

STRATA PLAN 64463		AMENDMENTS TABLE		LOCATION PLAN		SURVEYOR'S CERTIFICATE - Reg 54	
VERSION	AMENDMENT	AUTHORISED BY	DATE	146 DP 211474		Charles A. YOUNGE hereby certify that this plan is accurate and is a correct representation of the - (a) *survey, and/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. Charles A Youngge 2014.01.09 11:23:01 +08'00' Licensed Surveyor Date	
PLAN OF	LOT 130 ON DP 211474			147 DP 211474			
CERTIFICATE OF TITLE	Volume 1773 Folio 872			1.56			
LOCAL GOVERNMENT	SHIRE OF ROEBOURNE			1.47			
INDEX PLAN	SEE SMARTPLAN			1.65			
FIELD BOOK NUMBER				1.66			
SCALE	1 : 200 @ A3			1.71			
NAME OF SCHEME	130 WITHNELL WAY BULGARRA			1.82 to Steel Column			
ADDRESS OF PARCEL	130 WITHNELL WAY BULGARRA, WA, 6714			1.81 to Steel Column			
				1.80 to Steel Column			
MANAGEMENT STATEMENT ☒ YES ☐ NO				1.82 to Steel Column			
 McMULLEN NOLAN GROUP Surveying Excellence P: (08) 6436 1599, F: (08) 6436 1500 MAPS Ref: 97310sp-003g E: info@mcmlennolan.com.au				1.71			
LODGED	CERTIFIED CORRECT			1.82 to Steel Column			
DATE	10-Jan-14			1.81 to Steel Column			
FEE PAID	\$820.00			1.80 to Steel Column			
ASSESS No.	14245677			1.82 to Steel Column			
FOR REGISTRAR OF TITLES	DATE			1.81 to Steel Column			
REGISTERED	DATE			1.80 to Steel Column			
APPLICATION	DATE			1.82 to Steel Column			
14.1.14	14.1.14			1.81 to Steel Column			
W.A.P.C. Ref:	FORM 26			1.80 to Steel Column			
Strata Titles Act 1985	Sections 25M, 25(4)			1.82 to Steel Column			
CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION FOR STRATA PLAN				1.81 to Steel Column			
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 for this Strata Plan submitted on				1.80 to Steel Column			
and relating to the property described herein				1.82 to Steel Column			
For Chairman, Western Australian Planning Commission				1.81 to Steel Column			
DATE				1.80 to Steel Column			
 Landgate Western Australian Land Information Authority				1.82 to Steel Column			
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GROUND FLOOR PLAN

AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS,
INCLUDING STORES, SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES
OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER
SURFACE OF THE CEILING, AS PROVIDED BY
SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE TERRACES EXTENDS FROM THE UPPER SURFACE OF THE TERRACE FLOOR TO THE UNDERSIDE OF THE TERRACE CEILING.

THE BOUNDARIES OF THE TERRACES ARE THE INNER SURFACES OF THE WALLS, SCREEN WALLS OR THE PROJECTION THERE OF.

THE STRATUM OF THE CARBAYS EXTENDS FROM 1 METRE BELOW TO 3 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF BUILDING PART LOT 1, EXCEPT WHERE COVERED.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS OR COLUMNS UNLESS OTHERWISE STATED.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

CB = CARBAY

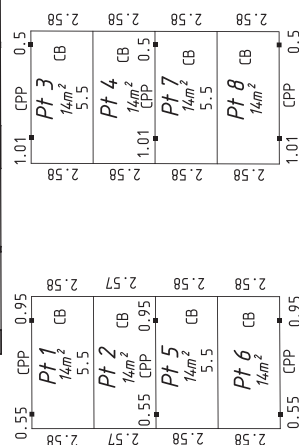
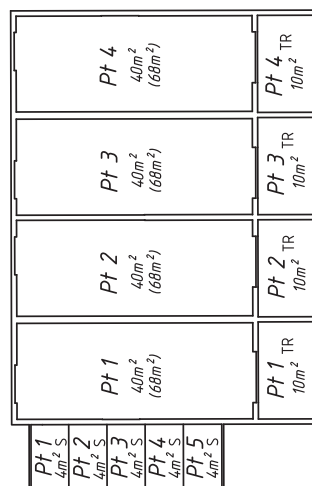
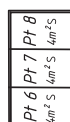
TR = TERRACE

S = STORE

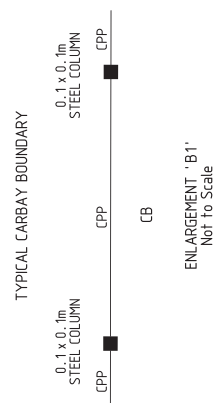
CPP = CENTRE PLANE PRODUCED

FOR OTHER PART LOTS 5-8 SEE SHEET 3 OF 3

- = 0.1 x 0.1m STEEL COLUMN



FOR TYPICAL CARBAY BOUNDARIES
SEE ENLARGEMENT 'B1'



STRATA PLAN

64463

SHEET 03 OF 03 SHEETS



McMULLENNOLAN GROUP

Surveying Excellence

P: (08) 6436 1599, F: (08) 6436 1500
E: info@mcmlennolan.com.au

MAPS Ref :
97310sp-003g

FIRST FLOOR PLAN

AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS OR PARTS OF THE 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 CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE BALCONY CEILING.

WHERE NOT BOUNDED BY WALLS THE EDGE OF CONCRETE FORMS THE BOUNDARY OF THE BALCONY PART LOT.

B = BALCONY

FOR OTHER PART LOTS 5-8 SEE SHEET 2 OF 3

Pt 5 40m ² (68m ²)	Pt 6 40m ² (68m ²)	Pt 7 40m ² (68m ²)	Pt 8 40m ² (68m ²)
Pt 5 B 10m ²	Pt 6 B 10m ²	Pt 7 B 10m ²	Pt 8 B 10m ²



FORM 3

STRATA PLAN No. 64463							
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	1	2831	- 101				
2	1	2831	- 102				
3	1	2831	- 103				
4	1	2831	- 104				
5	1	2831	- 105				
6	1	2831	- 106				
7	1	2831	- 107				
8	1	2831	- 108				
				Aggregate	8		

DESCRIPTION OF PARCEL AND BUILDING⁺

EIGHT RESIDENTIAL MASONARY AND STEEL UNITS SITUATED ON LOT 130 ON DP 211474 AND HAVING A STREET ADDRESS OF 130 WITHNELL WAY, BULGARRA, WA, 6714.

CERTIFICATE OF LICENSED VALUER STRATA

I, **Anthony P Naughtin**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

10-Dec-2013
Date



Anthony P Naughtin
2013.12.10
09:57:14 +08'00'

Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 64463

DESCRIPTION OF PARCEL & BUILDING

EIGHT RESIDENTIAL MASONARY AND STEEL UNITS SITUATED ON LOT 130
ON DP 211474 AND HAVING A STREET ADDRESS OF 130 WITHNELL WAY,
BULGARRA, WA, 6714

CERTIFICATE OF LICENSED SURVEYOR

I, Charles Younge
....., 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*.~~



Charles A Younge
2014.01.09 12:08:56 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy Permit - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY

Permit number
130692

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

1. Details of building or structure

Certificate of title	Volume 1773	Folio 872				
Lot on survey	130					
Strata plan number	64463	Land being re-subdivided (if applicable)				
Property street address	Unit no 1-8	Level	Street no 130	Lot no 130	Street name WITHNELL WAY	
	Suburb BULGARRA				State WA	Postcode 6714
Description of building	8 x Two Storey Dwellings, Stores and Carports					
Main BCA class of the building	Class 2			Secondary BCA class (for multi-purpose buildings) C10a		
Use(s) of building	EIGHT TWO-STOREY GROUPE DWELLINGS, STORES AND CARPORTS			Each restriction on use (if applicable)		

2. Permit details

This building approval certificate is for: ☒ Whole of building ☐ Part of building

Details 8 x Two Storey Dwellings, Stores and Carports

Western Australian Planning Commission approval required? ☒ Yes ☐ No

All requirements including those for encroachments under section 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*.

Issuing officer

Name
Ian Chapman

Title
Senior Building Surveyor

Signature



Date
19/12/2013

Permit authority

Shire of Roebourne



Building Commissioner Approved 12th February 2013

FORM 26

WAPC Ref.

STRATA PLAN NO 64463

Shire or Roebourne

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
06-Dec-2013 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. Lot 130 on DP 211474
.....
Location 130 Withnell Road
.....
Locality Bulgarra
.....
Local Government Shire of Roebourne

Lodged by: McMullen Nolan Group Pty Ltd

Date: 6-Dec-13

(*To be deleted as appropriate.)

For Chairman, Western Australian
Planning Commission

17/01/2014
Date

Delegated under the
P&D Act 2005

[illegible]

Note: Entries may be affected by subsequent endorsements.

[illegible]