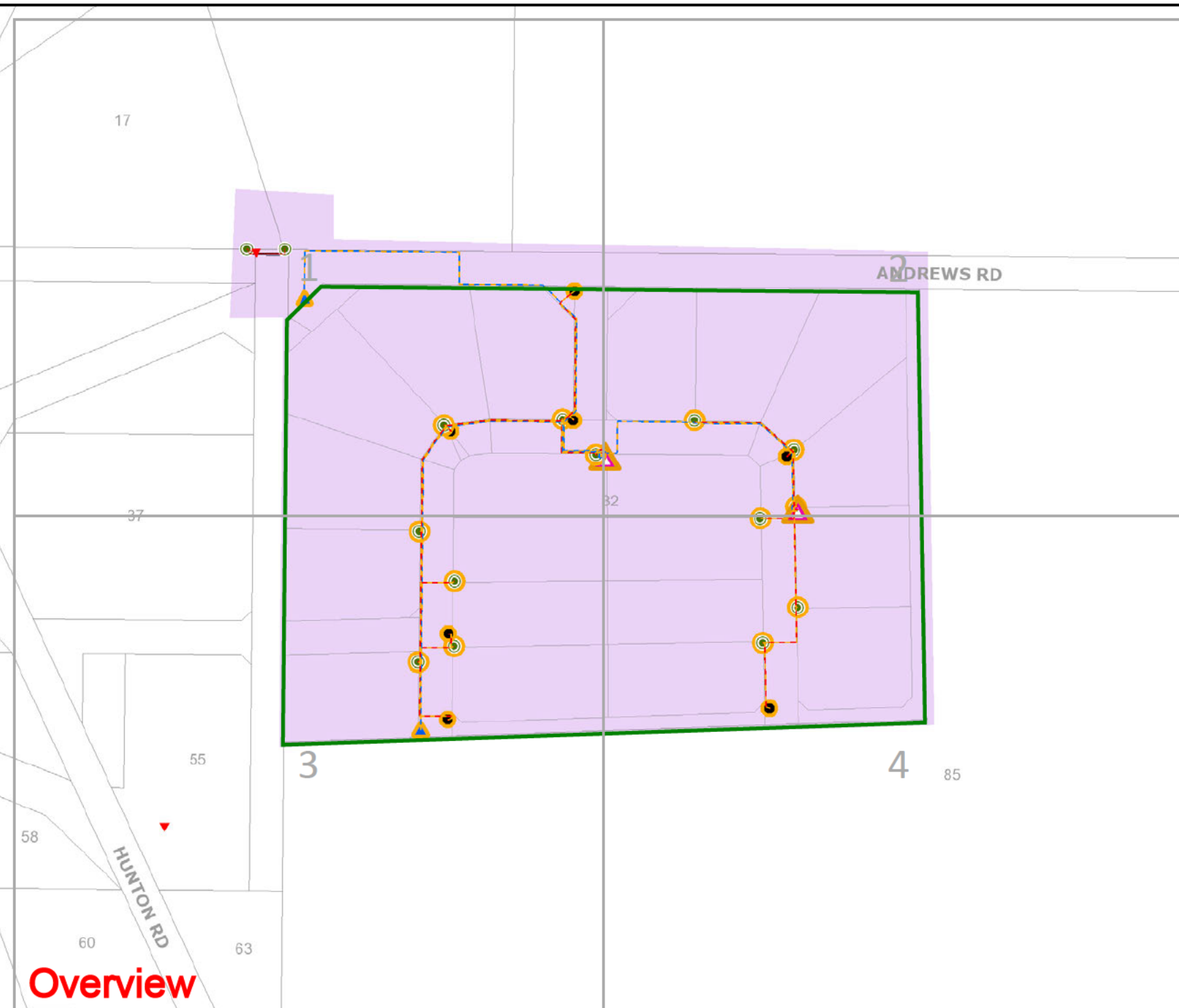
This map is **INDICATIVE ONLY**.
Hand exposure via pothole
method is **MANDATORY**.

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 : 1:3075

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



UNDERGROUND LEGEND

Structures

- | | |
|--------------------|-------------------------|
| ● Pillar | UG Crossing * |
| ■ Service Pits | ■ Ring Main Unit |
| ● Metal Pole | ■ LV Distribution Frame |
| ▲ Transformer Site | |

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 ▲ HV Termination
- Pillar ▼ LV Termination
- ▲ Transformer site

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

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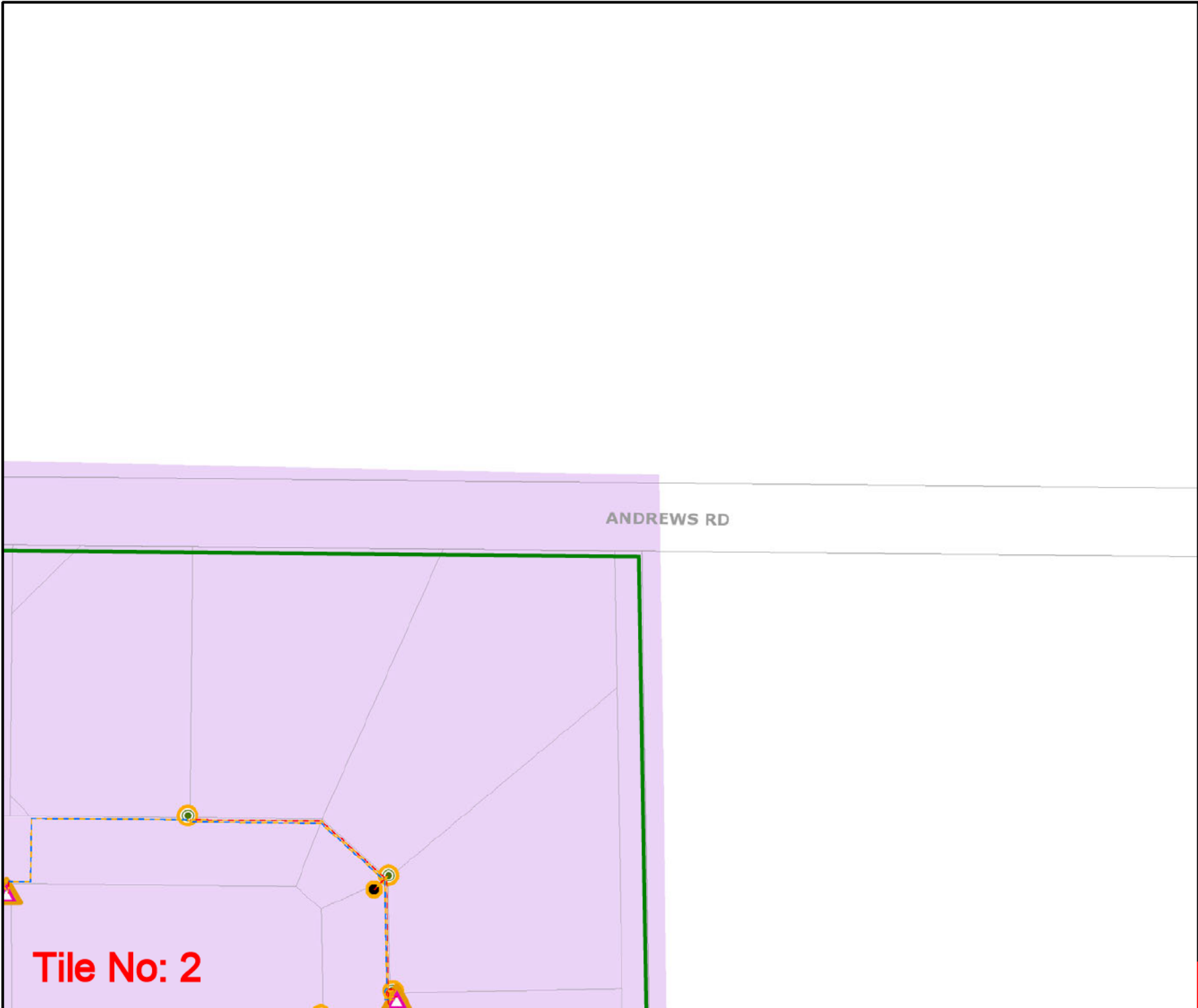
A4 Scale : 1:1500

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

17

ANDREWS RD

Tile No: 1



Structures

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

▲ HV Termination ▼ LV Termination

 Design Area *
 High Voltage Underground Cable
 Low Voltage Underground Cable
 Metal Pole
 Pillar
 HV Termination
 LV Termination
 Transformer site

 CURRENT Work Area *
 COMPLETED Area *

 Area of Interest

**Privately owned cables NOT SHOWN
(including house services)**

Customer Service
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Mon to Fri - 08:00 to 16:30

A4	Scale : 1:1500
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WARNING! Look out for overhead power lines

Tile No: 2

Sequence Number: 279436031

Date of Issue: 15 Sep 2026

37

55

58

60

63

HUNTON RD

Tile No: 3

Sequence Number: 279436031

Date of Issue: 15 Sep 2026



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**.

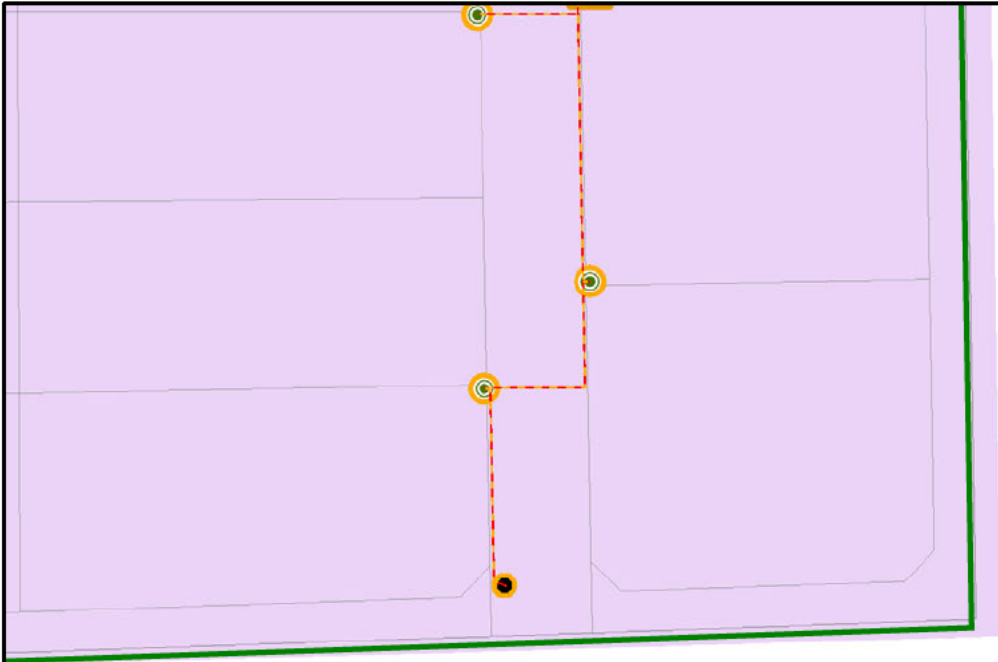
Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

A4

Scale : 1:1500

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



85



UNDERGROUND LEGEND

Structures	
Pillar	UG Crossing *
Service Pits	Ring Main Unit
Metal Pole	LV Distribution Frame
Transformer	
Site	

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	HV Termination
Pillar	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.

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

Tile No: 4

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)

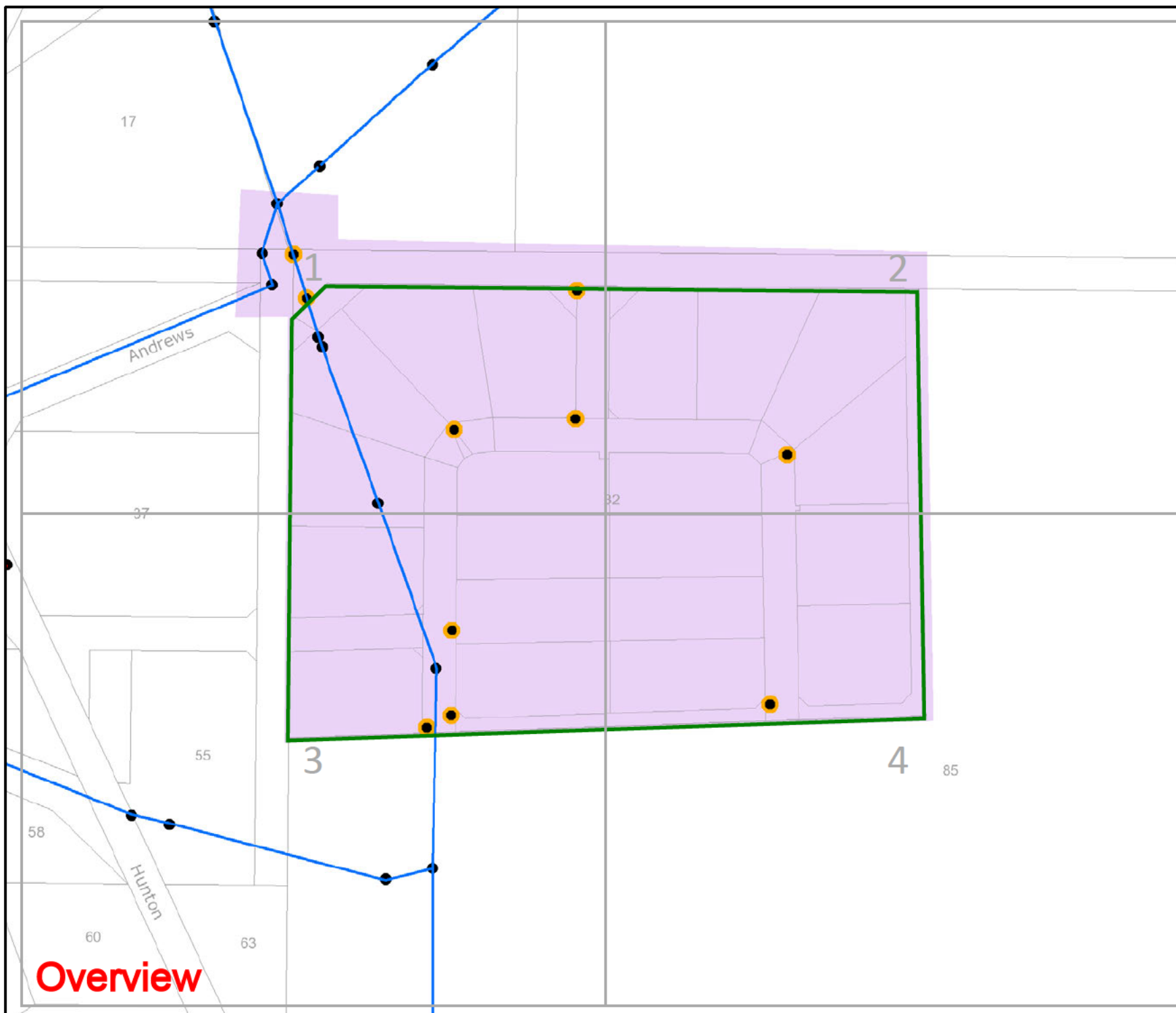
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.

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 : 1:3075

**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.

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**

17

Andrews

Tile No: 1

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN
(including house services)

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

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

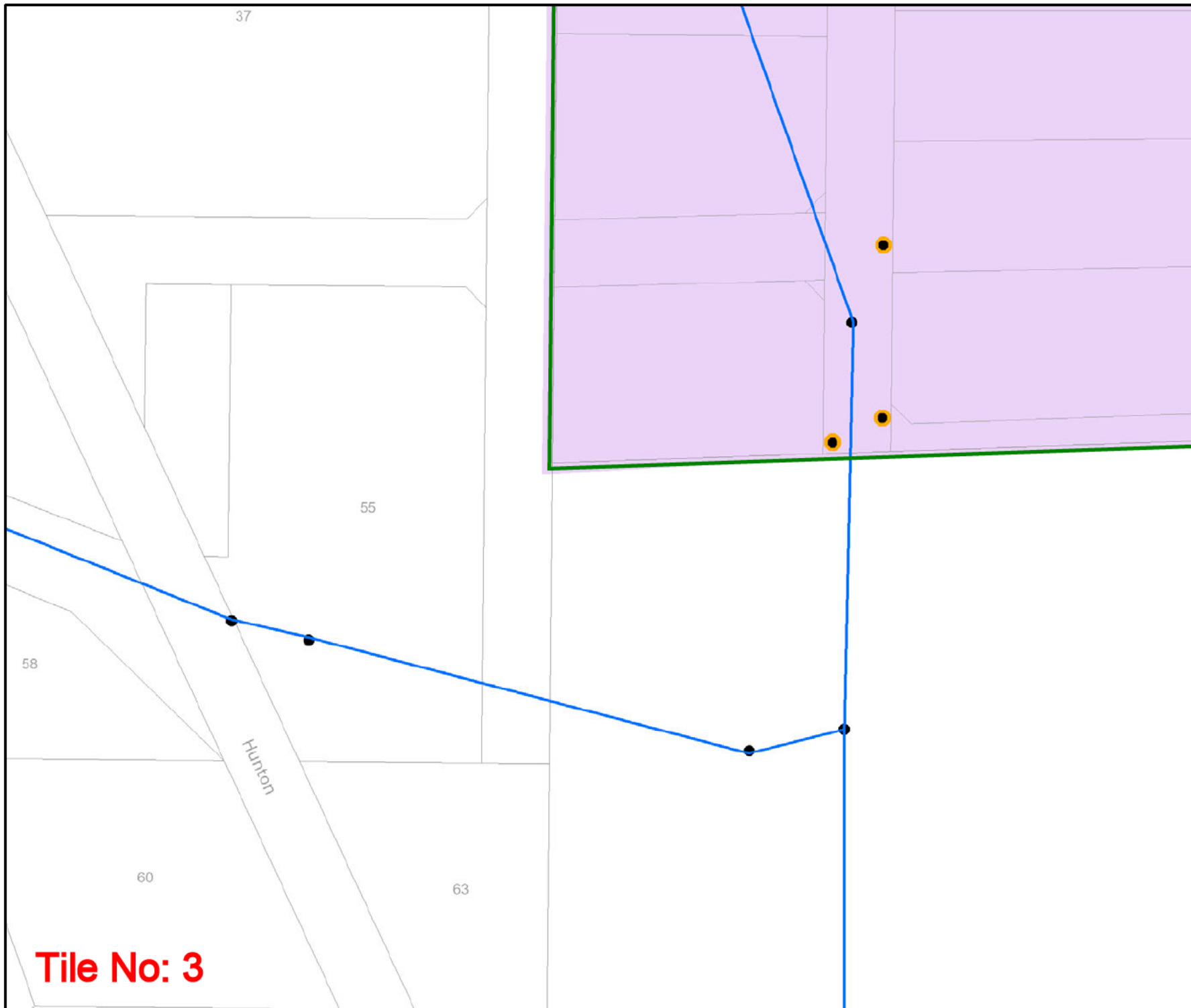
Information valid for 30 days
from date of issue

A4 | Scale : 1:1500

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

Andrews

Tile No: 2



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.**

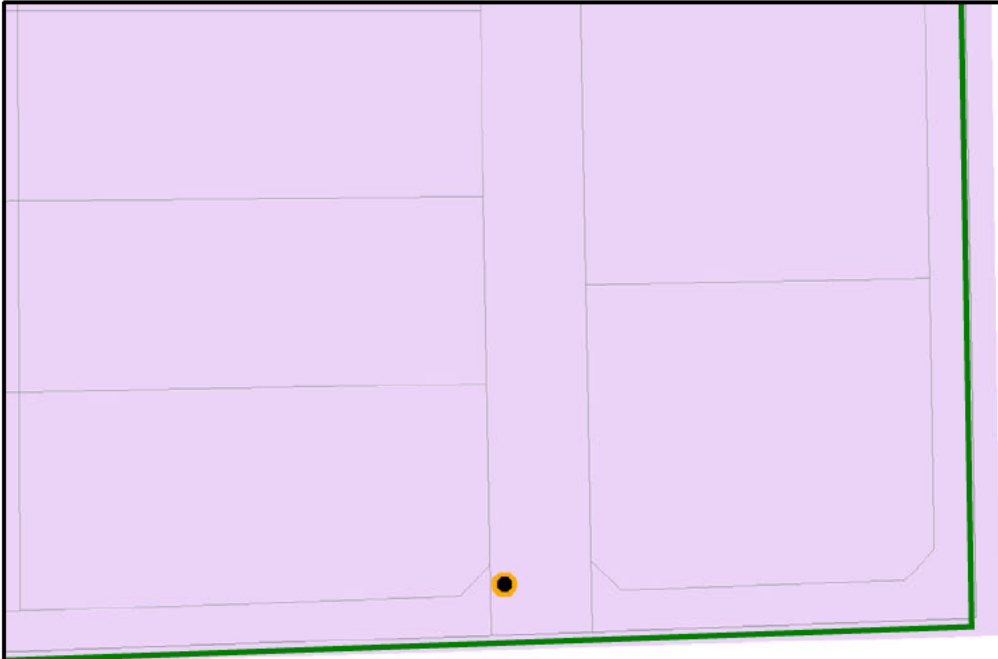
**Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30**

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

A4 | Scale : 1:1500

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

Tile No: 3



85



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.

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: 4

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-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 15/09/2026 17:13:10

Sequence Number: 279436030

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 visit <https://certloc.com.au/find-a-certified-locator/>

or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE 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/>



Report Damage to Telstra equipment.
Call 13 22 03 and say, "Report Damage".
Online: <https://www.telstra.com.au/consumer-advice/digging-construction/report-damages>



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:

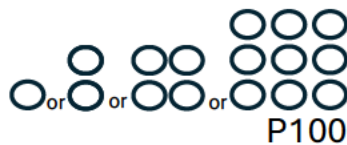
by maintaining the following distances from our assets:

- 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)

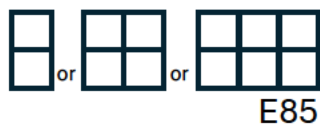
LEGEND



	Lead-in terminates at a Customer Address		Cable Joining 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)

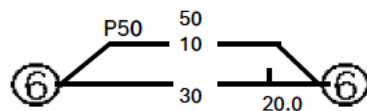


Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

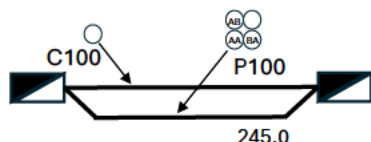
Some examples of conduit type and size:

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

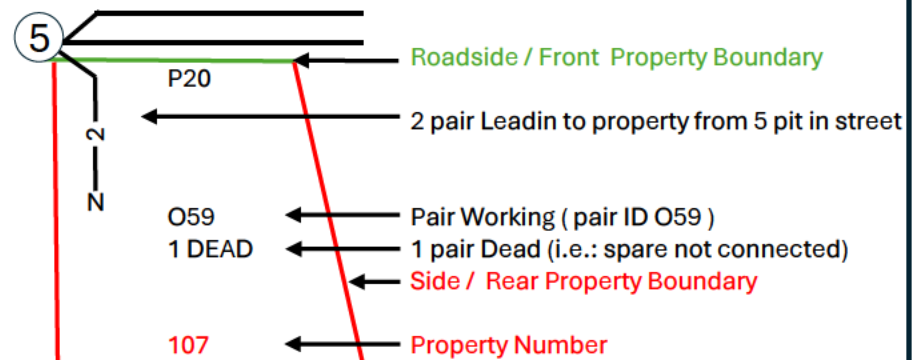
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 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.