

**HELD BY LANDGATE  
IN DIGITAL FORM ONLY.**

<p><b>STRATA PLAN</b> <b>64552</b> SHEET 1 OF 11 SHEETS</p> <p>PLAN OF LOT 403 ON DEPOSITED PLAN 64806</p> <p>CERTIFICATE OF TITLE VOLUME 2742 FOLIO 103 LOCAL GOVERNMENT SHIRE OF ROEBOURNE INDEX PLAN BH 65 (2) 27.26, 28.26 FIELD BOOK</p> <p>SCALE 1:500 @ A3 SIZE</p> <p>NAME OF SCHEME BAYNTON APARTMENTS</p> <p>ADDRESS OF PARCEL 55 GARDUGARLI DRIVE BAYNTON 6714</p> <p>MANAGEMENT STATEMENT YES <input checked="" type="checkbox"/> NO</p> <p>LOGGED CERTIFIED P.M.Fressanges 22-Oct-2013 CORRECT</p> <p>DATE 10-Oct-13 FEE PAID \$6000.00 ASSESS No. 13683494</p> <p>M459956 REGISTERED</p> <p>APPLICATION 12-NOV-2013 DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval under W.A.P.C. Order Section 25B(2) of Strata Titles Act, 1985</p> <p>W.A.P.C. REF: [Signature] Dated under S.16 P4D Act 2005</p>	<p>AMENDMENT</p> <p>AUTHORISED BY</p> <p>DATE</p>	<p>VER</p> <p>DATE</p>
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402  
DP 64806

DRIVE

GARDUGARLI DRIVE

WAGARI DRIVE

THARANDA ROAD

WAGARI DRIVE

GROUND FLOOR  
LOCATION PLAN

1:500 @ A3 SIZE

0 5 10 15 20

ROSS McLOUGHLIN  
CONSULTING SURVEYOR  
119 MERCER LANE JOONDALUP 6027  
TEL: 9301 2779 OR 0419 255 989  
EMAIL: rossmcc@telnet.net.au

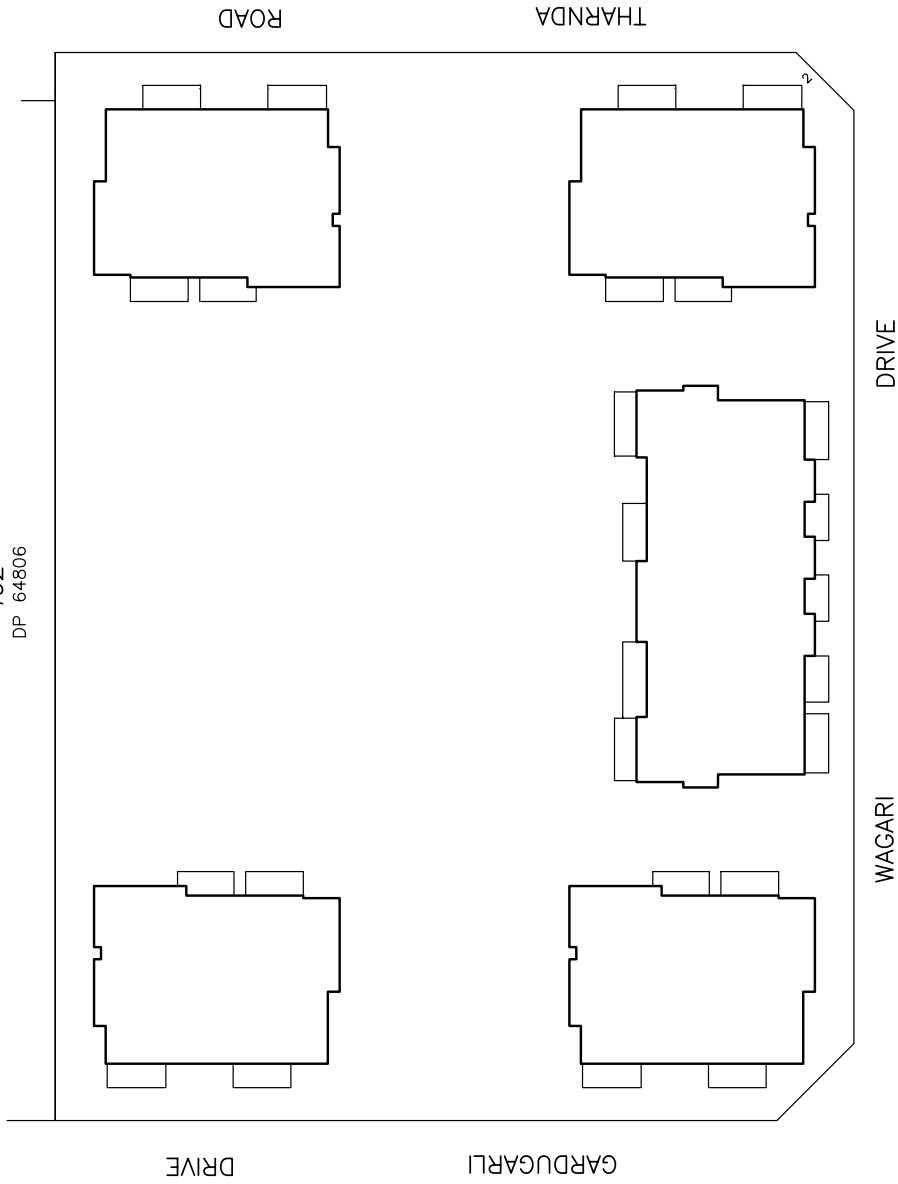
SURVEYOR'S CERTIFICATE - Reg 54  
I, R. A. McLOUGHLIN, hereby certify that this plan is accurate and is a correct representation of the site and/or (a) 'as shown' or (b) 'calculations from measurements, (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.  
R. A. McLaughlin  
2013.10.09 06:12:49 -08'00'  
LICENSED SURVEYOR DATE

INTERESTS AND NOTIFICATIONS		INTERESTS AND NOTIFICATIONS	
SUBJECT	PURPOSE	STATUTORY REFERENCE	LAND BURDENED
(D)	EASEMENT	ENERGY OPERATORS ACT 1979	COMMON PROPERTY
		DOC. M459955	REGIONAL POWER CORPORATION
			COMMENTS

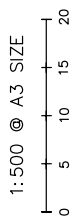
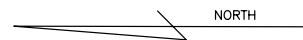
STRATA PLAN 64552

SHEET 2 OF 11 SHEETS

402  
DP 64806



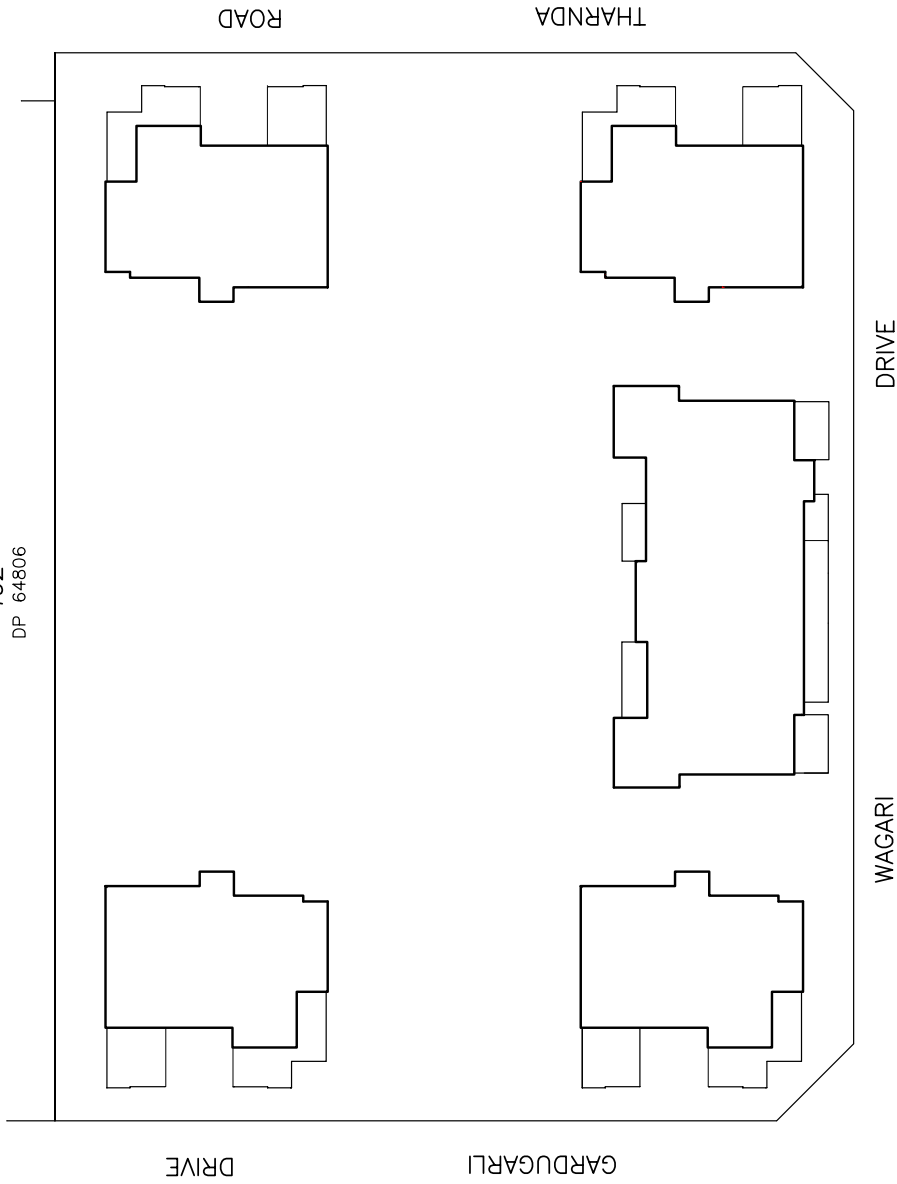
FIRST AND SECOND FLOOR  
LOCATION PLAN



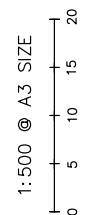
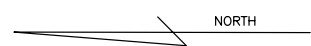
STRATA PLAN 64552

SHEET 3 OF 11 SHEETS

402  
DP 64806



THIRD FLOOR  
LOCATION PLAN



# STRATA PLAN 64552

SHEET 4 OF 11 SHEETS

FOR OTHER PARTS OF LOTS 5-12, 17-22 SEE SHEET 5  
 FOR OTHER PARTS OF LOTS 23-26, 35-38 SEE SHEET 6  
 FOR OTHER PARTS OF LOTS 27-34, 39-45 SEE SHEET 7  
 FOR OTHER PARTS OF LOTS 46-49, 58-61 SEE SHEET 8  
 FOR OTHER PARTS OF LOTS 50-57, 62-68 SEE SHEET 9  
 FOR OTHER PARTS OF LOTS 69,70,75,76 SEE SHEET 10  
 FOR OTHER PARTS OF LOTS 71-74, 77-82 SEE SHEET 11

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE  
 ALL PILLARS/COLUMNS ARE COMMON PROPERTY  
 ALL CARBAYS ARE 2.7m X 5.5m UNLESS SHOWN OTHERWISE  
 ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

ALL CARBAY AREAS ARE 15m<sup>2</sup> UNLESS SHOWN OTHERWISE  
 ALL STORE ROOM AREAS ARE 4m<sup>2</sup> UNLESS SHOWN OTHERWISE

CY - COURTYARD  
 SR - STOREROOM  
 CB - CARBAY

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE OUTSIDE FACE OF WALLS.

THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE LOWER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(c) OF THE STRATA TITLES ACT 1985

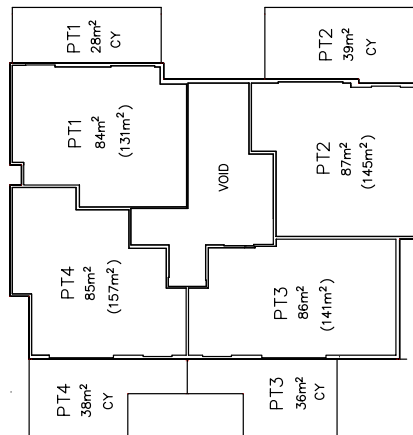
THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (CY) ARE THE INNER SURFACES OF THE COURTYARD WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS.

THE STRATUM OF THE COURTYARDS (CY) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

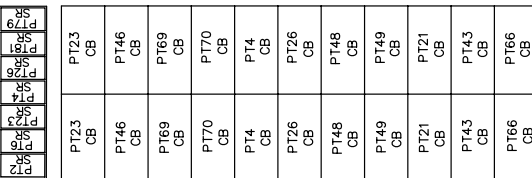
THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

## GROUND FLOOR PLAN

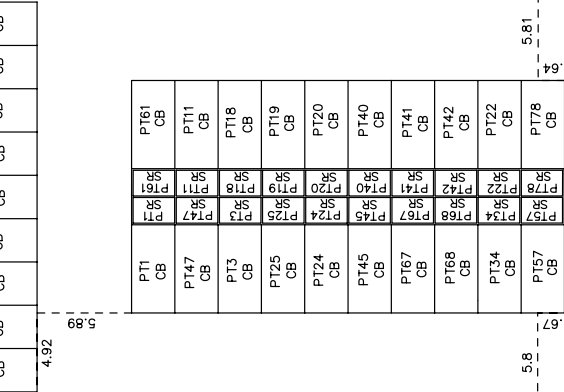
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SR	SR	SR	SR	SR	SR	SR	SR	SR	SR



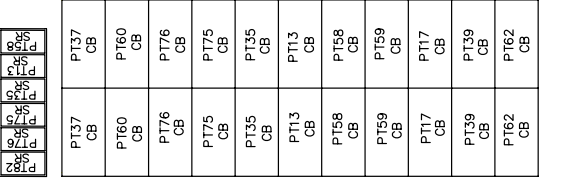
PT70	PT71	PT72	PT73	PT74
SR	SR	SR	SR	SR



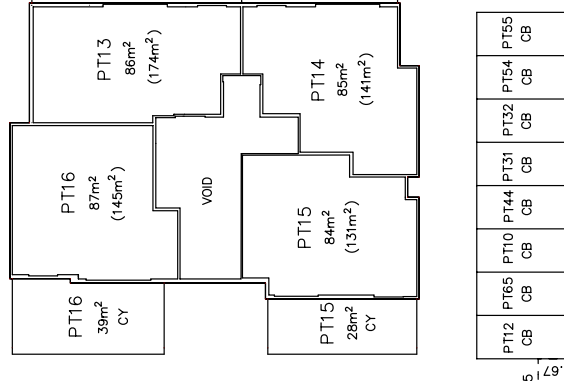
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CB	CB	CB	CB	CB	CB	CB	CB	CB



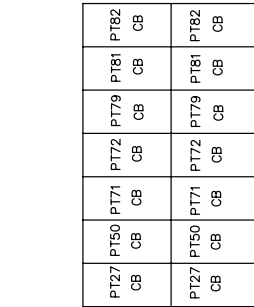
PT69	PT62	PT56	PT59	PT80
SR	SR	SR	SR	SR



PT14	PT39	PT33	PT38	PT37	PT36	PT21	PT17	PT19	PT15	PT14
SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR



PT53	PT52	PT18	PT29	PT17	PT30	PT15	PT77	PT80
CB	CB	CB	CB	CB	CB	CB	CB	CB



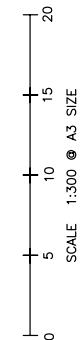
PT63	PT64	PT10	PT19	PT131	PT132	PT154	PT55
SR	SR	SR	SR	SR	SR	SR	SR

PT12	PT65	PT10	PT44	PT131	PT132	PT54	PT55
CB	CB	CB	CB	CB	CB	CB	CB



# STRATA PLAN 64552

SHEET 5 OF 11 SHEETS



NORTH

THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(g) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (CY) ARE THE INNER SURFACES OF THE COURTYARD WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS.

THE STRATUM OF THE COURTYARDS (CY) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

FOR OTHER PARTS OF LOTS 5-9,11,12, 17-22 SEE SHEET 4

FOR OTHER PARTS OF LOTS 27,29,30-33 SEE SHEET 7

FOR OTHER PARTS OF LOTS 50,52-56, 63,64 SEE SHEET 9

FOR OTHER PARTS OF LOTS 71-74, 77-82 SEE SHEET 11

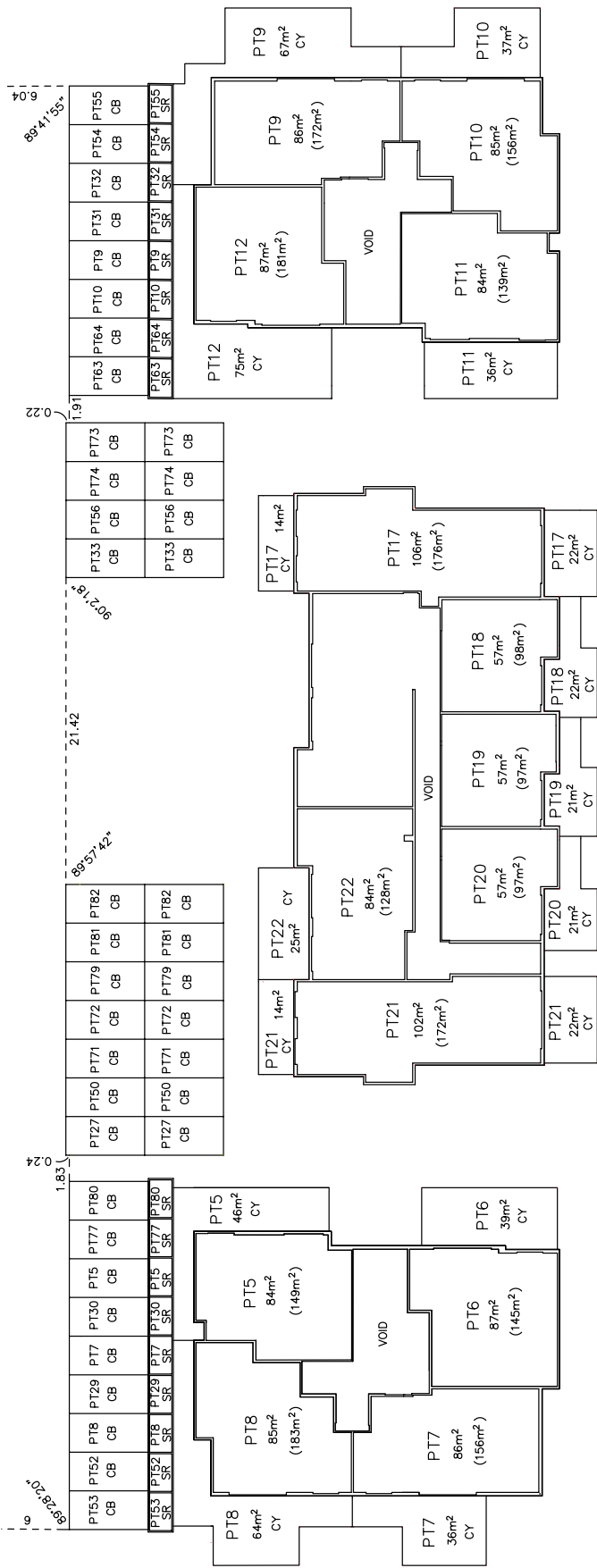
ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE  
 ALL PILLARS/COLUMNS ARE COMMON PROPERTY  
 ALL CARBAYS ARE 2.7m X 5.5m UNLESS SHOWN OTHERWISE  
 ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

ALL CARBAY AREAS ARE 15m<sup>2</sup> UNLESS SHOWN OTHERWISE  
 ALL STORE ROOM AREAS ARE 4m<sup>2</sup> UNLESS SHOWN OTHERWISE

CY - COURTYARD  
 SR - STOREROOM  
 CB - CARBAY

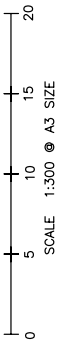
ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE OUTSIDE FACE OF WALLS.

JOINS SHEET 4



# STRATA PLAN 64552

SHEET 6 OF 11 SHEETS



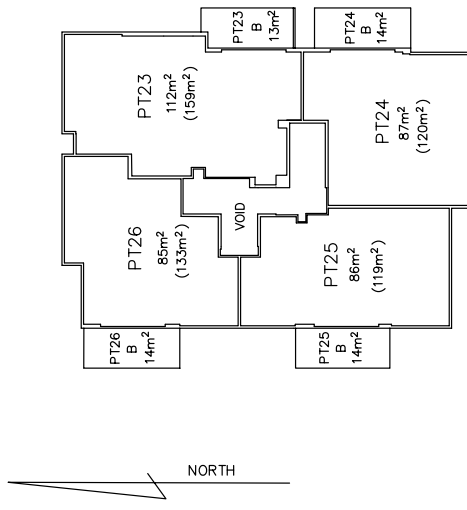
THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE 5(2)(c) OF THE STRATA TILES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER SURFACES OF THE BALCONY AND BALUSTRADE WALLS.

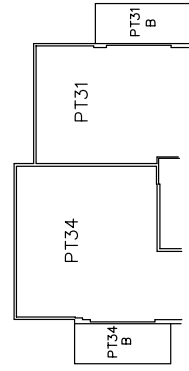
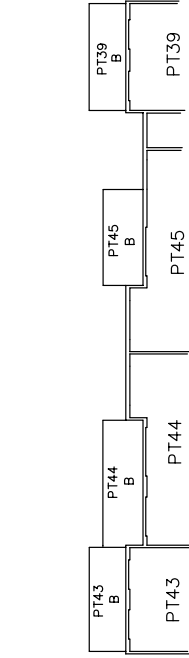
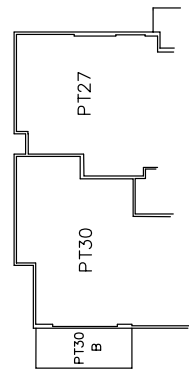
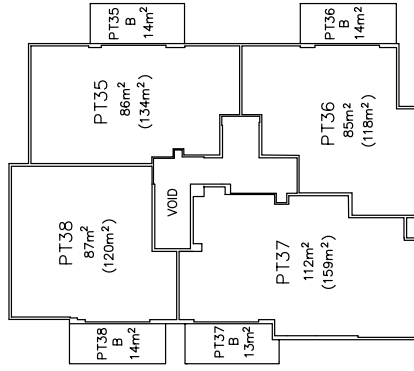
THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE  
 ALL PILLARS/COLUMNS ARE COMMON PROPERTY  
 ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY  
 B - BALCONY

FOR OTHER PARTS OF LOTS 23-26, 35-38 SEE SHEET 4



FIRST FLOOR PLAN



# STRATA PLAN 64552

SHEET 7 OF 11 SHEETS

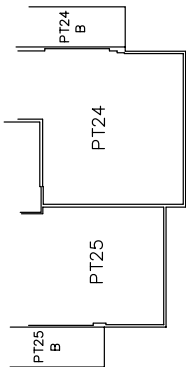
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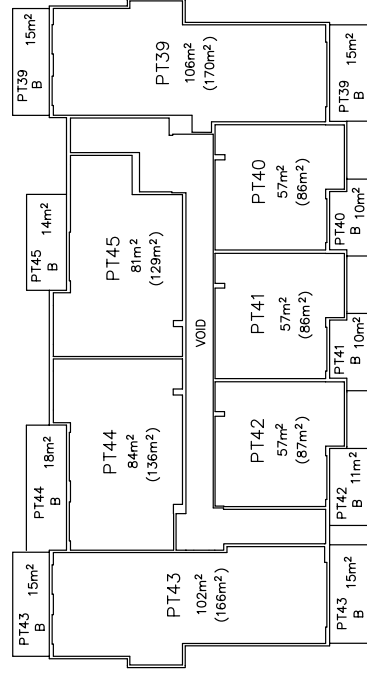
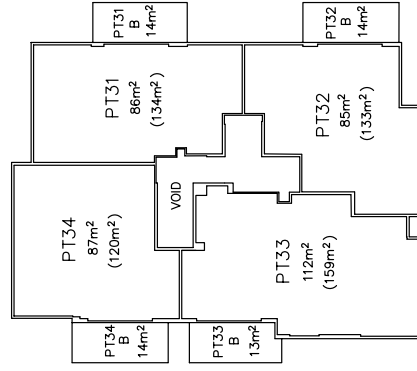
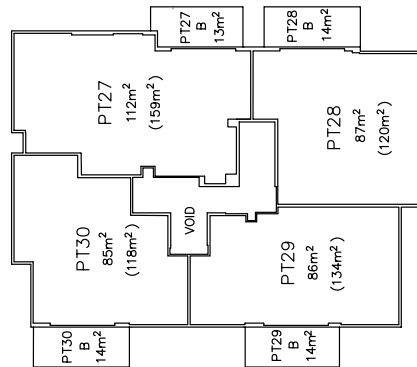
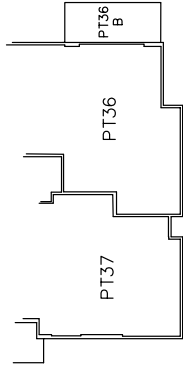
THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

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 B – BALCONY

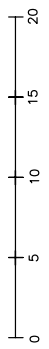
FOR OTHER PARTS OF LOTS 27-34, 39-45 SEE SHEETS 4 AND 5



JOINS SHEET 6



NORTH



SCALE 1:300 @ A3 SIZE

FIRST FLOOR PLAN

# STRATA PLAN 64552

SHEET 8 OF 11 SHEETS

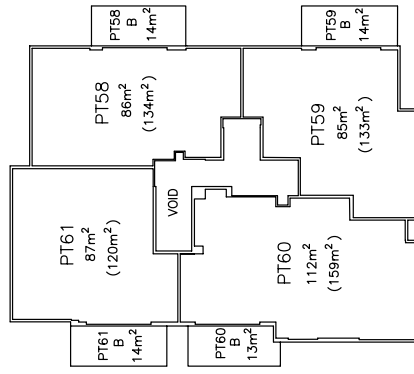
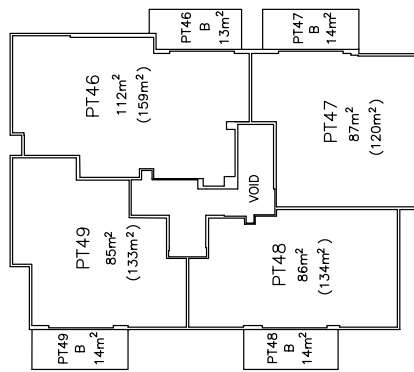
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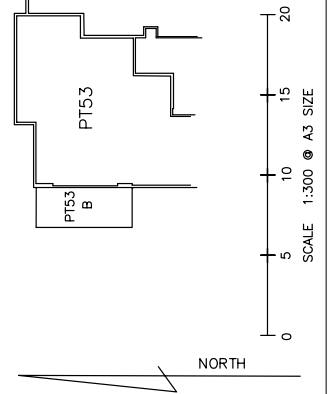
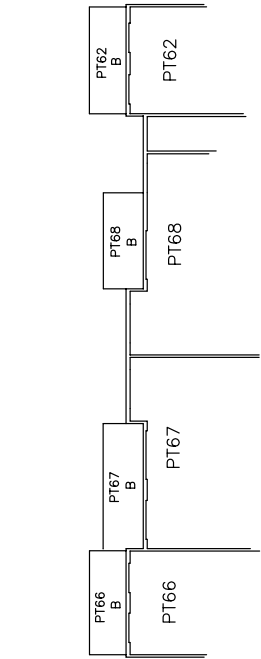
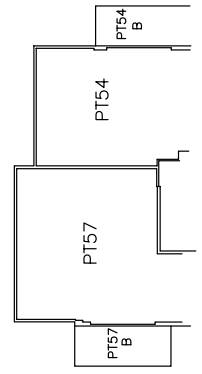
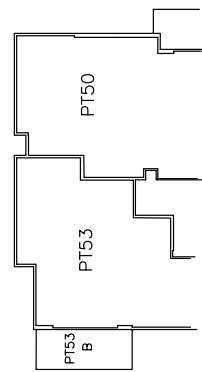
THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE  
 ALL PILLARS/COLUMNS ARE COMMON PROPERTY  
 ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY  
 B – BALCONY

FOR OTHER PARTS OF LOTS 46-49, 58-61 SEE SHEET 4



SECOND FLOOR PLAN



# STRATA PLAN 64552

SHEET 9 OF 11 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(c) OF THE STRATA TITLES ACT 1985

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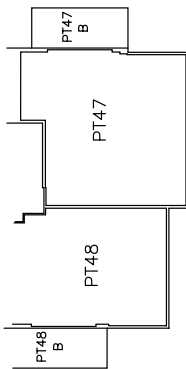
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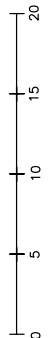
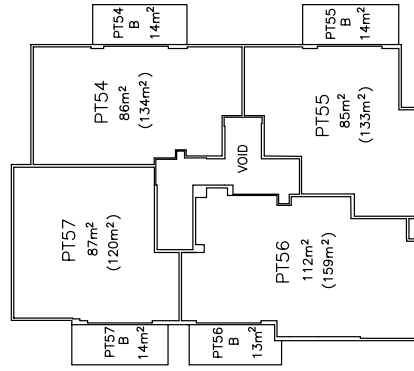
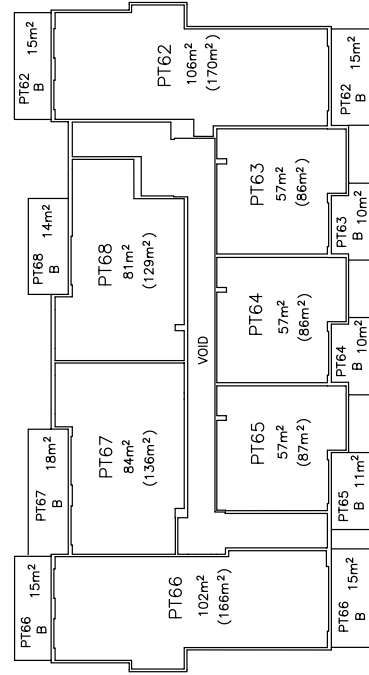
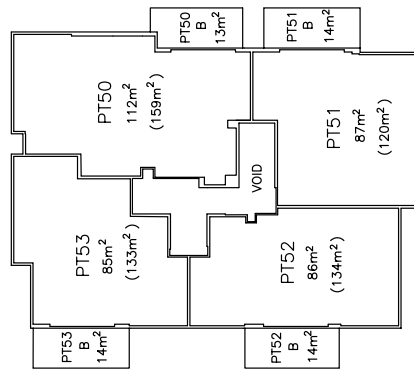
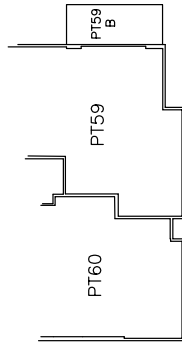
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

B - BALCONY

FOR OTHER PARTS OF LOTS 50-57, 62-68 SEE SHEETS 4 AND 5



JOINS SHEET 8



SCALE 1:300 @ A3 SIZE

NORTH

SECOND FLOOR PLAN

# STRATA PLAN 64552

SHEET 10 OF 11 SHEETS

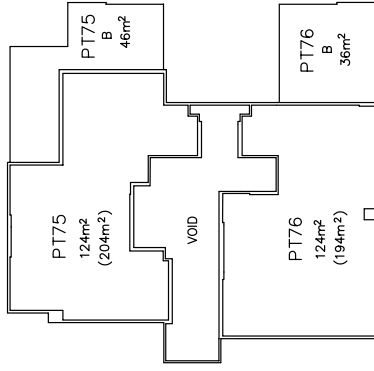
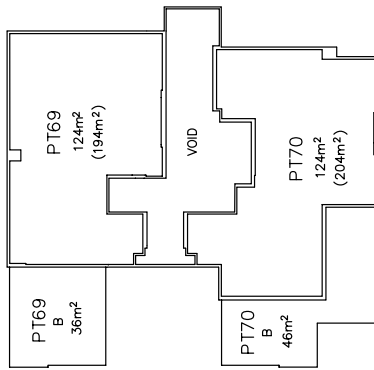
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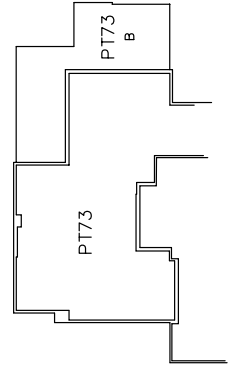
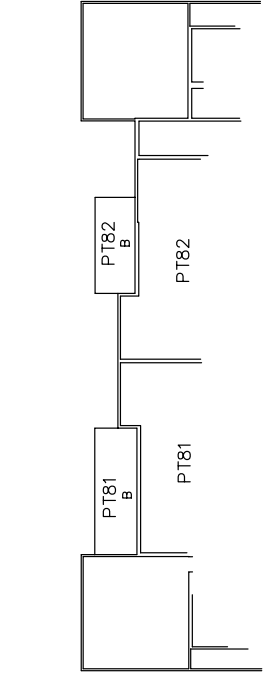
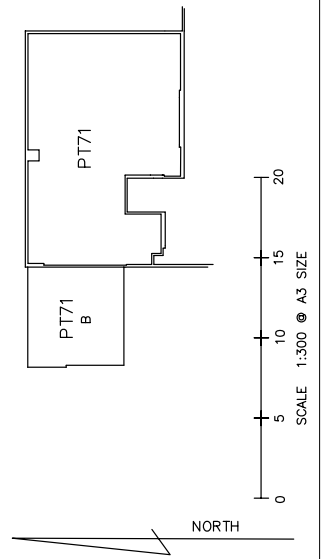
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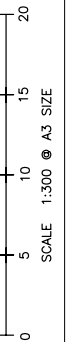
FOR OTHER PARTS OF LOTS 69,70,75,76 SEE SHEET 4



THIRD FLOOR PLAN



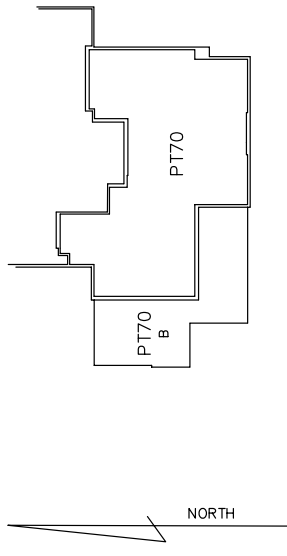
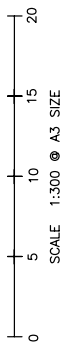
NORTH



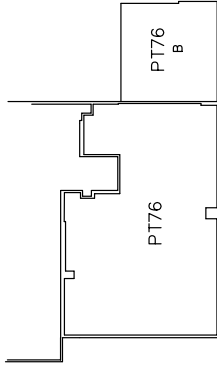
JOINS SHEET 11

# STRATA PLAN 64552

SHEET 11 OF 11 SHEETS



JOINS SHEET 10



THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(g) OF THE STRATA TITLES ACT 1985

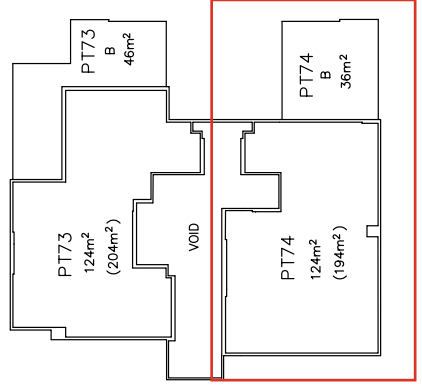
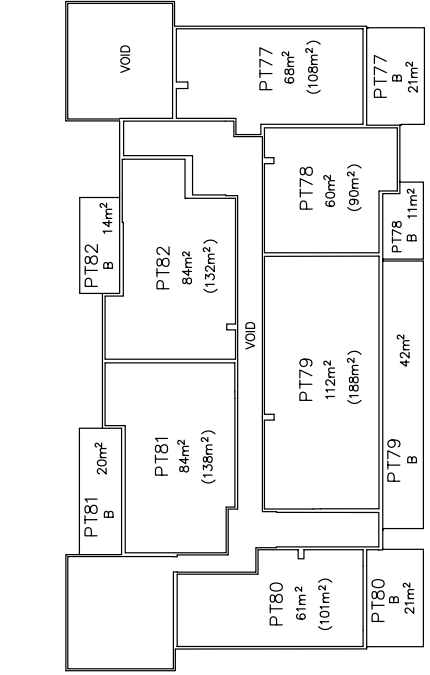
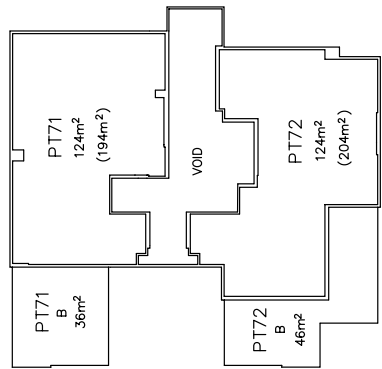
THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER SURFACES OF THE BALCONY AND BALUSTRADE WALLS.

THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE  
 ALL PILLARS/COLUMNS ARE COMMON PROPERTY  
 ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY  
 B - BALCONY

FOR OTHER PARTS OF LOTS 71-74, 77-82 SEE SHEETS 4 AND 5

## THIRD FLOOR PLAN



## FORM 3

STRATA PLAN No.		64552					
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	11	2827	- 1	28	12	2827	- 28
2	12	2827	- 2	29	12	2827	- 29
3	11	2827	- 3	30	12	2827	- 30
4	12	2827	- 4	31	12	2827	- 31
5	11	2827	- 5	32	12	2827	- 32
6	12	2827	- 6	33	14	2827	- 33
7	11	2827	- 7	34	12	2827	- 34
8	12	2827	- 8	35	12	2827	- 35
9	12	2827	- 9	36	12	2827	- 36
10	11	2827	- 10	37	14	2827	- 37
11	11	2827	- 11	38	12	2827	- 38
12	12	2827	- 12	39	14	2827	- 39
13	12	2827	- 13	40	9	2827	- 40
14	11	2827	- 14	41	9	2827	- 41
15	12	2827	- 15	42	9	2827	- 42
16	11	2827	- 16	43	14	2827	- 43
17	13	2827	- 17	44	12	2827	- 44
18	9	2827	- 18	45	12	2827	- 45
19	9	2827	- 19	46	14	2827	- 46
20	9	2827	- 20	47	12	2827	- 47
21	13	2827	- 21	48	12	2827	- 48
22	12	2827	- 22	49	12	2827	- 49
23	13	2827	- 23	50	14	2827	- 50
24	12	2827	- 24	51	12	2827	- 51
25	12	2827	- 25	52	12	2827	- 52
26	12	2827	- 26	53	12	2827	- 53
27	13	2827	- 27	54	12	2827	- 54

Continued Overleaf

## FORM 3

STRATA PLAN No. 64552							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
55	12	2827	- 55	82	12	2827	- 82
56	14	2827	- 56				
57	12	2827	- 57				
58	12	2827	- 58				
59	12	2827	- 59				
60	14	2827	- 60				
61	12	2827	- 61				
62	14	2827	- 62				
63	9	2827	- 63				
64	9	2827	- 64				
65	9	2827	- 65				
66	14	2827	- 66				
67	12	2827	- 67				
68	12	2827	- 68				
69	16	2827	- 69				
70	16	2827	- 70				
71	16	2827	- 71				
72	16	2827	- 72				
73	16	2827	- 73				
74	16	2827	- 74				
75	16	2827	- 75				
76	16	2827	- 76				
77	9	2827	- 77				
78	9	2827	- 78				
79	16	2827	- 79				
80	9	2827	- 80				
81	12	2827	- 81				

Continued Overleaf



**FORM 5**

*Strata Titles Act 1985*

Sections 5B(1), 8A, 22(1)

**STRATA PLAN No. 64552**

**DESCRIPTION OF PARCEL & BUILDING**

FIVE THREE STOREY CONCRETE AND IRON BUILDINGS COMPRISING OF 82 RESIDENTIAL UNITS SITUATED ON LOT 403 ON DEPOSITED PLAN 64806. TO BE KNOWN AS BAYNTON APARTMENTS, 55 GARDUGARLI DRIVE BAYNTON.

**CERTIFICATE OF LICENSED SURVEYOR**

I, R A McLOUGHLIN, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel —
 
  - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
  - (ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and
  - (iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- \*~~(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) ..... on Strata Plan No. .... registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~



Ross McLoughlin  
2013.09.03 17:41:21 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

**Occupancy Permit - Strata**

*Western Australian Building Act 2011, s.50, s.61  
Building Regulations 2012, r.4*

OFFICE USE ONLY

Permit number

120648
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This form is for the purposes of the *Building Act 2011, s.50* and the *Strata Titles Act 1985, s.5B(2)(a) & 8A(f)(i)*

**1. Details of building or structure**

Certificate of Title	Volume 2742	Folio 103
Lot on survey	403	
Strata Plan Number	64552	Land being re-subdivided (if applicable)
Property street address	LOT 403 - 55 GARDUGARLI DRIVE, BAYNTON WA 6714	
<i>(Street number, street name, suburb, postcode)</i>		
Description of building	82 RESIDENTIAL APARTMENTS AND PUBLIC SWIMMING POOL	
BCA class of the building	Main BCA class 2	Secondary BCA class (if applicable) 10B
Use/s of building	RESIDENTIAL	Each restriction on use (if applicable)

**2. Permit Details**

- This occupancy permit is for:  Whole of building  
Details \_\_\_\_\_
- Western Australian Planning Commission approval required  Yes
- All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
- This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

	Name: (print)	Signature: 	Date:
Issuing officer	Craig Watts		31-10-13
Title	Manager Regulatory Services		
Permit authority	Shire of Roebourne		

FORM 26

WAPC Ref. P2735

STRATA PLAN NO 64552

Strata Titles Act 1985  
Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING  
COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to —

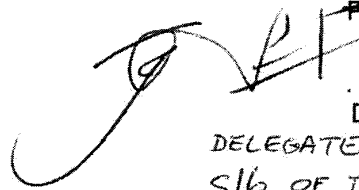
~~\*(i) the \*Strata Plan/plan of re-subdivision/plan of consolidation~~ submitted on .....  
3-Oct-13 ..... and relating to the property  
described below;

~~\*(ii) the sketch submitted on ..... of the  
proposed \*subdivision of the property described below into lots on a Strata  
Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below,  
subject to the following conditions~~

Property Description: Lot (or Strata Plan) No. ....  
STRATA PLAN 64552  
Location .....  
LOT 403 ON DEPOSITED PLAN 64806  
Locality .....  
BAYNTON  
Local Government .....  
SHIRE OF ROEBOURNE

Lodged by: ..... R A McLOUGHLIN  
Date: ..... 3-Oct-13

(\*To be deleted as appropriate.)

For Chairman, Western Australian  
Planning Commission  
  
Date ..... 11/11/2013.....  
DELEGATED UNDER  
S16 OF THE P&D ACT 2005



