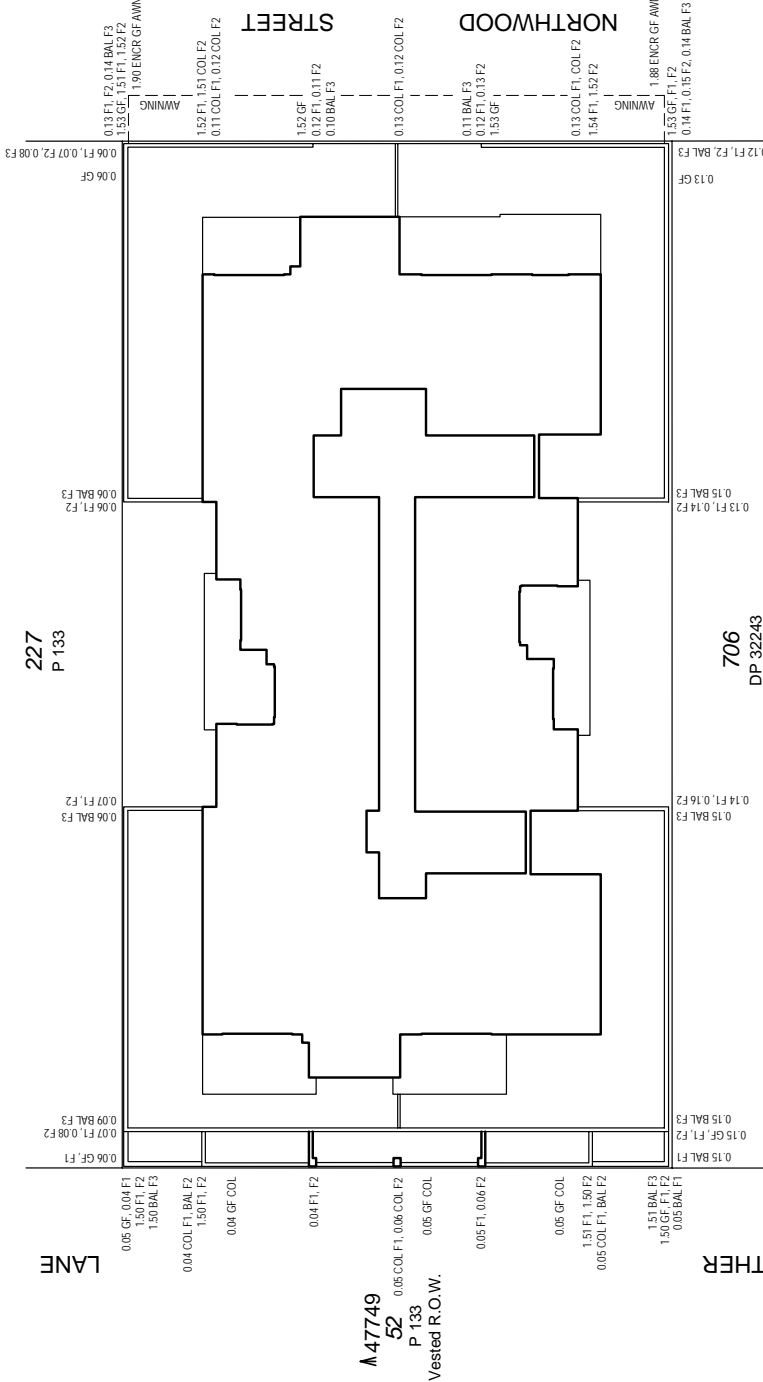




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 P (08) 9385 1122 F (08) 9384 6689
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 Ref. No. 4942



- LEGEND:
- AWM - AWNING
 - BAL - BALCONY / BALCONY WALL
 - COL - COLUMN
 - ENCR - ENCROACHMENT
 - SCR - LOUVRE SCREENING
 - GF - GROUND FLOOR
 - F1 - FIRST FLOOR
 - F2 - SECOND FLOOR
 - F3 - THIRD FLOOR

LOCATION PLAN

SCALE 1:200 @ A3 SIZE

STRATA PLAN 68009		AMENDMENT		AUTHORISED BY		DATE	
SHEET 1 OF 9 SHEETS		227 P 133					
PLAN OF LOT 101 ON DP 400665		706 DP 32243					
CERTIFICATE OF TITLE VOLUME 2887 FOLIO 589							
LOCAL GOVERNMENT TOWN OF CAMBRIDGE							
FIELD RECORD FB 126977 FB 130835							
NAME OF SCHEME FIORE BY PSAROS							
ADDRESS OF PARCEL 21 NORTHWOOD STREET WEST LEEDERVILLE WA 6007							
MANAGEMENT STATEMENT YES <input checked="" type="checkbox"/>							
SURVEYOR'S CERTIFICATE - Reg 54 I, VICTOR ROBINSON SMITH hereby certify that this plan is accurate and is a correct representation of the: (a) * survey; and / or (b) * calculations from measurements recorded in the field records. (*delete if inapplicable) upon the request of this plan, and that it complies with the relevant written law(s) in relation to which it is lodged.		A 47749 S2 P 133 Vested R.O.W.					
LICENSED SURVEYOR LOGGED 30-Sep-16 \$2842.00 DATE FEE PAID EXAMINED MM 14.10.2016 DATE		22 SEPTEMBER 2016 DATE					
WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF : Certificate of Approval W.A.P.C. under Section 25B(2) of Strata Titles Act 1985							
Delegated under S.16 P&D Act 2005 PLAN APPROVED INSPECTOR OF PLANS AND SURVEYS (S16 Licensed Surveyors Act 1909)							
IN ORDER FOR DEALINGS SUBJECT TO Sec 70A TLA Management Statement							
FOR REGISTRAR OF TITLES N464806 REGISTERED APPLICATION 21.10.2016 DATE REGISTRAR OF TITLES							
SEAL 							

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENT
	NOTIFICATION	SECTION 70A OF THE TLA	DOC. N464807	LOTS 1 TO 36 INCL. AND COMMON PROPERTY ON SP68009	TOWN OF CAMBRIDGE	USE AND ENJOYMENT OF THE PROPERTY WITHIN A COMMERCIAL & MIXED USE ZONE.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN
68009

SHEET 2 OF 9 SHEETS

BASEMENT FLOOR PLAN

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) (b) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE CARBAYS (Denoted CB) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE SLAB FORMING THE FLOOR OF EACH RESPECTIVE CARBAY TO THE UNDERNEATH SURFACE OF THE CONCRETE SLAB DIRECTLY ABOVE.

ALL ANGLES FOR THE CARBAYS ARE 90° UNLESS OTHERWISE SHOWN OR UNLESS DEFINED BY WALLS.

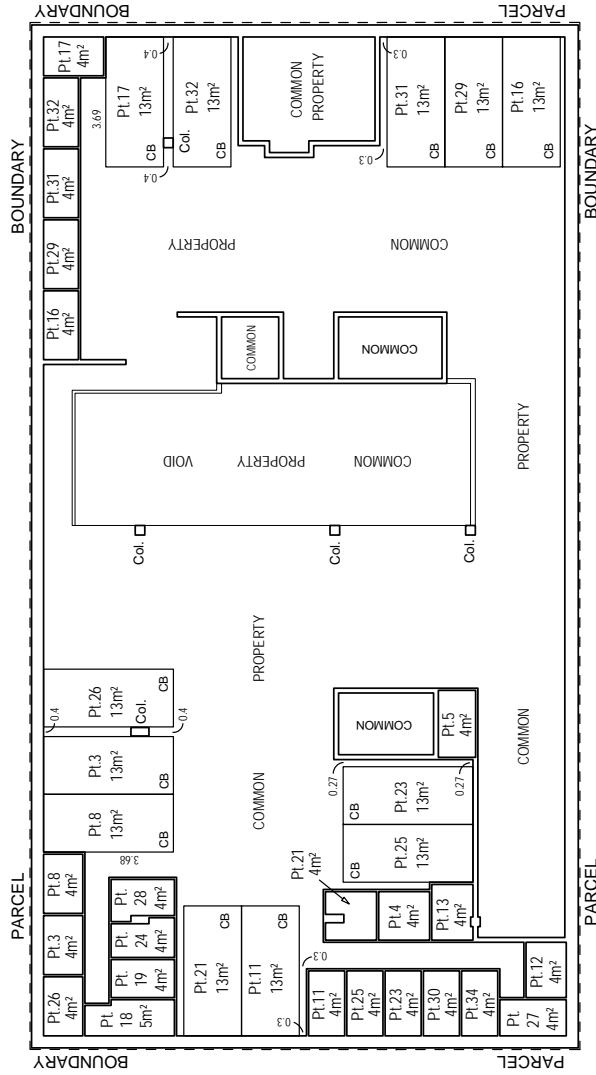
ALL CARBAY DIMENSIONS ARE 2.4m IN WIDTH AND 5.4m IN LENGTH, UNLESS SHOWN OTHERWISE.

DISTANCES FROM WALLS OR COLUMNS ARE MEASURED FROM THE EXTERNAL SURFACE.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.

CB - DENOTES CARBAY.



HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FOR OTHER PARTS OF LOTS 3, 4, 5 & 8 SEE SHEET 5
 FOR OTHER PARTS OF LOTS 11, 12, 13 & 16 SEE SHEET 6
 FOR OTHER PARTS OF LOTS 17, 18, 19, & 21 SEE SHEET 7
 FOR OTHER PARTS OF LOTS 23, 24, 25, 26, 27 & 28 SEE SHEET 8
 FOR OTHER PARTS OF LOTS 29, 30, 31, 32 & 34 SEE SHEET 9

STRATA PLAN

68009

SHEET 3 OF 9 SHEETS



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Suite 7, 237 Stirling Highway, Claremont
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GROUND FLOOR PLAN

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) (b) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE CARBAYS AND MOTORCYCLE BAYS EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE SLAB FORMING THE FLOOR OF EACH RESPECTIVE PART LOT TO THE UNDERNEATH SURFACE OF THE CONCRETE SLAB DIRECTLY ABOVE.

ALL ANGLES FOR THE CARBAYS AND MOTORCYCLE BAYS ARE 90° UNLESS OTHERWISE SHOWN OR UNLESS DEFINED BY WALLS.

ALL CARBAY DIMENSIONS ARE 2.4m IN WIDTH AND 5.4m IN LENGTH, UNLESS SHOWN OTHERWISE.

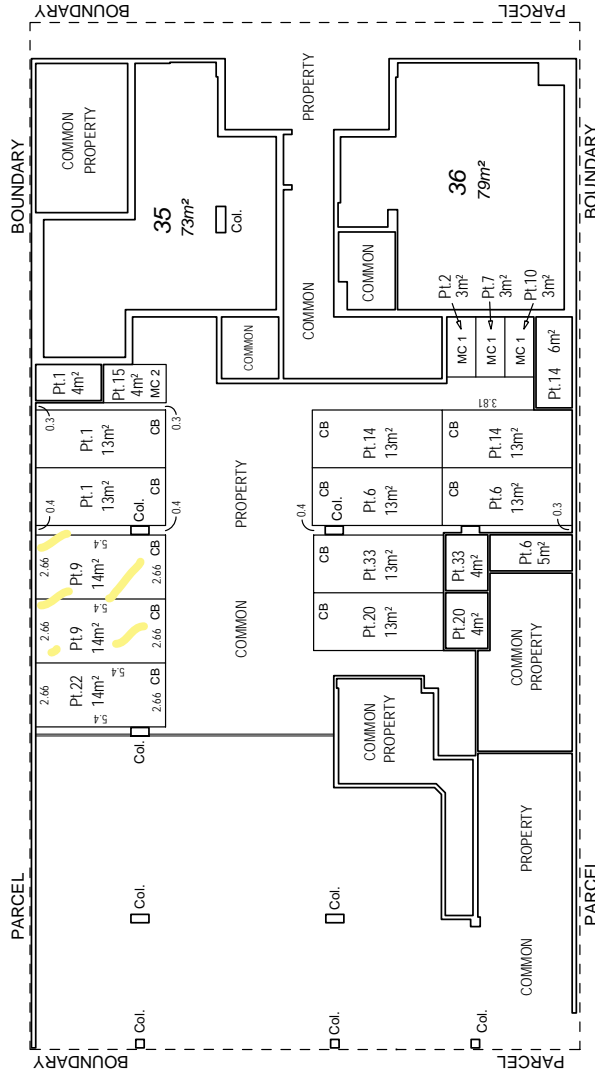
MC 1 DIMENSIONS ARE 1.21m IN WIDTH AND 2.5m IN LENGTH
MC 2 DIMENSIONS ARE 1.59m IN WIDTH AND 2.61m IN LENGTH
DISTANCES FROM WALLS OR COLUMNS ARE MEASURED FROM THE EXTERNAL SURFACE.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.

CB - DENOTES CARBAY.

MC - DENOTES MOTORCYCLE BAY.



0 5 10 15
SCALE 1:200 @ A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FOR OTHER PARTS OF LOTS 1 & 6 SEE SHEET 5
FOR OTHER PARTS OF LOTS 2 & 7 SEE SHEETS 4 & 5
FOR OTHER PARTS OF LOTS 9, 10 & 15 SEE SHEETS 4 & 6
FOR OTHER PARTS OF LOT 14 SEE SHEET 6
FOR OTHER PARTS OF LOT 20 SEE SHEET 7
FOR OTHER PARTS OF LOT 22 SEE SHEETS 4 & 7
FOR OTHER PARTS OF LOT 33 SEE SHEET 9

STRATA PLAN

68009

SHEET 4 OF 9 SHEETS



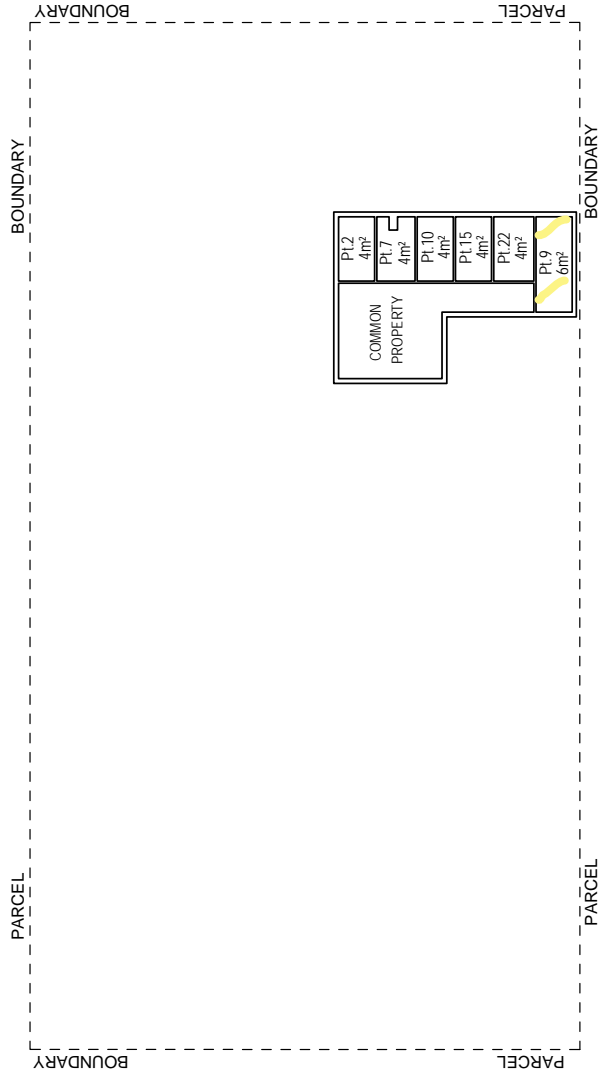
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MEZZANINE FLOOR PLAN

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.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.



FOR OTHER PARTS OF LOTS 2 & 7 SEE SHEETS 3 & 5
FOR OTHER PARTS OF LOTS 9, 10 & 15 SEE SHEET 3 & 6
FOR OTHER PARTS OF LOT 22 SEE SHEETS 3 & 7

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN
68009

SHEET 5 OF 9 SHEETS

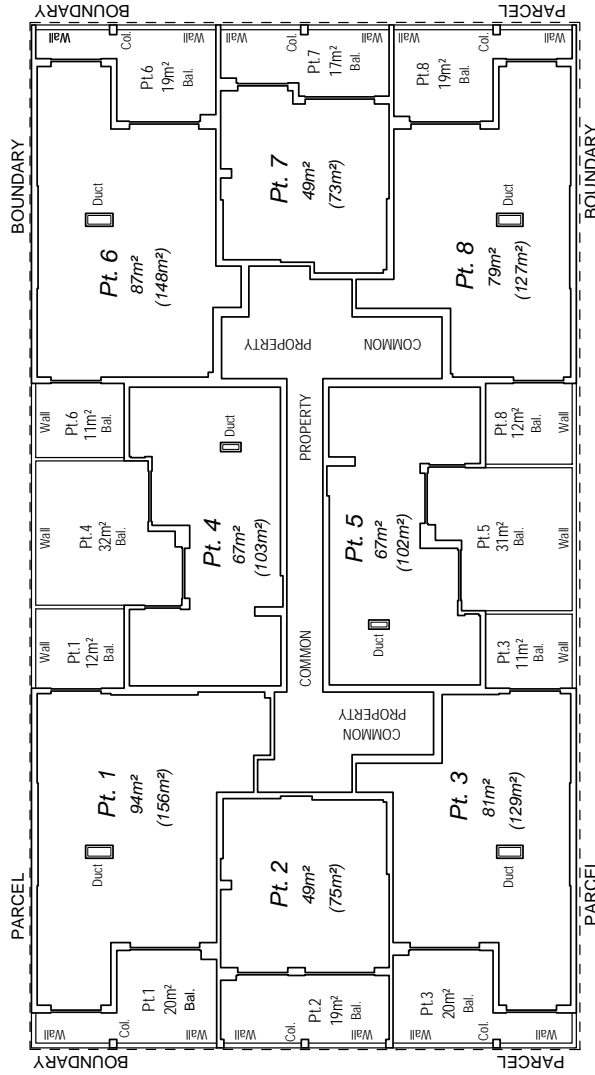
FIRST FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS EXTERNAL TO THE BUILDING, SHOWN AS BALCONY ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE OUTER EDGE OF THEIR FLOOR, THE INNER SURFACE OF THEIR BALCONY WALLS, THE UPPER SURFACE LEVEL OF THEIR FLOOR AND THE UNDER SURFACE LEVEL OF THEIR CEILING, OR WHERE NOT COVERED, THE PROLONGATION OF THE UNDER SURFACE LEVEL OF THE CEILING OF THEIR RESPECTIVE BUILDING PART LOT.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.
Bal. - DENOTES BALCONY



0 5 10 15
SCALE 1:200 @ A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY



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STRATA PLAN
68009

SHEET 6 OF 9 SHEETS

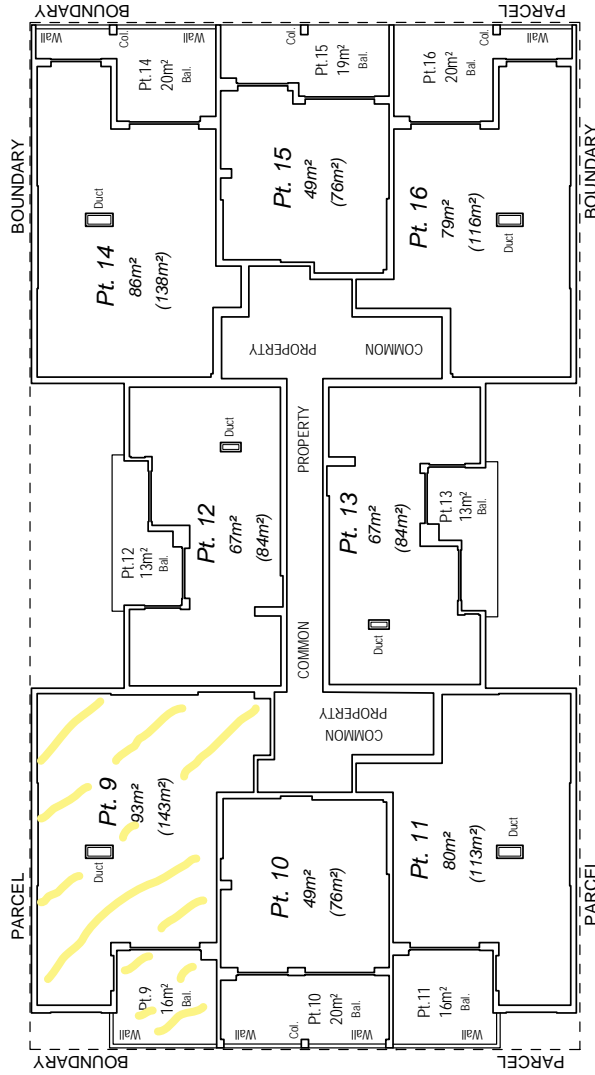
SECOND FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS EXTERNAL TO THE BUILDING, SHOWN AS BALCONY ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE OUTER EDGE OF THEIR FLOOR, THE INNER SURFACE OF THEIR BALCONY WALLS, THE UPPER SURFACE LEVEL OF THEIR FLOOR AND THE UNDER SURFACE LEVEL OF THEIR CEILING, OR WHERE NOT COVERED, THE PROLONGATION OF THE UNDER SURFACE LEVEL OF THE CEILING OF THEIR RESPECTIVE BUILDING PART LOT.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.
Bal. - DENOTES BALCONY



HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FOR OTHER PARTS OF LOTS 9, 10 & 15 SEE SHEETS 3 & 4
FOR OTHER PARTS OF LOT 14 SEE SHEET 3
FOR OTHER PARTS OF LOTS 11, 12, 13 & 16 SEE SHEET 2



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STRATA PLAN

68009

SHEET 7 OF 9 SHEETS



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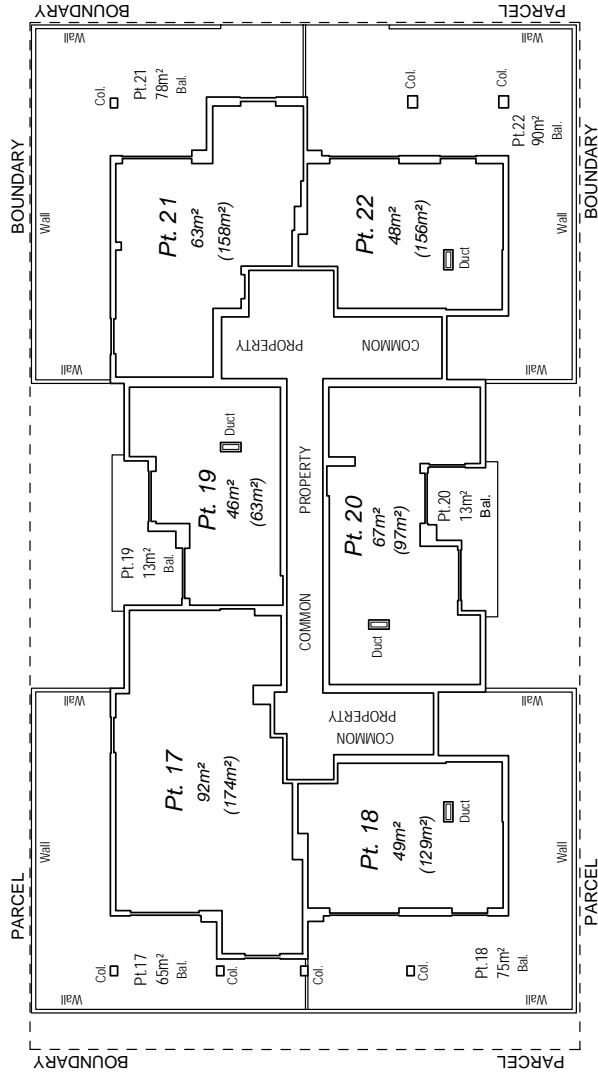
THIRD FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS EXTERNAL TO THE BUILDING, SHOWN AS BALCONY ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE OUTER EDGE OF THEIR FLOOR, THE INNER SURFACE OF THEIR BALCONY WALLS, THE UPPER SURFACE LEVEL OF THEIR FLOOR AND THE UNDER SURFACE LEVEL OF THEIR CEILING, OR WHERE NOT COVERED, THE PROLONGATION OF THE UNDER SURFACE LEVEL OF THE CEILING OF THEIR RESPECTIVE BUILDING PART LOT.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.
Bal. - DENOTES BALCONY



FOR OTHER PARTS OF LOTS 17, 18, 19 & 21 SEE SHEET 2
FOR OTHER PARTS OF LOT 20 SEE SHEET 3
FOR OTHER PARTS OF LOT 22 SEE SHEETS 3 & 4

0 5 10 15
SCALE 1:200 @ A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN
68009

SHEET 8 OF 9 SHEETS

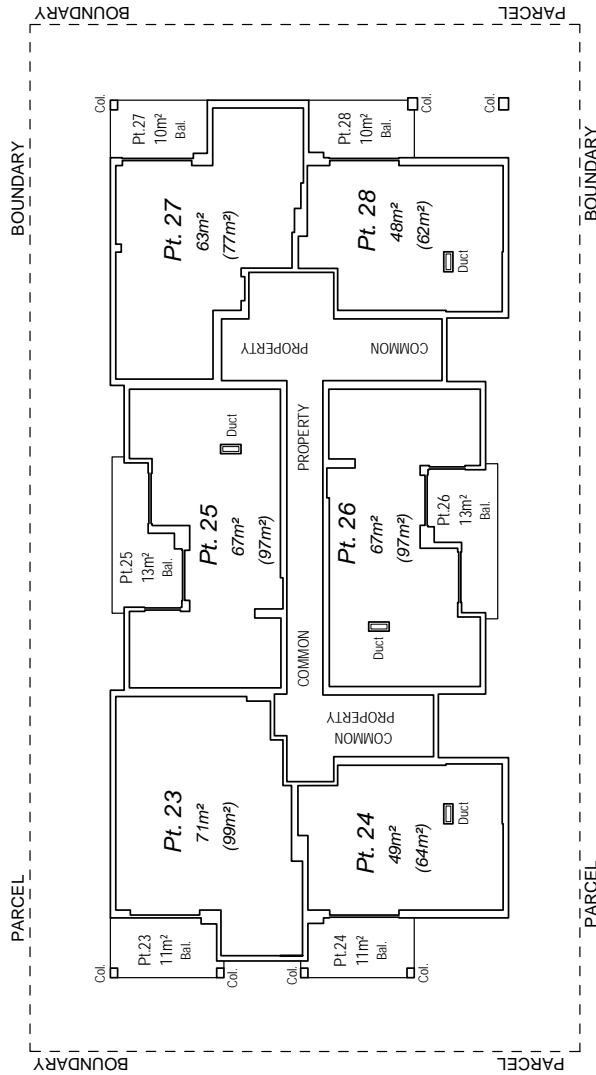
FOURTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS EXTERNAL TO THE BUILDING, SHOWN AS BALCONY ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE OUTER EDGE OF THEIR FLOOR, THE INNER SURFACE OF THEIR BALCONY WALLS, THE UPPER SURFACE LEVEL OF THEIR FLOOR AND THE UNDER SURFACE LEVEL OF THEIR CEILING, OR WHERE NOT COVERED, THE PROLONGATION OF THE UNDER SURFACE LEVEL OF THE CEILING OF THEIR RESPECTIVE BUILDING PART LOT.

ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.
Bal. - DENOTES BALCONY



FOR OTHER PARTS OF LOTS 23, 24, 25, 26, 27 & 28 SEE SHEET 2

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STRATA PLAN
68009

SHEET 9 OF 9 SHEETS

FIFTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS EXTERNAL TO THE BUILDING, SHOWN AS BALCONY ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE OUTER EDGE OF THEIR FLOOR, THE INNER SURFACE OF THEIR BALCONY WALLS, THE UPPER SURFACE LEVEL OF THEIR FLOOR AND THE UNDER SURFACE LEVEL OF THEIR CEILING, OR WHERE NOT COVERED, THE PROLONGATION OF THE UNDER SURFACE LEVEL OF THE CEILING OF THEIR RESPECTIVE BUILDING PART LOT.

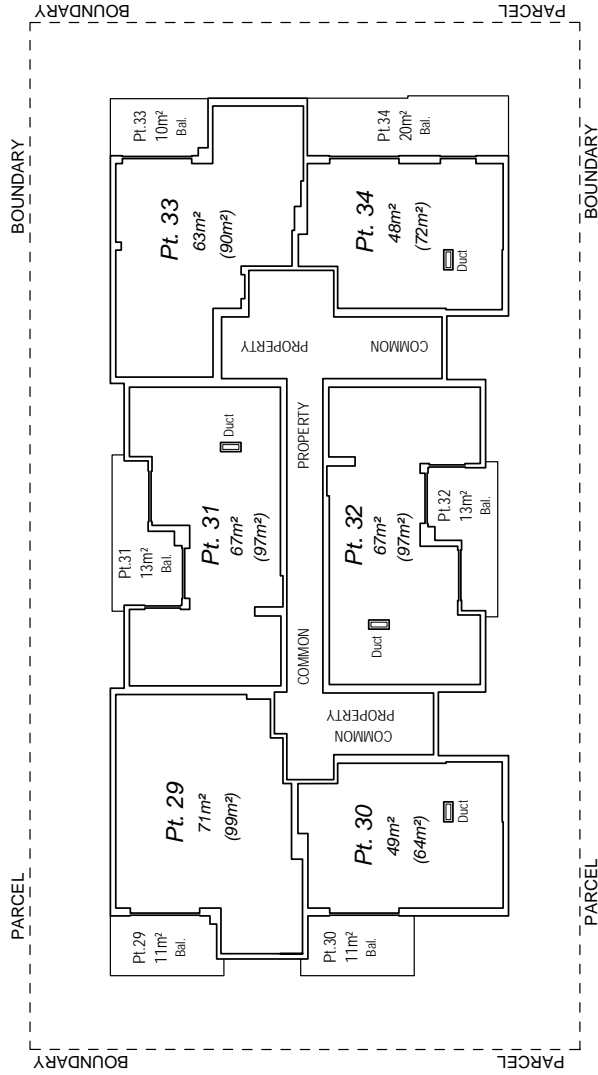
ALL WALLS EXTERNAL TO BUILDINGS, SERVICES, SERVICE DUCTS, COLUMNS AND BEAMS ARE COMMON PROPERTY.

Col. - DENOTES STRUCTURAL COLUMN.
Bal. - DENOTES BALCONY

FOR OTHER PARTS OF LOTS 29, 30, 31, 32 & 34 SEE SHEET 2
FOR OTHER PARTS OF LOT 33 SEE SHEET 3



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LAND SURVEYORS
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HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

STRATA PLAN No. 68009							
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	34			28	20		
2	18			29	31		
3	31			30	22		
4	29			31	31		
5	29			32	31		
6	33			33	30		
7	18			34	22		
8	31			35	30		
9	34			36	34		
10	18						
11	31						
12	28						
13	28						
14	32						
15	19						
16	31						
17	41						
18	23						
19	20						
20	29						
21	31						
22	23						
23	30						
24	20						
25	30						
26	30						
27	28						

Continued Overleaf

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 68009

DESCRIPTION OF PARCEL & BUILDING

A MULTIPLE STOREY CONCRETE PANEL AND METAL ROOF BUILDING OF THIRTY FOUR RESIDENTIAL UNITS & TWO COMMERCIAL UNITS SITUATED AT LOT 101 ON DP400665 WITH THE ADDRESS OF 21 NORTHWOOD STREET, WEST LEEDERVILLE AND KNOWN AS FIORE BY PSAROS.
CERTIFICATE OF TITLE: VOLUME 2887 FOLIO 589

CERTIFICATE OF LICENSED SURVEYOR

I, VICTOR ROBINSON SMITH, . . . , 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*.~~



.....
Licensed Surveyor

31 August 2016

.....
Date

*Delete if inapplicable

Occupancy permit – strata

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

Permit number
 OPS0004-2016

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)	Unit no	Street no 21	Level	Lot no 101
	Street name Northwood		Street	Street suffix
	West Leederville		WA	6007
Certificate of title	Volume 2887		Folio 589	
Lot(s) on survey	101 on DP400665			
Strata plan number	68009	Land being re-subdivided (if applicable)		
	Description of building A multi storey development comprising 34 residential units and 2 commercial units			
BCA class of the building	Main BCA class 2, 5, 6, 7a		Secondary BCA class (for multi-purpose buildings)	
	Use(s) of the building Mixed Use Development		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 Stevan Rodic	Job title Manager Development
	Signature 	Date 6 October 2016
Permit authority	Town of Cambridge	

FORM 26

Town of Cambridge
Ref: 0054DA-2014

STRATA PLAN NO.68009

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 22 September 2016. 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 101 on DP400665
	Location	21 Northwood Street
	Locality	West Leederville
	Local Government	Town of Cambridge

Lodged by: DRISCOLLS LAND SURVEYORS

Date: 22 September 2016

For Chairman, Western Australian
Planning Commission


.....
Date 18 October 2016

Delegated under Section 16 (3) (e) of the P&D Act 2005

(*To be deleted as appropriate)

