

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|---------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|
| <b>STRATA PLAN</b><br><b>81059</b><br>SHEET 1 OF 3 SHEETS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | VER. | AMENDMENT | AUTHORISED BY | DATE | <div style="text-align: right;">  </div> <div style="text-align: center;">  </div> | INTERESTS AND NOTIFICATIONS | COMMENTS |
| PLAN OF<br><b>LOT 130 ON DP 411549</b><br>CERTIFICATE OF TITLE<br>VOL. 2933 FOL. 296<br>LOCAL GOVERNMENT<br>CITY OF WANNEROO<br>FIELD RECORD<br>148946<br>NAME OF SCHEME<br>17 LITHIC WAY<br>WANGARA<br>ADDRESS OF PARCEL<br>17 LITHIC WAY<br>WANGARA WA 6065                                                                                                                                                                                                                                                                                    |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
| MANAGEMENT STATEMENT<br>YES<br><b>SURVEYOR'S CERTIFICATE - REG 54</b><br>I, ROBERT JAMES TAYLOR,<br>hereby certify that this plan is accurate and is a correct<br>representation of the -<br>(a) *survey; and/or<br>(b) *calculations from measurements recorded in the field<br>records,<br>(* delete if inapplicable)<br>undertaken for the purposes of this plan and that it<br>complies with the relevant written law(s) in relation to<br>which it is lodged.<br>Robert James Taylor<br>2019.11.15 14:55:03<br>LICENSED SURVEYOR<br>+08'00" |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
| LOGGED<br>21.11.19<br>DATE<br>FEE PAID<br>EXAMINED<br>25.11.19<br>DATE<br>ASSESS No.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
| WESTERN AUSTRALIAN PLANNING COMMISSION<br>W.A.P.C. REF:<br>Certificate of Approval of W.A.P.C. under Section 258(2) of<br>Strata Titles Act 1985                                                                                                                                                                                                                                                                                                                                                                                                 |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
| Dated and signed under S.16 P&O Act 2005<br>PLAN APPROVED<br>INSPECTOR OF PLANS AND SURVEYS<br>(S. 18 Licensed Surveyors Act 1999)<br>IN ORDER FOR DEALINGS<br>SUBJECT TO<br>Section 136C TLA                                                                                                                                                                                                                                                                                                                                                    |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
| FOR REGISTRAR OF TITLES<br>O301133<br>REGISTERED<br>APPLICATION<br>10.12.2019<br>DATE<br>REGISTRAR OF TITLES<br>SEAL                                                                                                                                                                                                                                                                                                                                                                                                                             |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |
| GOVERNMENT OF<br>WESTERN AUSTRALIA<br>                                                                                                                                                                                                                                                                                                                                                                                                                      |      |           |               |      |                                                                                                                                                                                                                                                        |                             |          |

LOCATION PLAN



1:250 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN

81059

SHEET 2 OF 3 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

EXCLUDING PERIMETER OF PARCEL, ANGLES ARE MULTIPLES OF 45° UNLESS STATED OTHERWISE OR ARE PERMANENT MONUMENTS.

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE EXTERNAL FACES OF WALLS.

CWP = CENTRINE OF WALL PRODUCED IS BOUNDARY

FOR OTHER PARTS OF PART LOTS 1-12 SEE SHEET 3.

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

ENLARGEMENT

NOT TO SCALE

PERIMETER OF PARCEL  
26.04

Pt 5

Pt 11

PERIMETER OF PARCEL

26.04

Pt 11  
215m<sup>2</sup>

Pt 11  
170m<sup>2</sup>  
(465m<sup>2</sup>)

Pt 5  
53m<sup>2</sup>  
(106m<sup>2</sup>)

Pt 4  
57m<sup>2</sup>  
(114m<sup>2</sup>)

Pt 3  
62m<sup>2</sup>  
(124m<sup>2</sup>)

Pt 2  
67m<sup>2</sup>  
(134m<sup>2</sup>)

Pt 1  
86m<sup>2</sup>  
(206m<sup>2</sup>)

Pt 1  
34m<sup>2</sup>  
(10.69)

Pt 6  
66m<sup>2</sup>  
(132m<sup>2</sup>)

Pt 7  
67m<sup>2</sup>  
(122m<sup>2</sup>)

Pt 8  
56m<sup>2</sup>  
(112m<sup>2</sup>)

Pt 9  
51m<sup>2</sup>  
(102m<sup>2</sup>)

Pt 10  
56m<sup>2</sup>  
(112m<sup>2</sup>)

Pt 1  
34m<sup>2</sup>  
(10.69)

Pt 12  
24.7m<sup>2</sup>  
(66.1m<sup>2</sup>)

Pt 12  
317m<sup>2</sup>

GROUND FLOOR PLAN



1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

19 Brennan Way  
Belmont WA 6104  
PO Box 746 Belmont WA 6984  
E projects@landsurveys.net.au CAD File: SP61059  
T (08) 9477 4477 F (08) 9477 4499  
www.landsurveys.net.au JOB No: 1900894



STRATA PLAN

81059

SHEET 3 OF 3 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

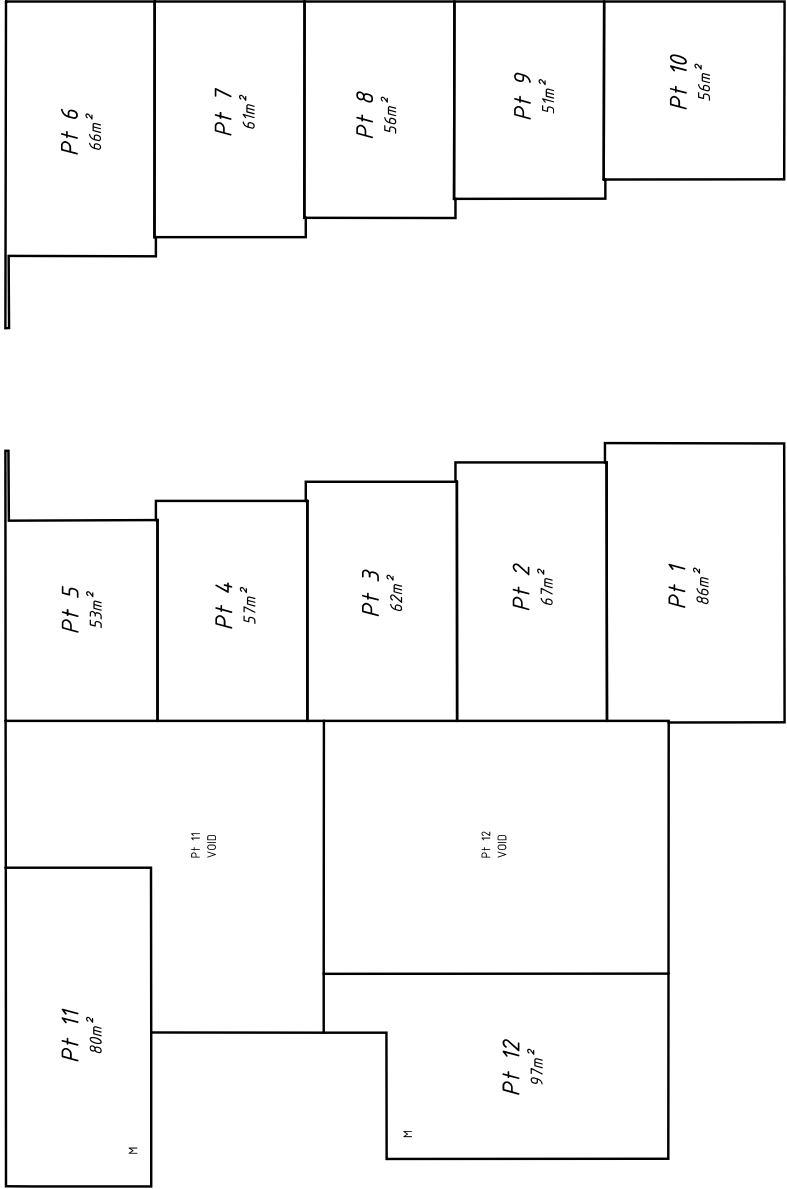
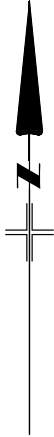
THE BOUNDARIES OF THE PART LOTS WHICH ARE MEZZANINES (M) ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS OR THE EDGE OF THE CONCRETE SLAB.

FOR OTHER PARTS OF PART LOTS 1-12 SEE SHEET 2.

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS



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MEZZANINE FLOOR PLAN



1:200 @ A3

# FORM 3

| STRATA PLAN No.              |                  |                     |      | 81059                        |                  |                     |      |
|------------------------------|------------------|---------------------|------|------------------------------|------------------|---------------------|------|
| 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                            | 97               |                     |      |                              |                  |                     |      |
| 2                            | 69               |                     |      |                              |                  |                     |      |
| 3                            | 66               |                     |      |                              |                  |                     |      |
| 4                            | 61               |                     |      |                              |                  |                     |      |
| 5                            | 56               |                     |      |                              |                  |                     |      |
| 6                            | 69               |                     |      |                              |                  |                     |      |
| 7                            | 66               |                     |      |                              |                  |                     |      |
| 8                            | 61               |                     |      |                              |                  |                     |      |
| 9                            | 56               |                     |      |                              |                  |                     |      |
| 10                           | 64               |                     |      |                              |                  |                     |      |
| 11                           | 144              |                     |      |                              |                  |                     |      |
| 12                           | 191              |                     |      |                              |                  |                     |      |
|                              |                  |                     |      |                              |                  |                     |      |
|                              |                  |                     |      |                              |                  |                     |      |
|                              |                  |                     |      | Aggregate                    | 1,000            |                     |      |

## DESCRIPTION OF PARCEL AND BUILDING

Twelve warehouse units of concrete and steel construction situated on Lot 130 on Deposited Plan 411549.  
The address is 17 Lithic Way, Wangara, WA, 6065.

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **Darren Starceвич**, 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.

12-Nov-2019

Date

Digitally signed by D. Starcevic AAPI  
Licensed Valuer No. 44415  
Signed



## FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 81059

### DESCRIPTION OF PARCEL & BUILDING

Parcel: Lot 130 on Deposited Plan 411549

Address: #17 Lithic Way, Wangara WA 6065

Building: 12 commercial units of concrete and steel construction.

### CERTIFICATE OF LICENSED SURVEYOR

I, Robert James Taylor  
....., 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.~~



Robert James Taylor  
2019.11.15 15:42:19 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

# PERMIT

# FORM BA12

## Occupancy permit – strata

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

Permit number  
23. 2019.31

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

|                                                                               |                                                |                                                   |  |
|-------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------|--|
| Property street address (provide lot number where street number is not known) | Lot: 130 DP: 411549 17 Lithic Way WANGARA 6065 |                                                   |  |
| Certificate of title                                                          | Volume<br>2933                                 | Folio<br>296                                      |  |
| Lot(s) on survey                                                              | 800 & 801                                      |                                                   |  |
| Strata plan number                                                            | 81059                                          | Land being re-subdivided (if applicable)          |  |
| Description of building                                                       | Warehouse and Storage Units                    |                                                   |  |
| BCA class of the building                                                     | Main BCA class<br>7b                           | Secondary BCA class (for multi-purpose buildings) |  |
| Use(s) of the building                                                        | Warehouse and Storage Units                    | Each restriction on use (if applicable)           |  |

### 2. Permit details

This occupancy permit strata is for: ☒ Whole of building ☐ Part of building

Details

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 strata 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<br>Mr Nathan Long                                                                           | Job title<br>Delegated Officer |
|                  | Signature<br> | Date<br>21 November 2019       |
| Permit authority | City of Wanneroo                                                                                 |                                |

Local Government Ref.

**FORM 26**

**WAPC Ref.**

**STRATA PLAN NO 81059**

*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 . . . . .~~  
~~13-Nov-19 . . . . . 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 411549 . . . . .  
Location . . . . .  
17 Lithic Way . . . . .  
Locality . . . . .  
Wangara . . . . .  
Local Government . . . . .  
City of Wanneroo . . . . .

Lodged by: Land Surveys NPJS Pty Ltd  
Date: 13-Nov-19



For Chairman, Western Australian  
Planning Commission

21/11/2019

Date

(\*To be deleted as appropriate.)

Delegated Under Section 16(3)(e)  
Planning & Development Act 2005

## 81059

**Note:** Entries may be affected by subsequent endorsements.

[illegible]