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EXAMINED

**PROPOSED ADDITIONAL BY-LAWS TO THE
STANDARD SCHEDULE 1 AND 2 BY-LAWS THAT ARE SET OUT IN FORM 29**

FORM 25

Strata Titles Act 1985
Section 5C(1)

STRATA PLAN No. 68009

MANAGEMENT STATEMENT

Original Proprietors: **NORTHWOOD STREET WA PTY LTD** (ACN 166 959 664)

Description of Parcel: **LOT 100 ON DEPOSITED PLAN 400665 THE WHOLE OF THE
LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 2887 FOLIO 589.**

This management statement lodged or to be lodged with a strata plan in respect of the above land sets out the by-laws of the strata company or amendments to the by-laws contained in Schedule 1 and/or Schedule 2 of the *Strata Titles Act 1985* that are to have effect upon registration of the strata plan.

1. The Schedule 1 by-laws are amended, repealed, or added to as follows -

The following by-laws are hereby added -

16. THEME OF DEVELOPMENT

The strata scheme is a mixed use of 34 residential lots and 2 commercial lots that are to be used for professional offices consulting rooms or a similar sedentary use.

- (1) A proprietor, occupier or other resident of a lot shall comply with the conditions and zoning of the town planning scheme and shall not be permitted to use its lot for the purposes other than those permitted by the Town of Cambridge.
- (2) The following uses for the lots are:
 - (a) Lots 1 to 34 are to be used for residential occupation
 - (b) Lots 35 and 36 are to be used as professional offices, consulting rooms or a similar sedentary use
- (3) The theme of the development is based on environmental and sustainability aims that include:
 - (a) solar PhotoVoltaic (PV) panels forming part of an embedded network;
 - (b) energy monitoring of common property electricity consumption;
 - (c) resident waste minimisation bins;
 - (d) communal edible gardens managed by a committee of residents;
 - (e) recharging station for electric cars.

17. USE OF LOTS 35 AND 36

- (1) A proprietor of lots 35 and 36 ("Office Lots") shall be permitted to conduct a business on its lot provided that all planning and other approvals to the use of its lot for the proposed purpose, have been obtained from the Town of Cambridge and the proprietor and/or tenant subsequently complies with the conditions of those approvals. Should a proprietor or tenant wish to change the use from professional offices, consulting rooms or a similar sedentary use then the consent of the strata company will be required.
- (2) A proprietor or tenant of the Office Lots must –
 - (a) conduct any business carried on its lot in an orderly, efficient and reputable manner, consistent with the standard and quality of the strata scheme;
 - (b) at all times comply with the requirements of the Environmental Protection Regulations 1987 in respect of noise to comply with the Environmental Protection Noise (Regulations)
 - (c) keep the interior of the lot, the shop front, shop windows, fixtures, fittings and display clean, orderly and adequately illuminated during trading hours;
 - (d) not install any electrical equipment which will overload the cables, switchboards and other equipment that supply electricity to the scheme;
 - (e) not commence trade or open for business until they have received the approvals of all relevant authorities;
 - (f) take all reasonable care to ensure that the conduct of their business does not unreasonably impact on the peaceful enjoyment of the other proprietors, occupiers or residents of their lots.
- (3) A proprietor or the tenant of the Office Lots must apply to the council of owners (who act on behalf of the strata company) or their appointed agent, for its prior written consent to any change in the use from offices, consulting rooms and a retail premises. The consent of the council of owners will not be unreasonably withheld if all planning, licensing and other approvals for the use of the lot for the proposed purpose have been obtained and the proprietor and/or tenant fully complies with the conditions of those approvals.
- (4) Either a proprietor or tenant of the Office Lots must arrange and maintain insurance on usual terms with an insurer authorised under the Insurance Act 1973 against each of the following:
 - (a) Public liability in respect of the lot (with cover of at least \$10 million for each event, or such higher amount as the strata company may reasonably require);
 - (b) Damage to, and loss of, internal and external glass (including plate glass), doors, display cases, fittings, chattels, the strata company's fixtures and all other things that are on or in the lot;
 - (c) Employer's liability in respect of all employees (including workers' compensation insurance).

- (5) The insurance under this clause must begin from the commencement of occupation of the lot and be maintained for the whole period that the lot is used or occupied. The strata company must be provided with a copy of any policy, certificate of currency or receipt they ask for in relation to this insurance.

18. EXCLUSIVE USE OF CAR BAYS FOR LOTS 35 & 36

- (1) In accordance with section 42(8) of the Act and as required by the Town of Cambridge;
- (a) the proprietor of lot 35 is granted exclusive use of that part of the common property that is delineated on Annexure "D" and marked "EU 35" ('EU 35'); and
 - (b) the proprietor of lot 36 is granted exclusive use of that part of the common property that is delineated on Annexure "D" and marked "EU 36" ('EU 36')
- between the hours of 7.00 am and 9.00 pm Monday to Sunday.
- (2) The proprietor of lot 35 must, in relation to EU 35 and the proprietor of lot 36 must, in relation to EU 36 -
- (a) keep EU 35 and EU 36 in a clean, neat and tidy condition;
 - (b) use EU 35 and EU 36 solely for the purposes of parking licensed motor vehicles between the hours of 7.00 am and 9.00 pm Monday to Sunday;
 - (c) not store any goods or equipment including transport containers within any part of EU 35 or EU 36;
 - (d) not conduct any repairs or maintenance to a motor vehicle, on any portion of EU 35 or EU 36;
 - (e) not enclose or construct any structure within EU 35 or EU 36 without the prior written consent of the strata company.
- (3) EU 35 and EU 36 will be available for parking of cars belonging to visitors to Lots 1 to 34 between the hours of 9pm Sunday to 7.00am Monday and otherwise after 9.00 pm on any day until 7.00am the next day. It is the responsibility of proprietors, occupiers or other residents to ensure any of their visitors using EU 35 or EU 36 for car parking remove any car before 7.00 am Monday to Sunday inclusive.

19. OPENING HOURS

- (1) The Office Lots shall be permitted to open for business between the hours of 7.00 am and 9.00 pm 7 days a week, or at times approved by the strata company. The proprietors of the lots used for residential occupation will not unreasonably object to noises or other factors associated with the office and retail operations.
- (2) The proprietor or tenant of the Office Lots will make all reasonable endeavours to keep noise and other factors that impact on the peaceful enjoyment of residential occupants to a reasonable level.

20. AUTOMATED VEHICLE PARKING SYSTEM

- (1) A condition of the development approval imposed by the Town of Cambridge permits the installation of the AVPS on the parcel. The strata company will indemnify the Town of Cambridge for any claims, actions or litigation arising from the AVPS.
- (2) The obligations of the strata company in relation to the AVPS is to ensure:
 - a) that it enters into a maintenance contract for the AVPS
 - b) the AVPS are maintained in a good working order;
 - c) the maintenance, repairs and replacement (in due course) of the AVPS are carried out within a reasonable timeframe ;
 - d) any persons using the AVPS must be trained in the proper and safe use of the AVPS;
 - e) vehicles using the AVPS comply with weight loading and vehicle dimensions that are set out in these by-laws; and
 - f) that the AVPS is insured for damage and legal liability.

21. AUTOMATED VEHICLE PARKING SYSTEM SHARED USE

- (1) Located on the ground floor and forming part of the common property are steel structures, pits, associated machinery and apparatus that is used to house motor vehicles ("the AVPS"). The AVPS will be maintained, repaired and operated by the strata company.
- (2) The proprietors of lots 1, 2, 3, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 20, 21, 22, 23, 25, 26, 29, 31, 32 33, 35 and 36 are exempt from contributing to the operating costs, the repairs and maintenance of the AVPS
- (3) A person using the AVPS must have completed an induction programme and at all times comply with the safety and operating instructions that are prominently displayed within the AVPS and must comply with the weight and height limits as shown in the information on the AVPS at Annexure "A".
- (4) The proprietors, of lots 4, 5, 12, 13, 18, 19, 24, 27, 28, 30 and 34 ("the AVPS Users") have shared rights and special privileges for the use in common with each other, of the structure, motors, machinery, fixtures and fittings that comprise the AVPS and shall share all maintenance and operating costs equally.
- (5) The lots 4, 5, 12, 13, 18, 19, 24, 27, 28, 30 and 34 are hereby granted exclusive use of those parts of the common property that form part of the AVPS designated on Annexure "B" as, "EU . ." followed by the number of the lot receiving the use and shall:
 - (a) be permitted to park a standard passenger car or station wagon that conforms to the dimensions and weight specifications shown on Annexure "B" within its exclusive use area;
 - (b) at all times permit other proprietors, because of the mechanical operation of the AVPS to temporarily move the tray on which a vehicle is parked or is to be parked, through, on and over other exclusive use areas, to enable a vehicle to be either extracted from or placed within its allocated exclusive use area;

- (c) not erect or place anything upon the exclusive use area other than one licensed motor vehicle.
- (6) The AVPS Users through the strata company shall be responsible equally for all operating and maintenance costs of AVPS.
- (7) The rights of this by-law shall be granted for a term commencing on the date of registration of the strata plan and shall continue in full force and effect until either the termination of the strata plan or a resolution without dissent being passed at a duly convened meeting, repealing or amending this by-law.

22. ELECTRICAL POWER ARRANGEMENTS

- (1) In these by-laws;

Embedded Network means the electricity power network that services the strata plan incorporating (but not limited to) the supply by the Network Provider of electricity generated by the network, the purchase of electricity supplies from a retailer by the Network Provider and the on sale of electricity by the Network Provider and includes all components of such Embedded Network, including without limitation, PV Systems, conduits, wiring switches, inverters, meters and associated equipment;

Excluded Lot means each of lots 1, 2, 5, 6, 7, 8, 9, 10,12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 26, 28,30 and 34 on the strata plan and **Excluded Lots** means all of them;

Excluded PV System means the PV System that is directly connected to an Excluded Lot and **Excluded PV Systems** means all of them;

Network Agreement means the Embedded Network and Electricity Supply Agreement between the strata company and the Network Provider relating to the ownership and operation of the Embedded Network by the Network Provider;

Network Provider means the company or other entity which is a party to the Network Agreement with the strata company and is responsible for the Embedded Network and its operation and the supply of electricity and/or other utilities to the strata company and/or proprietors directly or via the strata company using the Embedded Network; and

PV System means a solar photovoltaic panel system and associated apparatus including mounting fixtures, wires, pipes and ducts;

- (2) The strata company will enter into the Network Agreement to secure the provision of electricity to the strata scheme by the Network Provider through the Embedded Network.
- (3) The strata company will endeavour to ensure that the Network Provider must, where reasonably possible, deliver a supply of electricity to the strata scheme from the Embedded Network or other renewable sources such as PV Systems and/or by purchasing electricity from wholesale electrical suppliers such as Western Power/Synergy.
- (4) The Network Agreement will require the strata company to purchase all electricity needs for the common property from the Network Provider and pay all charges imposed by the Network Provider for such supply and consumption.

- (5) The Network Agreement may also require the Network Provider to offer a supply of electricity to each lot from the Embedded Network.
- (6) The proprietors and the strata company acknowledge and agree that;
 - (a) save for the Excluded PV Systems and despite any affixation or other attachment, the Embedded Network is the property of and belongs to the Network Provider and will at all times remain the property of the Network Provider and will not vest in the strata company or other person or entity (whether legally, beneficially or otherwise);
 - (b) on termination of the Network Agreement, the Network Provider may disconnect and remove the Embedded Network (but not the Excluded PV Systems);
 - (c) the Excluded PV Systems are common property and are a strata company responsibility;
 - (d) all internal wiring, switches and plugs that services a lot or the common property are the responsibility of the respective proprietor or if they are on common property, the strata company;
 - (e) save for the Excluded PV Systems and save as set out in (c) above, the Embedded Network does not form part of the common property and is not a strata company asset or responsibility.
- (7) The proprietor of an Excluded Lot must engage with the Network Provider or another power supplier to access the electricity generated by the Excluded PV System in respect of which such proprietor has been granted rights of exclusive use pursuant to Schedule 1 by-law 25. If the proprietor of an Excluded Lot requires more power than that which is generated by the relevant Excluded PV System, then it will need to source same from the Network Provider via the Embedded Network or from another supplier subject to the terms and conditions attaching to such supply.
- (8) A proprietor may not install any solar panel on its lot or the common property.

23. NETWORK PROVIDER

- (1) If any proprietor or resident of a lot wishes to receive a supply of electricity from the Network Provider (it being under no obligation to do so) then, subject to the Network Provider being able to provide such supply, it will be required to enter into separate supply and billing arrangements with the Network Provider. Such proprietor or resident, as the case may be, (**consumer**) must comply with any reasonable conditions of supply imposed by the Network Provider concerning the supply of electricity to the lot.
- (2) Pursuant to the Network Provider's arrangements with a consumer, the Network Provider will read the power meters and forward details of the electricity consumed by each lot to the relevant consumer and will regularly invoice that consumer for the electricity used by that lot.
- (3) A consumer acknowledges that if a consumer fails to pay any charge invoiced by the Network Provider at the time and in the manner required by it, the Network Provider may, among other things, discontinue the supply of electricity to the consumer pending payment of all monies due by it.

- (4) A consumer acknowledges and agrees that:
 - (a) the ability of the Network Provider to supply electricity to a lot;
 - (b) whether all or part of any electricity supplied to a lot is derived from the Embedded Network; and
 - (c) the charges payable for the supply of electricity to a lot,are each dictated by the electricity supply available to the Network Provider.
- (5) The strata company will not be liable to a proprietor or consumer if for any reason:
 - (a) the Network Provider is unable to supply a lot with electricity; or
 - (b) there is any disruption in the supply of electricity to a lot.
- (6) Except in the case of an emergency when no prior notice will be required, on receipt of reasonable prior written notice a proprietor must allow or provide to the strata company, the Network Provider and their respective agents, representatives and contractors access to a lot to facilitate the provision of electricity to the strata scheme or any part thereof and the maintenance of the Embedded Network.
- (7) If a proprietor or resident of a lot does not wish to receive electricity from the Network Provider then such proprietor or resident can arrange supply from another party but must, at its own cost, arrange for the supply and installation of a new power meter as the Embedded Network meter may only be used for electricity supplied by the Network Provider.
- (8) The proprietors acknowledge that it is the intention of by-laws 22 and 23 to enable the provision of electrical power to the scheme in a manner that may:
 - (a) complement the environmental and sustainability aims of the scheme; and
 - (b) result in charges to the strata company and consumers that are less than retail electricity rates due to factors such as electricity being purchased on an aggregated basis.

24. SOLAR PHOTOVOLTAIC PANELS

- (1) This by-law applies to the Excluded Lots only.
- (2) The original proprietor has installed the Excluded PV Systems. Each Excluded PV System is separately connected to an inverter in the respective Excluded Lot. The Excluded PV Systems have been installed by the original proprietor at the date of registration of the strata plan and form part of the common property.
- (3) The proprietors of all lots, other than the Excluded Lots, are exempt from contributing to the operating costs and the costs of repairs and maintenance of the Excluded PV Systems.

25. LOTS ENTITLED TO USE OF AN ALLOCATED SOLAR PANEL

- (1) Each proprietor of an Excluded Lot has exclusive use of the Excluded PV System attached to it and is entitled to receive electricity generated from the roof mounted Excluded PV System that is connected to its lot.
- (2) Each Excluded PV System forms part of the common property and it is the strata company's responsibility to:
 - (a) clean, repair, maintain and if necessary replace the Excluded PV Systems;
 - (b) insure the Excluded PV Systems and to include this cost in the administrative fund;
 - (c) use only qualified tradesmen to connect, clean and maintain the Excluded PV Systems.
- (3) The proprietors, occupiers and other residents of the Excluded Lots acknowledge and agree that the amount of electricity generated by an Excluded PV System may vary and is dependent on the capacity and position of the Excluded PV System on the roof.
- (4) The proprietor of an Excluded Lot who has exclusive use of an Excluded PV System is required to pay the operating costs and the costs of repairs and maintenance of the Excluded PV System allocated to that Excluded Lot.

26. COMMON SOLAR HOT WATER SYSTEM

A common property gas boosted solar hot water system is connected and metered to each lot. The amount of hot water used by each lot is recorded on the meter for the lot and each occupier is invoiced regularly by the strata company for the consumption of hot water used by the occupiers of the lot.

27. ENVIRONMENTAL AND SUSTAINABILITY COMMITTEE

- a) The strata company or the council of owners may appoint a subcommittee or caretaker/s from within the residents of the strata scheme whose tasks will be to manage, inform and educate occupiers within the strata scheme on sustainability.
- b) The original proprietor has paid for the setup of an intranet/website platform for the strata management, lot proprietors and tenants to access and be informed on sustainability initiatives and other relevant details pertaining to the building.

28. RECHARGING STATION FOR ELECTRIC MOTOR VEHICLES

- (a) There is provision for a recharge station to be located in one of the allocated visitor car bays. The electric charging station has embedded within it, hardware and firmware enabling residents to register and activate the charging station network.
- (b) The strata company shall enter into an agreement with an appropriate authorised service provider for a set term and conditions that include the following:
 - (I) issuance of RFID swipe cards to the drivers;
 - (II) remote monitoring and support;
 - (III) access to the driver portal;
 - (IV) telephone help line;
 - (V) billing of drivers for power consumption;
 - (VI) Reimbursement of the strata company for power consumption.

29. RESIDENT WASTE MINIMISATION BINS

The strata scheme has a bin store facility to help residents reduce their waste to landfill. The bin store area has suitably labelled and coloured receptacles (bins) to help residents recycle everyday household items and organic material. Receptacles (separate bins) for the following items may be provided by appointed contractors in agreement with the strata company:

- Paper and Cardboard
- Textiles and Clothing
- Mobile Phones
- Household Batteries
- Fluorescent Tubes/CFL Globes

30. ENERGY MONITORING OF COMMON PROPERTY

- (a) Mechanical and electrical systems located in parts of the common property have been fitted with energy monitoring devices that will assist the strata company to measure and manage the on-going energy use of these systems. The monitoring system will also measure the energy generation of the common property solar PV system. A 3G network system is necessary for this system to work and will be managed by the strata company.
- (b) The managing agent of the strata company will collect the data and report to the proprietors at the annual general meeting. The original proprietor reserves the right to receive and use these reports.

31. PSAROS TRAVEL PLAN

Each new resident will be provided with a Welcome Pack upon occupation, which will include a high quality map of the neighbourhood, showing cycling, walking and public transport routes to key local facilities, and current timetables for local bus and rail services, to promote use of these facilities.

32. SUNDRY ITEMS FOR THE USE OF A LOT

Other than items that are maintained by the strata company, a proprietor of a lot shall be responsible for the replacement, maintenance, repair and servicing of sundry and incidental items (eg. including (but not limited to) fly screens, door locks, lights, etc.) that are installed on or in the relevant proprietor's lot (or the common property if for the exclusive use of the particular lot). In the event a proprietor does not keep these items in good repair, then the strata company may serve a notice on the proprietor requiring these items to be properly maintained.

33. DISPLAYING OF GOODS

A proprietor, occupier or tenant of a lot shall not display outside of the relevant lot on the common property any goods, materials, equipment or items associated with the use of, or business carried out on, the lot without the prior written consent of the strata company and subject always to the condition that the proprietor, occupier or tenant (as the case may be) shall first effect a policy or policies of public liability insurance in respect of the loss or damage of such goods, materials and equipment and the death or any injury to persons in connection to such goods, materials and equipment.

34. FACADES OF THE BUILDING

A proprietor, occupier or other resident shall not modify, alter, erect or carry out any works to the facades or change the external colour scheme or appearance of the building without the prior written approval of the strata company (which may be granted or withheld at their absolute discretion).

35. BLOCKAGE OF DRAINAGE PIPES

The water closets, conveniences and other water apparatus, including waste pipes and drains, shall not be used for any purposes other than those for which they are constructed and no rubbish or other unsuitable substance shall be deposited therein. Any resulting damage or blockage to such water closets, conveniences and other water apparatus, waste pipes and drains from misuse or negligence shall be borne by the proprietor of the lot from which the damage or blockage originated, whether the damage or blockage is caused by the proprietor's own actions or those of their tenants, servants, agents, invitees or licensees.

36. WATER LEAKAGE TO OTHER LOTS AND COMMON PROPERTY

- (1) It is the responsibility of the proprietor of a lot to ensure that all wet areas within the lot or lots of which they are the registered proprietor or occupier are maintained in a proper sealed manner to prevent the leakage, seepage or transference of any water or other liquid on to any part of the common property or other lot other than waste pipes provided for the disposal of such water or liquid.
- (2) The registered proprietor of a lot will be liable for the repair and replacement of any part of the common property, any part of a lot or any of the contents of a lot that has been damaged by water leakage from its lot.

37. ACCESS OVER A LOT BY THE STRATA COMPANY OR IT'S AGENTS OR LOT PROPRIETORS

Where and to the extent that the strata company resolves that access is necessary or desirable for repairs to the common property, cleaning of the external parts of the windows or painting and maintenance of a lot (or for any other reason they reasonably consider necessary), the proprietor, occupier or resident of a lot shall permit the strata company and its servants, agents, contractors and invitees (with all necessary plant and equipment) to have access to his lot in order to obtain access to any part of the common property or lot.

38. INSTRUCTING OF CONTRACTORS BY PROPRIETORS

A proprietor, occupier or other resident shall not instruct any contractors or workmen employed by the strata company unless expressly authorised by the strata company. Any proprietor, occupier or other resident instructing any contractor or workmen without authorisation from the strata company shall be personally responsible for the payment of such contractor or workmen and for the cost of removing, making good or altering any such work, which the strata company deems unsatisfactory. The proprietor shall indemnify the strata company against any costs, claims or liabilities arising from the improper instructions given to contractors or workmen.

39. OBLIGATION TO NOTIFY DEFECTS IN SERVICES

A proprietor, occupier or other resident shall give the strata company or managing agent prompt written notice of any accident to or defect in the water pipes, gas pipes, electrical installations, cabling or fixtures that form part of the common property and which are situated in his or her lot. The strata company shall have the discretion to carry out such repairs and renovations as and when they deem necessary for the safety and preservation of the building and services.

40. WASTE MANAGEMENT PLAN

The strata company, proprietors, occupiers and other residents shall comply with the requirements of the approved Waste Management Plan dated February 2015 for "21 – 23 Northwood Street West Leederville (Fiore)", attached at Annexure "C".

41. SEPARATE COST CENTRES

- (1) Because of the activities and uses that will occur in the strata scheme, and to enable the scheme to be efficiently managed, the strata company may decide to use the following by-laws to separate costs.
- (2) The expenses which are Cost Items (meaning any cost, expense or liability incurred by the strata company in the performance of its obligations and that may relate to any specific part of the strata scheme) may be allocated other than on a strict unit entitlement basis.
- (3) Each of the areas identified in clause 41(4) will be operated as a separate Cost Centre (being the specific areas to which Cost Items are apportioned or allocated).
- (4) The Cost Centre that a proprietor will be required to contribute to will be determined as follows:
 - (a) the proprietors of the Office Lots will be allocated to the "Office Cost Centre";
 - (b) the proprietors of lots 1 to 34 that are used for residential occupation will be allocated to the "Residential Apartments Cost Centre";
- (5) The strata company must operate the Cost Centres when apportioning Cost Items so that the Cost Items for the relevant Cost Centre will be allocated to the proprietors of that Cost Centre. Within a Cost Centre, Cost Items shall be apportioned on the basis of the total unit entitlement of all proprietors forming part of that Cost Centre. Cost Items may, where necessary, be apportioned between two or more Cost Centres, either equally or in the proportions that the strata company considers appropriate.

- (6) The proprietor will pay the proportion of the Cost Items of the Cost Centre that the Proprietor's unit entitlement bears to the total unit entitlement of all proprietors forming part of that Cost Centre.
- (7) The strata company shall not be required to maintain a separate bank account for each Cost Centre and may maintain one account containing moneys held for more than one Cost Centre.
- (8) The decision of the strata company in the calculation of contributions towards particular Cost Items, or the apportionment of these, shall be conclusive in the absence of a manifest error.

42. RECOVERY OF MONEY BY THE STRATA COMPANY

- (1) If the strata company expends money to make good damage caused by a breach of the Act or by-laws by any proprietor or his tenants, servants, agents, invitees or licensees, or incurs any other costs, expense or claim, the strata company shall be entitled to recover that amount (and the costs of recovery) from the person who was the proprietor of the lot at the time when the breach occurred, whether or not they were the person who caused such expense.
- (2) A proprietor of a lot must pay on demand to the strata company all legal costs on a solicitor-client basis which the strata company pays, incurs or expends in consequence of any default by the proprietor, occupier or other resident of that lot in the performance or observance of any bylaws including, but not limited to, recovery of strata company contribution fees.

43. AIR CONDITIONING UNITS

- (1) The proprietor of a lot shall be responsible for the insurance, and if necessary the repair, replacement, and installation of any new air conditioning unit or exhaust system or the maintenance and upkeep of an existing system.
- (2) In the event that the air conditioner or exhaust system is located on the common property or partly on the common property, then the proprietor of the lot shall be granted exclusive use of the cubic space comprising the condenser pipes and wires.
- (3) In accordance with section 42(8) of the Act, the rights of exclusive use and enjoyment over that volume of the common property occupied by any air conditioning (including ducting cabling and any ancillary equipment) that services and relates to an individual lot are granted to the proprietor of the lot to which the air conditioning machinery relates but only for the purpose of providing and maintaining conditioned air for that lot.

44. BALCONY AND TERRACE APPEARANCE AND FURNITURE

- (1) The external appearance of the buildings is to be maintained to a uniform and aesthetically pleasing demeanour. A proprietor of a lot shall not install or affix any structure, fittings or fixtures, including shade sails, blinds, shutters, umbrellas or other similar improvements or objects to a balcony, terrace or an external wall or surface of the building unless it has been first approved in writing by the strata company (which may be granted or withheld at their absolute discretion).

- (2) A proprietor, occupier or other resident of a lot that contains a balcony shall –
- (a) ensure at all times that all outdoor furniture that is on the balcony is fitted with suitable floor pads that will prevent the transmission of noise;
 - (b) ensure outdoor furniture and pot plants are secured to prevent potential damage to other lots or the common property in the case of storms and strong winds;
 - (c) ensure that rubbish or litter does not fall or is blown by wind from its balcony onto the lots below.
 - (d) be permitted to place pot plants on its balcony provided the gross weight of the pot plants does not exceed the permitted weight limit of the balcony;
 - (e) be permitted to grow herbs, vegetables and plants, subject to any excess water from the pots being contained within the pot plant and not spilling onto the balcony floor and the height of any vegetation not exceeding 1.5 metres in height;
 - (f) be responsible at its cost, to repair any damage to the balcony floor caused by the pot plants or water leaking from the pot plants.
- (3) A proprietor, occupier or other resident of a lot that contains a terrace shall -
- (a) restrict the height on any plants trees or shrubs to a height of no more that 3 metres above the ground surface;
 - (b) not be permitted to install any temporary structure such as an outdoor umbrella, portable gazebo, tent or similar structures if the height of such a structure is more than 3 metres above the ground surface;
 - (c) be responsible at its cost, to repair any damage or maintain to the satisfaction of the Town the planter boxes located on the terrace area.

45. NO SMOKING

- (1) No proprietor, occupier, other resident or invitee shall smoke any tobacco or similar substance in or on any part of the common property.
- (2) Any proprietor, occupier, other resident or invitee who breaches by-law clause (1) or permits a breach of that by-law will indemnify the strata company from any claim by any authority or the fire brigade arising from the smoke detectors fitted to the common property being activated by reason of the breach of clause (1).

46. PEACEFUL ENJOYMENT AND NOISE LIMITATIONS

- (1) A proprietor, occupier or other resident or visitors to a lot are advised that all reasonable efforts are to be made by them, to ensure there is no undue noise within the lots or common property.
- (2) A proprietor, occupier other resident and tenants shall not be permitted to make undue noise in or about any lot or common property that contravenes any regulation, by-law, or statute of the local government authority or any other government or regulating authority law.

- (3) A proprietor, occupier, other resident or a tenant of a lot shall not be permitted to carry out any activities that cause noise or inconvenience to the occupiers of any neighbouring properties or allow any undue noise or manner which would unreasonably cause damage, nuisance or disturbance to other proprietors or tenants, or to the proprietor or occupiers of adjoining premises and lots and shall not use the lot in a noisy, noxious or offensive manner.
- (4) Notwithstanding by-law 46 (1), (2) and (3) above, registered proprietors and prospective purchasers of lots within this scheme are notified of the potential impacts of noise and disturbances associated with the operation of a commercial/activity centre where, from time to time, the building may experience noise, odour, disturbance due to construction, light spill, loss of views/outlook and other factors that might arise from the normal operations of a busy commercial and mixed use zone.

47. LIMITING ACCESS TO PARTS OF COMMON PROPERTY

The strata company may take measures to ensure the security and to preserve the safety of the common property and the lots from damage, fire or other hazards and, without limitation, may:

- (a) in respect of any part of the common property not required for access to a lot, close off on either a temporary or permanent basis, or otherwise restrict the access to, or use by, the proprietors or occupiers of any lot; and
- (b) permit, to the exclusion of the proprietors or occupiers of any lot, any designated part of the common property to be used by any security person as a means of monitoring the security and general safety of the lots, either solely or in conjunction with other lots.

48. RESERVE FUND CONTRIBUTIONS

The strata company shall at all times maintain pursuant to section 36(2) of the Act a reserve fund for the purpose of accumulating funds to meet future contingent expenses other than those of a routine nature and other major expenses of the strata company likely to arise in the future.

49. DISPUTE RESOLUTION PROCEDURE

- (1) Should a dispute arise in relation to the operation of the strata company or these by-laws, the proprietors and the strata company shall follow the procedures set out in this by-law to resolve disputes. For the purpose of this by-law an "Independent Person" shall mean an independent, suitably qualified mediator nominated or recommended by the Law Society of Western Australia, and a "Dispute Notice" means the written notice that is to be given under this by-law.
- (2) Where any party bound by the terms of these by-laws is in dispute with another party bound by the terms of these by-laws and such parties cannot resolve the dispute within a reasonable time, then the provisions of this by-law shall apply.

- (3) A party asserting a dispute must give to the other party a Dispute Notice containing the information set out in by-law 49 (4).
- (4) The Dispute Notice must state:
 - (a) what is in dispute;
 - (b) the arguments of the party giving the Dispute Notice, and
 - (c) what should be done to rectify the dispute.
- (5) The party receiving the Dispute Notice must respond in writing within five business days of receiving the Dispute Notice.
- (6) If the dispute is not resolved by the exchange of notices, then the parties must confer in the presence of an Independent Person and attempt to resolve the dispute.
- (7) The conference with the Independent Person must be held within 14 days (or at a later time to meet the convenience of the Independent Person) from a notice convening the conference being sent by one of the parties.
- (8) Evidence of anything said or done in the course of attempting to settle a dispute is not admissible in subsequent proceedings.
- (9) During the dispute resolution process, the parties must continue to perform their existing obligations under the terms of the by-laws.
- (10) Subject to the parties' rights under the Act, the decision of the Independent Person or any settlement reached by the parties will be final and binding on the parties. The Independent Person must also determine which party or parties pays the costs of and incidental to the resolution of the dispute.

50. HOUSE RULES

The strata company may from time to time make, withdraw or amend rules for the use and management of the common property, including (but not limited to) the management or control of:

- (a) control of the vehicle access ways;
- (b) rubbish collection;
- (c) charges relating to the security system and security keys; and
- (d) any other rule that the strata company reasonably considers necessary.

provided such house rules shall be intended to promote the peaceful and orderly enjoyment of building and common property for the mutual benefit of all proprietors, tenants and occupiers and must not conflict with the by-laws.

51. LEASING OF LOTS

Prior to the leasing of a lot and before the commencement date of any such lease, the proprietor shall -

- (a) inform the strata company of the name of the proprietor's managing agent for the lot (if any) and the name of the lessee. This information shall be recorded on the strata company roll; and
- (b) provide the lessee with a copy of the strata company by-laws.

52. TENANTS, OCCUPIERS TO BE BOUND BY THESE BY-LAWS

A proprietor, occupier or other invitee of a proprietor, occupier or resident, including without limiting the generality of the term, any lessee or licensee of the proprietor, occupier or other resident shall be bound by these by-laws.

53. RECOVERY OF MONEY BY THE STRATA COMPANY

- (1) If the strata company expends money to make good damage caused by a breach of the Act or by-laws by any proprietor or his tenants, servants, agents, invitees or licensees, or incurs any other costs, expense or claim, the strata company shall be entitled to recover that amount (and the costs of recovery) from the person who was the proprietor of the lot at the time when the breach occurred, whether or not they were the person who caused such expense.
- (2) A proprietor of a lot must pay on demand to the strata company all legal costs on a solicitor-client basis which the strata company pays, incurs or expends in consequence of any default by the proprietor, occupier or other resident of that lot in the performance or observance of any bylaws including, but not limited to, recovery of strata company contribution fees.

54. RESERVE FUND

The strata company shall administer a reserve fund in accordance with section 36(2) of the Act for the purpose of accumulating funds to meet contingent expenses that may arise in the future. These funds shall be raised at a rate of 0.05 percent of the insurable value of the building per annum, or another appropriate amount determined by the strata company.

2. The Schedule 2 by-laws are amended, repealed, or added to as follows -

Schedule 2 by-laws 1, 7(b) and 12(c) are repealed and the following by-laws are hereby added:

15. VEHICLES PARKING ON COMMON PROPERTY

- (1) The vehicle access way comprising the common property must at all time be available for access and egress by pedestrians or motor vehicles.
- (2) A proprietor, occupier, other resident of a lot shall not be permitted at any time to park a motor vehicle, trailer, camper van or boat and trailer either temporarily or permanently on any part of common property.
- (3) The visitor car bay with the electric recharging station can be used by residents and visitors. Terms of use are as follows:
 - (a) residents in the strata scheme who wish to use the recharging station must agree to their conditions of use to access the recharge station;
 - (b) maximum allowed time to charge will be 6 hours. The car will need to be removed after this time;
 - (c) the strata company's managing agent will manage access arrangements including limited use of the station to certain drivers and monitoring energy use for the report purposes.

16. KEEPING OF PETS

- (1) A proprietor, occupier or other resident of a lot shall be permitted to keep either one small domesticated dog weighing no more than 10 kilograms or thereabouts or 1 cat on its lot. Indoor aquariums are permitted provided the proprietor, occupier or other resident identifies the strata company from any liability for damage caused in the event the aquarium breaks and floods the lot. Domesticated cage birds are permitted provided the birds do not interfere with the quiet and peaceful enjoyment of their lots by the other proprietors.
- (2) A proprietor, occupier or other resident may only enter upon the common property with a pet for the purpose of access and egress to their lot.
- (3) Any dog or cat belonging to a proprietor, occupier or other resident that enters the common property, must be leashed or carried and under the control of a responsible person.
- (4) The strata company may serve notice on a proprietor, occupier or other resident of a lot whose pet causes a nuisance to other proprietors or breaches these by-laws. The notice may request the removal of the offending pet within 7 days of service of the notice.

17. SIGNAGE

- (1) A proprietor, occupier or other resident of a lot must not display any sign (including for sale or for lease), advertisement, placard, banner on any external part of its lot or the common property.
- (2) Nothing contained in this by-law shall restrict the right of the original proprietor for a period of twenty four months (24) months following the registration of the strata plan (which right is hereby expressly conferred) to display on any part of any lot or any part of the common property such signs, including for sale and for lease as the original proprietor sees fit,.

The original proprietor reserves the right to use any unsold lot that it may retain for the purposes of a display unit to assist in marketing the lot for sale the lot.

18. DAMAGE TO COMMON PROPERTY

- (1) A proprietor, occupier or other resident will be responsible for any damage to any part of the common property through misuse by the proprietor, tenant or its employees, agents and other invitees and shall be liable to pay for any repairs to make good the damage.
- (2) The strata manager will manage the moving in of the first occupiers into their respective lots. After that has occurred any future proprietor, occupier, resident who is moving into or out of a lot must deposit a bond of \$1,000 with the strata manager to cover costs of damage when moving furniture or equipment in and out of its lot and shall at their expense immediately dispose of any rubbish (including cardboard boxes, wrapping material, packaging, broken furniture or similar waste). None of these, or similar, materials are to be stored, kept or remain on a lot, the common property or the proprietor's car parking bay. In the event that a proprietor, occupier, resident or tenant does not dispose of such rubbish immediately, the strata company shall do so and the proprietor, occupier, resident or tenant will be responsible for the costs of doing so.

The onus is on the affected party to prove the damage was done prior to commencing the move.

19. SECURITY

- (1) The proprietors of each lot will be liable to pay by levy for all operating, maintenance and repair costs for the security gates and doors. The levy shall be in the same proportions as the respective unit entitlements to each lot.
- (2) The proprietor of a lot will be issued with key devices and remote controls to gain access to the lot, car park, lifts and stairways. The receipt for the keys and devices and remote control will be signed off by the proprietor and recorded on a key register held by the strata company. In the event that a key device or remote control is lost or destroyed the proprietor will immediately inform the managing agent. The proprietor will be liable for the cost of replacing and recoding these items.
- (3) The lighting at the rear of the building illuminating Pether Lane shall be maintained on an ongoing basis by the strata company. It shall operate from dusk till dawn ensuring that the light spillage onto surrounding properties is in accordance with the requirements of Australian Standard AS1158.

20. TELEVISION ANTENNAS AND AERIALS

The original proprietor has arranged for the building to be wired to permit telecommunications, free to air television and pay television from a system of common wiring. A proprietor, occupier or tenant shall not erect any television antenna, receiving aerial or transmitting device within or about any lot or on the common property without obtaining the prior written consent of the strata company.

21. FLOOR COVERINGS AND NOISE TRANSMISSION

- (1) A proprietor of a lot shall ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.
- (2) A proprietor of a lot shall not be permitted to install any timber, cork or ceramic tile flooring within the floor space within their lot unless it complies with the relevant Australian Standards and Building Codes of Australia's acoustic separation specifications.
- (3) An occupier of a lot shall ensure any movable furniture that is located either permanently or temporarily on a balcony have the legs or base of the furniture fitted with felt pads to assist in the restriction of the transmission of noise.

22. WINDOW TREATMENTS

Those parts of any window treatments that can be viewed from the outside of the building shall at all times match the external colour scheme of the building. A proprietor, occupier or other resident shall not alter or change these colours without the prior written consent of the managing agent.

23. GARBAGE DISPOSAL

- (1) A proprietor, occupier, resident or tenant of a lot shall -
 - (a) comply with all local government authority by-laws and ordinances relating to garbage disposal;
 - (b) ensure that any household waste that is placed in the garbage bin is wrapped and sealed so as not to cause offensive odours or unsanitary conditions;
 - (c) ensure that the health, hygiene and comfort of the proprietor, occupier or other resident of any other lot is not adversely affected by his or her disposal of garbage;
 - (d) organise their own immediate disposal of large and bulky items not suitable for disposal in the receptacles.
- (2) Any proprietor, occupier, resident or tenant who is moving into or out of a lot shall at their expense immediately dispose of any rubbish (including cardboard boxes, wrapping material, packaging, broken furniture or similar waste). None of these, or similar, materials are to be stored, kept or remain on a lot, the common property or the proprietor's car parking bay. In the event that a proprietor, occupier, resident or tenant does not dispose of such rubbish immediately, the strata company shall do so and the proprietor, occupier, resident or tenant will be responsible for the costs of doing so.

24. STOREROOMS

- (1) A proprietor, occupier or other resident of a lot shall keep their storeroom clean and tidy and shall not store or permit to be stored any item that will cause a noxious odour or foul smell or attract vermin or pests.

- (2) A proprietor, occupier or other resident of a lot acknowledge that all items stored in the storerooms are stored at the proprietors, occupiers or residents risk and no claim may be made against the strata company or any related body for the theft, loss or damage of items.

25. INTERFERENCE WITH SAFETY EQUIPMENT

A proprietor, occupier or other resident of a lot must:

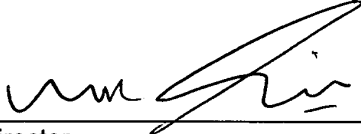
- (a) not use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape;
- (b) ensure compliance with all statutory and other requirements relating to fire and fire safety in respect of the lot; and
- (c) ensure that all smoke detectors installed in the lot are properly maintained and tested and that back-up batteries relating to the smoke detectors are replaced whenever necessary.

DATED THIS TWELFTH DAY OF OCOTBER 2016

SIGNATURE OF APPLICANTS

Executed by NORTHWOOD STREET WA PTY LTD (ACN 166 959 664)

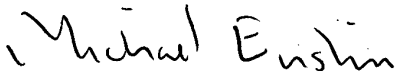
NOT REQUIRED TO BE SIGNED FOR THE PURPOSES OF THE SALES CONTRACT



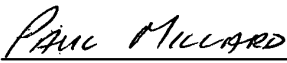
Director



Director/Secretary



Print full name



Print full name

SIGNED BY PERSONS HAVING REGISTERED INTERESTS AND CAVEATORS (IF ANY)

ENCUMBRANCE Document & No **MORTGAGE N145326**

Perpetual Corporate Trust Limited ACN 000 341 533
by its Attorney pursuant to Power of Attorney dated
18 September 2014 Registered No. *M 811 273 PA*
Who states that he/she has received no notice of
revocation of the Power of Attorney.

Attorney Name: 
Position: Trent Franklin
Manager Custody

WITNESS:



MARIA AGUDERA
Custody Administrator
L18, 123 PITT ST
SYDNEY
02 9229 3909

EXECUTED BY COMMONWEALTH BANK
OF AUSTRALIA TRADING AS BANKWEST
AT 123 123 123 123 123 123
on the 18th day of September 2014
at Sydney New South Wales
Dated this 18th day of September 2014
in the presence of the power
of attorney in the presence of
the witness named below
Witness name _____

ANNEXURE "A"



Data Sheet Wöhr Combilift 542-2,0

Suitable for condominium and office buildings.
For permanent use only!*

ANNEXURE "A"

* In case of short time user (e.g. for offices, hotels, a.s.o.) technical adjustments are required. Please contact WÖHR!

Platforms are in horizontal position to drive on.

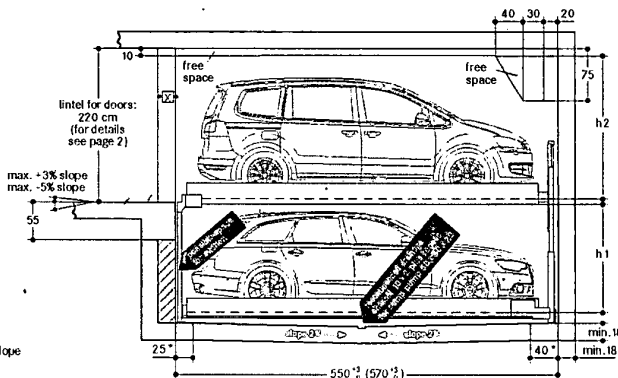
Load per platform max. 2000 kg (load per wheel max. 500 kg)

Special reinforced units for higher parking platform load are available (see 542-2.6).

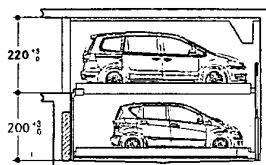
☒ = Door offset (see page 2 for details)

Dimensions

* in this zone, 0% of downward/upward slope in longitudinal and cross direction



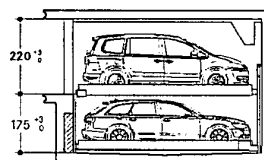
Comfort type 542 · 2000 kg



	car height	distance
EL	Cars/Vans up to 200 cm and 2000 kg max.	h2 = 205
LL	Cars/Station wagons up to 175 cm	h1 = 180

EL = entrance level, LL = lower level

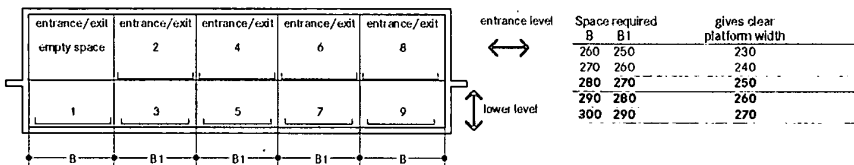
Compact type 542 · 2000 kg



	car height	distance
EL	Cars/Vans up to 200 cm and 2000 kg max.	h2 = 205
LL	Cars/Station wagons up to 150 cm	h1 = 155

Please attend to restricted car heights on lower platforms!

Width dimensions



* One entry/exit is required on entrance level for each grid.

Notes

- Pits must always be protected by a sliding shutterdoor (even in underground garages).
- Arrangements start with 2 grids for 3 cars, 3 grids for 5 cars.
- Installation length of 550 cm for car length of a max. of 500 cm. Clear platform width of 250 cm for car widths of 190 cm. For large touring sedans we recommend a clear platform width of at least 260-270 cm.
- For large touring sedans an installation length of 570 cm is recommended. This length offers larger safety distances for potential future developments or projects with short term parkers such as hotels or similar.
- It is not possible to have channels or undercuts and/or concrete haunches along the pit floor-to-wall joints. In the event that channels or undercuts are necessary, the system width needs to be reduced or the pit needs to be wider.
- The manufacturer reserves the right to construction or model modifications and/or alterations. Furthermore, the right to any subsequent part modification and/or variations and amendments in procedures and standards due to technical and engineering progresses in the art or due to environmental regulation changes, are also hereby reserved.

Combilift 542-2,0 | 11.2012 | 0272-5179 | © Otto Wöhr GmbH

01 **Otto Wöhr GmbH**
Auto-Parksysteme

Ölgebenstrasse 14
71292 Froitzheim | Germany

For: +49 [0] 7044 46-0
Fax: +49 [0] 7044 46-149

www.woehr.de
info@woehr.de

W Ö H R
We compact parking space

Doors

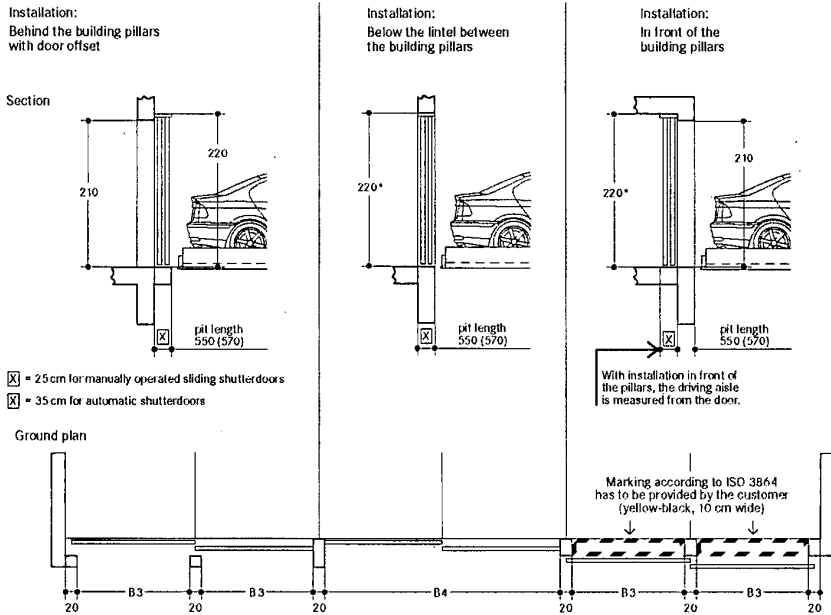
According EN 14010, the CombiLift 542 must be closed with shutters. The door controls are integrated in the overall system. That means:

- a) The doors are electro-mechanically interlocked.
- b) The doors can only be opened when the selected parking place has reached the entry/exit position.
- c) Any pits are closed in the entrance area.

Local requirements for electrical doors regarding the technology, maintenance and revision are not subject of our delivery. These matters have to be observed and carried out by the customer, according to the local regulations.

Door types:

- Manually operated sliding shuttersdoors
 - for underground garages with galvanized fence filling
 - above ground with powder coated metal sheets (RAL 7030)
- Alternatively, sliding shuttersdoors can be supplied with electrical drive.



- [X] = 25 cm for manually operated sliding shuttersdoors
- [X] = 35 cm for automatic shuttersdoors

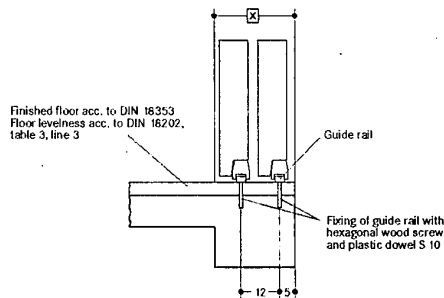
Space required	Gives clear platform width	
B3	B4	
230	480	230
240	500	240
250	520	250
260	540	260
270	560	270

* The lintel of 220 cm is absolutely necessary. With differing heights, additional fixings are required at a surcharge. If no lintel is provided, the gates need to be fitted onto a steel frame (subject to surcharges).

Floor guide for sliding shuttersdoors

Floor levelness in door guide range must be conformity with DIN 18202, table 3, line 3.

Hole depth for dowels approx. 8 cm.
Remark: When screed is applied in the door area to obtain floor levelness, the hole depth should be increased by screed thickness (max. 40 mm).

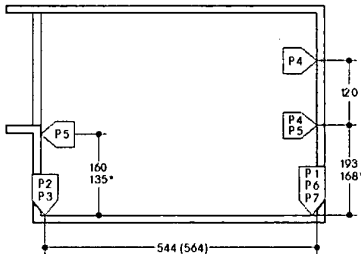


CombiLift 542 (2.0) | 11.2012 | 02279-171 | © Diba Wöhr GmbH

Width dimensions and statics

All dimensions shown are minimum. Constructional tolerances must be taken into consideration. All dimensions in cm.

Section



() dimensions in brackets for longer units
 * dimensions for compact type

- P1 = -42,0kN ¹⁾
- P2 = +29,0kN
- P3 = -15,0kN
- P4 = ± 5,0kN
- P5 = ± 2,5kN
- P6 = ± 15,0kN
- P7 = ± 8,0kN

¹⁾ all static loadings include the weight of the car

Bearing loads are transmitted by wall plates with min. 30 cm² surface and to the floor by base plates with min. 350 cm² surface.

Wall and base plates to be fixed by heavy duty anchor bolts to a drilling depth of 10-12 cm. When fixing to the waterproof concrete floors chemical anchors are employed (to be advised by Wöhr).

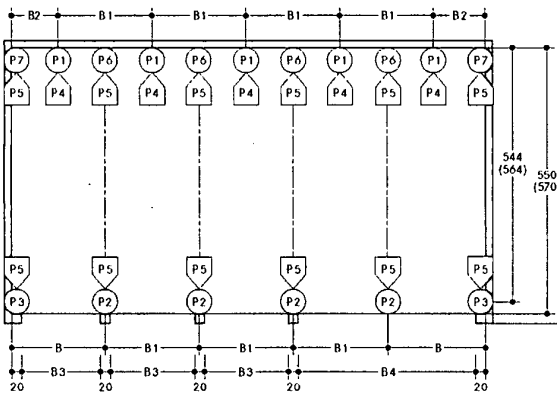
Base plate thickness min. 18 cm. Rear wall and base plate must be formed of concrete and must have a flat surface without protrusions.

Concrete quality according to the static building requirements, however for the dowel fixing concrete quality of min. C20/25 is required.

The specified lengths to the support points are mean values. Please contact Wöhr Agent for exact positions for any variations on the standard units.

Please contact Wöhr Agent for clarity the door widths / widths of columns. Grid width of 250 / 260 / 270 / 280 / 290 cm must be observed.

Ground plan



The driving aisle width to be compliant with country regulations locally in force.

Space required					gives clear platform width
B	B1	B2	B3	B4	
260	250	135	230	460	230
270	260	140	240	500	240
280	270	145	250	520	250
290	280	150	260	540	260
300	290	155	270	560	270

Notice:

If the width of the pillars is more than 20 cm, than the width of the drive through will be reduced accordingly to the above mentioned width dimensions. In order to avoid this, we recommend to extend the measures between the pillars (B3 and B4) accordingly. Please contact WÖHR.

Comet (L&E-Z01 | L2012) (0075-5171) © Otto Wöhr GmbH

03

Electrical datas

Item	Performance	Quantity	Designation	Position	Frequency
1	by customer	1 unit	electric meter	in the feed cable	
2	by customer	1 unit	fuse or automatic circuit breaker 3 x 16A slow blow acc. to DIN VDE 0100 p. 430	in the feed cable	1 per power pack
3	by customer as locally required		acc. to local power supply regulations 3 Ph + N + PE*	feed cable to main switch	1 per power pack
4	by customer	each 10 m	equipotential bonding safety lead-out connection	corner pit floor/rear wall	
5	by customer	1 unit	equipotential bonding safety compliant to the DIN EN 60204 standard	from the lead-out connection to the system	1 per Park lift
6	by customer	1 unit	marked main switch, lockable to prevent unauthorized switching on	above operating device	1 per power pack
7	by customer	10 m	PVC control cable with marked strands and protective conductor 5 x 1.5 ²	from main switch to hydraulic power pack	1 per power pack

Items 8-14 are included in Wöhr's scope of delivery unless otherwise specified in the offer/order

* DIN VDE 0100 part 410 + 430 (not under permanent load) 3PH+N+PE (three-phase current) Note: Where a door is used to close the garage, the manufacturer of the door must be consulted before the electric cable is laid.

The electrical components supplied by the manufacturer must be connected in accordance with the appropriate wiring diagram and local regulations. German VDE electrical requirements must be adhered to, in order to validate the TÜV tested circuit.

The electrical supply to the power pack(s) must be provided prior to or during installation to

Noise protection

Basis is the German DIN 4109 "Noise protection in buildings".

With the following conditions required 30 dB (A) in rooms can be provided:

- noise protection package from our accessory
- insulation figure of the construction of min. $R_w = 57$ dB
- walls which are bordering the parking systems must be done as single wall and deflection resistant with min. $m^2 = 300$ kg/m²
- solid ceiling above the parking systems with min. $m^2 = 400$ kg/m²

Temperature

The installation is designed to operate between +5° and +40°C. Atmospheric Humidity: 50% at +40°C. If the local circumstances differ from the above please contact Wöhr.

Drainage

We recommend the provision of a drainage channel at the front of the pit which can either incorporate a pump sump 50 x 50 x 20 cm, or a connection into the storm water sewerage

system via a petrol/oil interceptor. To prevent any possibility of contamination of the ground-water we recommend that the pit floor is coated with an oil proof paint.

Conformity test

All our systems are checked according to EC machinery directive 98/37/EG and EN 14010.

Illumination

Illumination has to be considered acc. to local requirements by client.

enable our fitters to complete their work satisfactorily and to check the correct functioning of the units.

In compliance with the DIN EN 60204 standard provisions, all systems must be connected directly on site with an earthed equipotential bonding. The lead-out connection must be at a 10 m distance!

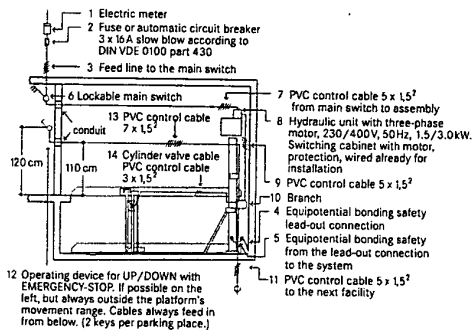
At differing constructional conditions additional sound absorbing measures are necessary.

The best results are reached by separated sole plates from the construction.

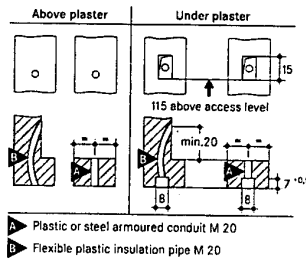
Increased noise protection:

If increased noise protection must be provided planning has to be confirmed on a project basis by Wöhr (further building measures are required).

Installation diagram



Recesses and conduits for rotary switches with rolling and sectional gates



Railings

The units need to be provided acc. EN ISO 13857 with safety railings if the gap between unit and wall exceeds 20cm. If walkways are arranged directly to the side or behind the systems, railings have to be provided by client acc. to local requirements, height min. 200 cm - this is applicable during the construction phase too.

Free spaces

Special drawings for free spaces to accommodate air ducts or other pipes can be requested at Wöhr Agent!

Maintenance

Regular maintenance by qualified personnel can be provided by means of an Annual Service Contract.

Protection against corrosion

Independent of a maintenance workings has to be carried out acc. to Wöhr Cleaning and Maintenance Instruction regularly.

Clean up galvanized parts and platforms of dirt and road salt as well as other pollution (corrosion danger)!

Pit must be always ventilated and deaired well.

Dimensions

All dimensions shown are minimum. Construction tolerances must be taken into consideration. All dimensions in cm.

Plan Nr. 410 - 06-2009 - 007-4303 © Otto Wöhr GmbH

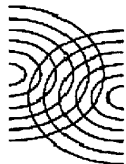
ANNEXURE "C"

WASTE MANAGEMENT PLAN

**RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

**21-23 NORTHWOOD STREET
WEST LEEDERVILLE
(FIORE)**

FEBRUARY 2015



**DALLYWATER
CONSULTING**

**Prepared by Dallywater Consulting
For PSAROS**

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Waste Management Plan (21-23 Northwood Street, West Leederville)

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1 EXECUTIVE SUMMARY

Psaros is applying to the Town of Cambridge (the "Town") to develop the property known as 21-23 Northwood Street, West Leederville (or 'Fiore'). The development is proposed to consist of 34 residential apartments and 2 commercial office tenancies.

As part of the Development Approval process, the developer is required to submit a Waste Management Plan (WMP) for the development. Psaros employed the services of Dallywater Consulting to investigate the Town's requirements in this regards and to develop this WMP.

Based on the Town's current Waste Management Requirements, it was calculated that 14 240 litre waste Mobile Garbage Bins (MGBs) would be required for collection of the residential and commercial waste from the development each week. In addition, 14 240 litre recycling Mobile Recycling Bins (MRBs) would be required for fortnightly collection of the recyclables from the development. This could see the presentation of up to 28 receptacles on a collection day.

Using 660 litre waste and 660 litre recycling receptacles for residential material and a 240 litre receptacles for waste and recycling for commercial material, 5 waste and 5 recycling 660s and 2 waste and 2 recycling 240s would be presented each week.

It is recognised that presentation of a large number of bins to the kerbside or laneway by any development impacts significantly on the amenity of an area and traffic flow and safety can be affected by restrictions caused by stationery collection vehicles. Therefore, to reduce the number of receptacles required for this development, based on negotiations with the Town, the developers are proposing the following initiatives:

- Use of 660 litre receptacles for the residential component of the waste and recycling streams;
- Use of 240 litre receptacles for commercial waste and recycling;
- **Two collections per week by a private waste collection contractor for residential waste material (instead of one);**
- **Weekly collection by a private waste collection contractor of commercial waste material; and**
- **Weekly collection of recycling material by a private waste collection contractor (instead of one per fortnight).**

This will result in a conservative reduction of the required number of residential bins to:

- 3 Residential 660 litre waste bins collected 2 times per week; and
- 5 Residential 660 litre recycling bins collected once per week.

With regards to the commercial servicing, it is proposed to provide;

- 2 Commercial 240 litre waste bins collected once per week; and
- 2 Commercial 240 litre recycling bins collected once per week.

This approach would result in the following outcomes:

- Potentially a maximum of only 12 bins (8 660s and 4 240s) to be emptied on any one collection day;
- Improved amenity;
- Improved waste management (and reduced bin storage requirements); and
- No increase in waste management costs to tenants due to reduced bin numbers and thus collection costs.

Collection of bins will be undertaken via private contract to ensure that bins are retrieved, emptied and returned to the stores without the need to position them in the laneway to the rear of the development for any period of time.

DEFINITIONS

240: A 240 litre waste or recycling receptacle.

660: A 660 litre waste or recycling receptacle.

Mobile Garbage Bin (MGB): A wheeled receptacle used by domestic residences within a local government municipality to deposit materials for emptying by a collection contractor.

Mobile Recycling Bin (MRB): A wheeled receptacle used by domestic residences within a local government municipality to deposit materials for emptying by a collection contractor.

Recyclables: Materials able to be recovered, processed and used as raw materials for the manufacture of new product(s) via a commercial process.

Recycling: The act of processing (including collecting and sorting) used or abandoned materials for use in manufacturing or creating new products.

Waste*: Any recyclable and non-recyclable discarded solid, semi-solid, liquid or contained gaseous materials.

Waste Minimisation: A process to minimise the amount of waste requiring disposal via hierarchical activities such as behaviour and product modification, waste avoidance, reduction, reuse and recycling.

Total Waste Stream: The combined waste, recyclables and compostables.

2 INTRODUCTION

2.1 The Development

Psaros is applying to the Town of Cambridge (the "Town") to develop the property known as 21-23 Northwood Street, West Leederville. The development is proposed to consist of 34 residential apartments and 2 commercial office tenancies.

As part of the Development Approval process, the developer is required to submit a Waste Management Plan (WMP) for the development. Psaros employed the services of Dallywater Consulting to investigate the Town's requirements in this regards and to develop the WMP.

The following table details the numbers of residential and commercial tenancies proposed for the development.

Table 1: Number and Type of Tenancies

STAGE	Number
Residential Units	
1 bed	10
2 bed	20
3 bed	4
Total	34
Commercial Units	
Offices	2
Total	2

2.2 Onsite Waste Management

The following provisions have been made for waste and recycling on the site:

- **Residential Tenancies**
 - The residential tenants will have access to waste and recycling receptacles in a Residential Bin Store located on the Ground Floor of the building.
 - Residential tenants will not have access to the commercial bin store.
- **Commercial Tenancies**
 - The commercial tenants will have access to waste and recycling receptacles in a Commercial Bin Store located on the Ground Floor of the building.
 - Commercial tenants will not have access to the residential bin store.
- **Hardwaste**
 - Tenants will be required to organise their own immediate disposal of large or bulky items not suitable for disposal in the receptacles.
- **Waste Collection**
 - The Town (via contractor) provides a side or rear-lift service for the collection of waste and recycling bins.
 - The Town sets the specifications for acceptable collection parameters (e.g. number of bins, frequency of collections, maximum bin weights, etc).
 - Proponents can contract their own services but must still meet the Town's requirements.

3 WASTE MANAGEMENT PROVISIONS

3.1 Local Government Requirements

The following provisions have been sourced from the Town's Waste Management staff.

The Town requirements for the provision of waste storage for Multiple Unit Developments (MUDs) containing 11 or more dwelling units shall be allocated at the discretion of the Director Infrastructure. Discussions with the relevant staff have revealed the following requirements:

- 240 litre bins are usually used for waste and recycling;
- 360 litre recycling bins are acceptable;
- 660 litre waste and recycling bins are also acceptable;
- Council's waste collection frequency could be increased to two times per week if required;
- Council's recycling collection frequency can be increased from fortnightly to weekly if required;
- The site has rear-lane access and as such, it is usually required that all bins are presented in the right of way. However, as the development does not include a set down area for presentation of the bins, waste and recycling must be collected from the bin store by private contractor¹;
- On collection day, bins will be retrieved from the stores by the Facility's contractor, emptied and immediately returned to the stores;
- Residential waste and recycling bins will be provided in sufficient numbers to cater for the Waste Capacity Formula detailed in the following table:

Table 2: Town of Cambridge Waste Generation Rates

No. of Bedrooms in Dwelling	Waste Requirement/Week	Recycling Requirement/Week
1 Bedroom	0.08 m3	0.08 m3
2 Bedroom	0.08 m3	0.08 m3
3 Bedroom	0.12 m3	0.12 m3

- Commercial waste and recycling bins are to be provided in sufficient numbers to cater for the waste capacities detailed for the various uses in the NSW Office of Environment and Heritage - *Better Practice Guide for Waste Management in Multi-Unit Dwellings* and Appendix A of the *Victorian Guide to Best Practice for Waste Management in Multi-unit Developments*. For offices, this is 10 litres of waste and 10 litres of recycling material per unit per day per 100m² of floor space (or part there-of); and
- All waste and recycling bins are to be located on-site and screened from any street frontage and the right of way.
- **Bin Stores**
 - Adequate bin store area will be provided to house the required number of receptacles and with sufficient area to manoeuvre the bins and with equal access to all bins.
 - Bin stores are to be provided with a permanent water supply and drainage facility for washdown.
 - Bin store areas are to be enclosed.
 - Separate stores should be provided for commercial and residential receptacles.
- **Bin Weights**
 - Bin weights should not exceed the lifting capacity of the side-load or rear-load vehicle.

3.2 Waste Capacity

Based on the above requirements, the weekly storage capacity required by the Town for waste and recycling from the proposed development is detailed in the following tables.

Table 3: Estimated Waste Volumes per Week

WASTE	No. of Units	m3/unit	Total m3/week
Residential			
1 Bed	10	0.08	0.80
2 Bed	20	0.08	1.60
3 Bed	4	0.12	0.48
Total Residential	34		2.88
Commercial			
Office	2	10l/100m ² /day	0.14
Total Commercial	2		0.14

¹ Per J Dickson email to Dallywater Consulting: Wednesday, 10 September 2014 11:58; "...As there is no set down area for the bins to be presented waste must be collected from the bin store by private contractor."

Table 4: Estimated Recycling Volumes per Week

RECYCLING	No. of Units	m3/unit	Total m3/week
Residential			
1 Bed	10	0.08	0.80
2 Bed	20	0.08	1.60
3 Bed	4	0.12	0.48
Total Residential	34		2.88
Commercial			
Office	2 units	10l/100m2/day	0.14
Total Commercial	2		0.14

3.3 Number of Bins

Based on the above volumes, the numbers of receptacles required to cater for the weekly waste and recycling volumes for this development are detailed in the following table.

Table 5: Required Bin Capacity per Week- Options

Bin Options per Week	Option 1		Option 2*	
	Waste (240l)	Recycling (240l)	Waste (660l)	Recycling (660l)
Residential				
Waste Volume	2.88m3	2.88m3	2.88m3	2.88m3
Number of Bins				
34 Units	12	12	4.36 (5)	4.36 (5)
Commercial				
Waste Volume	0.14m3	0.14m3	0.14m3	0.14m3
Offices	0.6 (1)	0.6 (1)	(1 x 240l or 360l)	(1 x 240l or 360l)

* Larger capacity waste or recycling bins not considered for commercial units – only 240 or 360 litre receptacles to be used

3.4 Summation

Based on the above;

- Using 240 litre receptacles for waste and recycling, **Option 1** would result in 13 x 240 litre MGBs (12 residential and 1 commercial) and 13 x 240 MRBs (12 residential and 1 commercial) being presented each week;
- Using 660 litre waste and 660 litre recycling receptacles for residential material and a 240 litre receptacles for waste and recycling for commercial material, **Option 2** would result in 5 x 660 litre residential and 1 x 240 litre commercial waste receptacles and 5 x 660 residential and 1 x 240 litre commercial litre recycling receptacles being presented each week.

4 REDUCING REQUIRED CAPACITY

It can be seen from the preceding tables that a reduction in the number of waste and recycling receptacles required for the development would be advantageous, both from a management perspective (e.g. storage space required) as well as from a planning perspective (aesthetic and traffic). The initiatives usually considered in these scenarios are:

- Compaction of the residential waste and residential and commercial recycling material; and
- Increased servicing (collections).

For this development, increased servicing has been selected as the preferred methodology to reduce the required storage capacity. In addition, the option of larger (660 litre) receptacles for the residential material (Option 2 above) will be adopted. 240 litre MGBs and MRBs will be used for the commercial material. While only one waste MGB and one recycling MRB may be required for the commercial material, one set of bins (i.e. 1 x MGB and 1 x MRB) will be provided per commercial unit.

4.1 Servicing Rates

Discussions with the Town's Infrastructure Services section have revealed opportunities to increase the frequency of Council-delivered waste and recycling collections per week and thus reduce the requirement for the number of bins (i.e. increased servicing will reduce the capacity and therefore the number of bins required). The Town has agreed to consider a frequency of 2 waste collections per week and weekly recycling collections for the development.

The Town has provided direction (see 3.1) that because the development does not include a set down area for presentation of the bins in the ROW, waste and recycling from the development must be collected from the bin store by private contractor. Under these arrangements, more frequent servicing could be considered, however the proponent has determined that the frequencies offered by the Town's amended servicing will be adopted for its private arrangements (i.e. 2 waste collections and 1 recycling collection per week).

4.2 Required Bins per Increased Servicing

The following table shows the required number of bins at a collection frequency of one per week against the number of bins required using the increased servicing.

Table 6: Number of Bins - Increased Servicing

Bin Options per Week	Required Volume		Option 1 Weekly Collection		Option 2 2 Collections per Week	
	Waste	Recycling	Waste	Recycling	Waste	Recycling
Residential Units (660 litre)	2.88m3	2.88m3	4.36 (5)	4.36 (5)	2.18 (3)	n/a (5)
Commercial Units (240 litre)	0.14	0.14	2	2	2	2

From the above table, with two waste collections and one recycling collection per week and allocating 2 sets of bins to the commercial units, it would be possible to manage the weekly total waste stream in 5 bins (3 residential 660s and 2 commercial 240s) and the recycling stream in 7 bins (5 residential 660s and 2 commercial 240s).

4.3 Summation

It is proposed that the following initiatives will be implemented for the waste servicing at 21-23 Northwood Street, West Leederville;

- Use of 660 litre receptacles for residential waste and recycling;
- Use of 240 litre receptacles for commercial waste and recycling;
- **Two collections per week by a private waste collection contractor for residential waste material (instead of one);**
- **Weekly collection by a private waste collection contractor of commercial waste material; and**
- **Weekly collection of recycling material by a private waste collection contractor (instead of one per fortnight).**

These initiatives will result in the following requirements for receptacles;

- 3 Residential 660 litre waste bins collected 2 times per week;
- 2 Commercial 240 litre waste bins collected once per week;
- 5 Residential 660 litre recycling bins collected once per week; and
- 2 Commercial 240 litre recycling bins collected once per week.

5 BIN STORAGE AND MANAGEMENT

5.1 Bin Stores

The above-mentioned requirements mean that storage is required for a minimum of 8 660 litre receptacles for the residential waste (i.e. 3 waste and 5 recycling) and 4 240 litre receptacles for the commercial material (i.e. 2 waste and 2 recycling). In addition to those requirements, the proponent has included room for two 240 litre waste minimisation bins (for the separation of materials such as clothing and 'bric-a-brac') in the residential store and there is room for 1 additional 240 litre receptacle in the commercial store.

To cater for these bins, 2 bin stores have been provided within the development. The residential waste and recycling store is located on the ground level in the carpark area immediately adjacent to the rear visitor parking off Pether Lane. Tenant access to the store is from the carpark, with bin egress for collection located within the internal carpark area, adjacent to the rear stairwell.

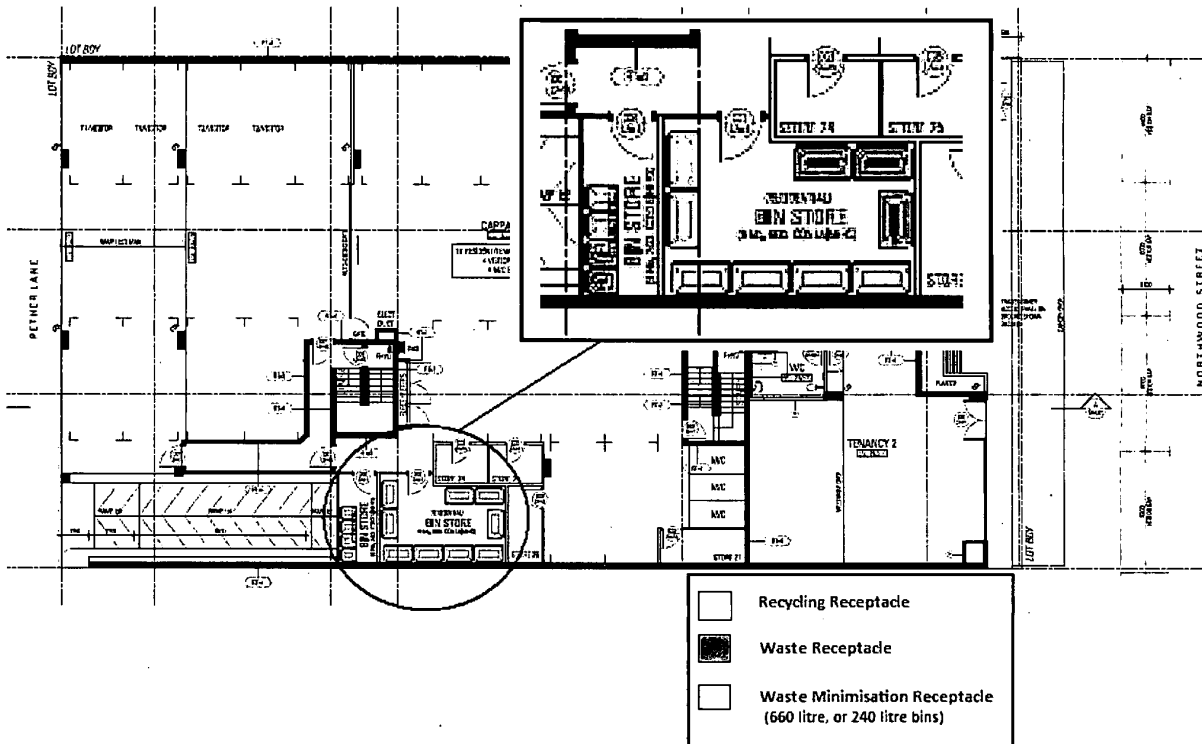
The commercial store is located immediately adjacent to residential stores 30 and 31 on the Ground Floor and both are accessed via the carpark access to Pether Lane.

The stores will contain the following numbers of receptacles:

- Residential Bin Store – 3 waste 660s and 5 recycling 660s (with provision for two additional 240 litre waste minimisation bins); and
- Commercial Bin Store – 2 waste 240s and 2 recycling 360s (with provision for an additional 240).

Residential tenants will not have access to the commercial bins and commercial tenants will not have access to the residential store.

Figure 1: Bin Store Arrangements



5.2 Store Purpose

The purpose of each bin store is as follows;

- Residential Bin Store - main store for residential waste; storage of waste and recycling 660s; potential storage of segregated recyclables (e.g. E-waste, printer cartridges, paper, fluorescent tubes etc); and
- Commercial Bin Store – store for waste and recyclables from commercial tenancies; storage of MGBs and MRBs; drop off for recyclables.

5.3 Bin Store Amenity

The bin stores have been designed so that they:

- Are well ventilated;
- Have washdown facilities and will be drained to the sewer system;
- Are fitted with self closing doors to prevent vermin and limit noise egress; and
- Are consistent with the overall aesthetics of the development.

5.4 Bin Presentation and Collection

In accordance with the Town's requirements, all waste storage and recycling bins will be stored in the bin areas within the building and not in the ROW, Northwood Street road reserve or car bays. Waste and recycling collection vehicles will only access the site during the hours of 0700 to 1900 hrs, Monday to Saturday, excluding Public Holidays.

The stores have been designed to ensure easy transfer of bins to the collection point. The width of the 660s (780mm) has been considered when choosing the doors and designing the egress for the movement of the bins.

Waste and recycling bins will be collected under private contract arrangements from the rear laneway. The contractor will have access to the bin stores and will retrieve, empty and replace the bins in the stores at the time of the collection. All bins will be returned to the stores as soon as practicable after they had been emptied so the laneway is not obstructed.

6 WASTE MANAGEMENT RESPONSIBILITIES

6.1 Building Owners/Management

The Building Management will allocate responsibility for all waste management related activities in the facility to a Cleaner(s).

6.2 Cleaners

At a minimum, the cleaners will undertake the regular cleaning of bins and bin stores.

In the future, with the initial assistance of waste management experts, training of these staff to implement Waste Minimisation Plans designed for the residential and commercial components of the development may be explored. The plans could provide recommendations on and include specific actions for;

- the segregation of specific recycling materials (e.g. cardboard, aluminium etc) from the comingled stream; and
- implementation of waste reduction initiatives such as office recycling, worm farms and composting etc.

6.3 Residents and Tenants

All residents and commercial tenants would be instructed via the building management or body corporate of the various waste requirements. This would include direction on the use of the bin facilities and expectations of the managing body with regards to recycling and waste diversion.

In the absence of any other individual arrangement with the building management or Cleaner, residents and tenants (and their contractors) would be responsible for the immediate removal and disposal off-site of any waste unsuitable for placement in the bins. This would include large bulky waste and electronic items and waste from any building maintenance activities.

It is envisaged that the development of a Waste Minimisation Plan mentioned above would include the production of educational literature suitable for both residential and commercial tenants (including for inductions) and recommendations for signage relevant to the function of the various bin stores and waste management facilities.

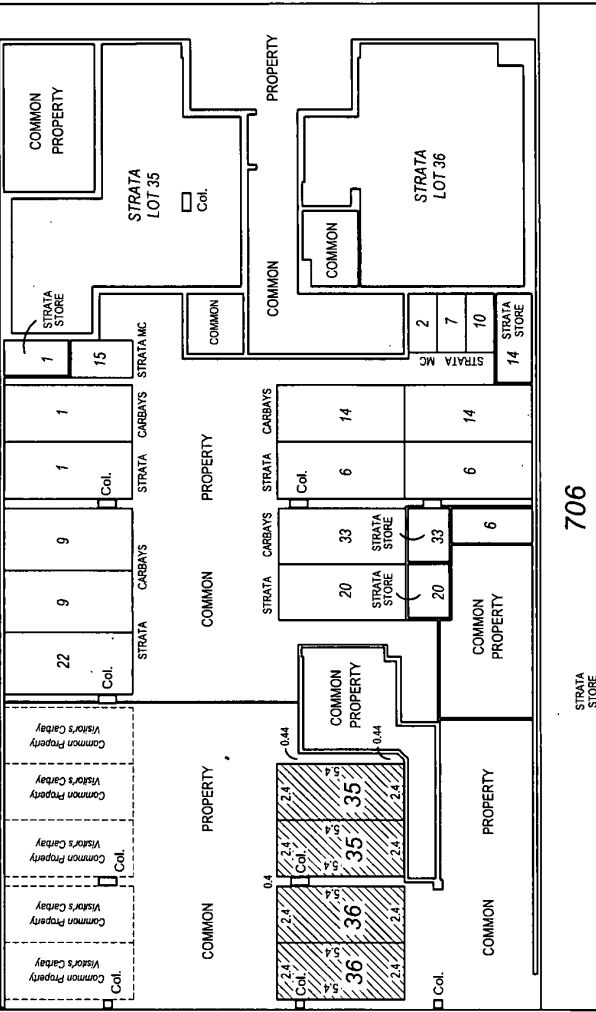
7 REFERENCES

- City of Sydney – Policy for Waste Minimisation
- NSW Office of Environment and Heritage - Better Practice Guide for Waste Management in Multi-Unit Dwellings
- Sustainability Victoria – Draft Best Practice Guide for Waste Management in Multi-unit Dwellings
- Town of Cambridge - *Policy 5.3.1 Waste Removal Service – Residential Properties*

ANNEXURE "D"

EXCLUSIVE USE AREAS ON STRATA PLAN 68009

227
P 133



STREET NORTHWOOD

LANE

A 47749
52
P 133
Vested R.O.W.

PETHER

706
DP 32243

GROUND FLOOR PLAN

SCALE 1:200 @ A3 SIZE

LEGEND:

- Col. STRUCTURAL COLUMN
- MC STRATA MOTORCYCLE BAY(S)

DWG No. 4942
SHEET 4 ISSUE 3
DATE 31.08.2016

CAD: 4942_SHT4_ISS3.DWG



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NOTES:

1. The exclusive use areas shown cross-hatched are for the use and enjoyment of the individual Strata Lot number as shown.
2. All angles within the exclusive use areas are 90° unless otherwise shown or unless defined by walls.
3. Distances measured from walls or columns are from the external surface.
4. The exclusive use areas are limited in height to between the upper surface of their floor to the under surface of their ceiling.
5. All walls, floors, ceilings, services, service pipes, service ducts, columns and beams are common property as provided in the Strata Titles Act 1985. Regardless of their true location, each is to remain as common property and are NOT to be treated as an area of exclusive use.

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Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [N464808] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

28/10/2016 13:26:54

REFERENCE TO "PROPOSED ADDITIONAL BY-LAWS TO THE STANDARD SCHEDULE 1 AND 2 BY-LAWS THAT ARE SET OUT IN THE FORM 29" TO BE DELETED. "LOT 101" IS INSERTED IN LIEU OF LOT 100 IN THE DESCRIPTION OF PARCEL. A NEW ANNEXURE "B" AND "D" IS INSERTED. SEE LETTER DATED 28 OCTOBER 2016.

28/10/2016 13:35:36

NEW ANNEXURES "B" AND "D" HAVE BEEN REFERED TO APPROVED BY THE SENIOR CONSULTANT STRATA PLAN AUDIT.

STRATA TITLE CONSULTANCY SERVICES PTY LTD

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FAX

TO: LINDA IVULICH

FROM: RON ACOTT

FAX:

PAGES: 1

PHONE:

DATE: October 28, 2016

RE: N464808

CC:

Dear Linda,

I am shown on the above document as preparing the document and am authorized by the proprietor to make changes.

- On page 1 can you strike through the following phrase as it is not part of the document

**PROPOSED ADDITIONAL BY-LAWS TO THE
STANDARD SCHEDULE 1 AND 2 BY-LAWS THAT ARE SET OUT IN FORM 29**

- The lot number in the land description on page 1 should be lot 101, can you strike through 100 and insert 101 in its place.
- The wrong Annexure "B" has been inadvertently included in the document so the lots receiving the grant in clauses in 21(3) and (4) do not match the sketch. Can you please remove the current Annexure "B" and insert the attached version in its place.
- The wrong Annexure "D" has been inadvertently included in the document. Can you please remove the previous version and insert the attached in its place.

October 28, 2016

Thanks you for your assistance, I appreciate your diligence.

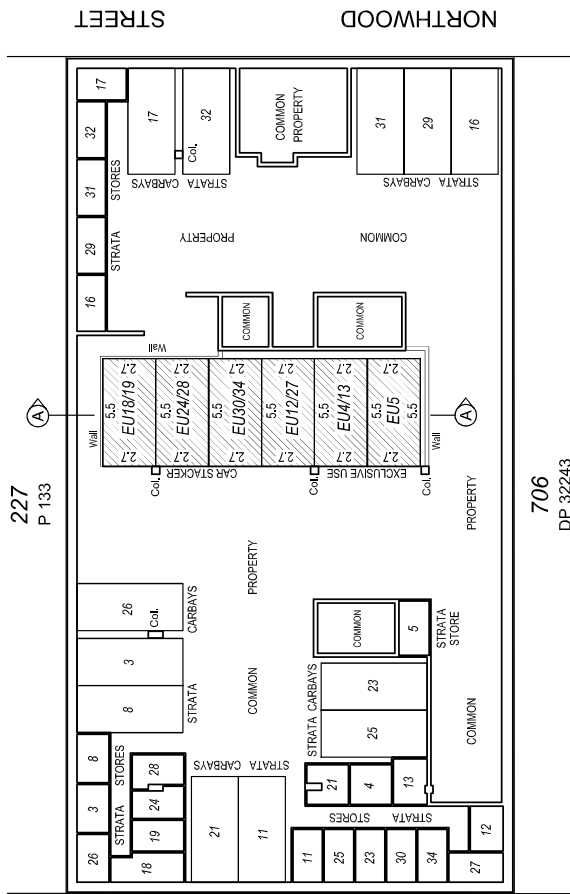
Yours sincerely

A handwritten signature in black ink, appearing to read 'Ron Acott', with a stylized flourish extending to the right.

Ron Acott

● Page 2

EXCLUSIVE USE AREAS ON STRATA PLAN 68009

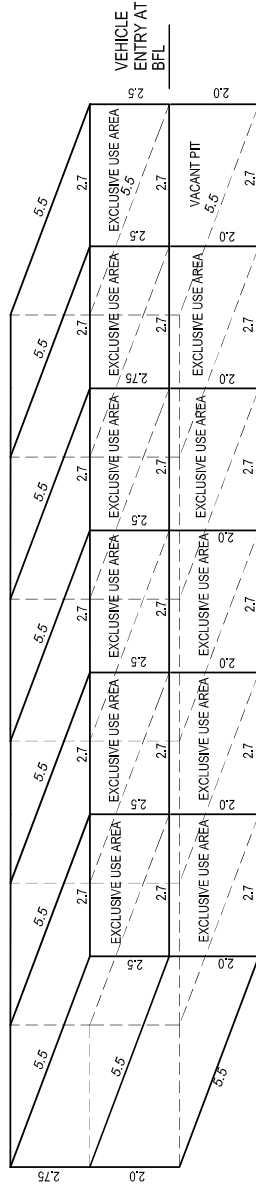


227
P 133

A 47749
52
P 133
Vested R.O.W.

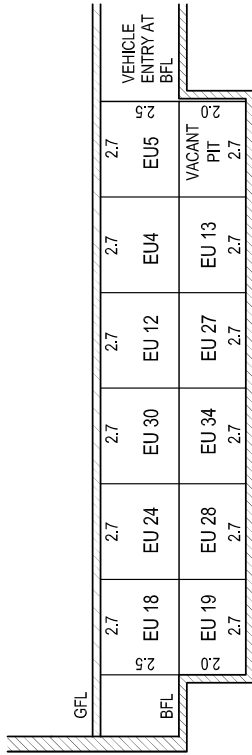
706
DP 32243

BASEMENT FLOOR PLAN
SCALE 1:250 @ A3 SIZE



TYPICAL CAR STACKER LAYOUT
NOT TO SCALE

ANNEXURE "B"



CAR STACKER
CROSS SECTION (A)-(A)
NOT TO SCALE

LEGEND:

- Col. STRUCTURAL COLUMN
- GFL GROUND FLOOR LEVEL
- BFL BASEMENT FLOOR LEVEL

NOTES:

1. The exclusive use areas shown cross-hatched and prefixed "EU" are for the use and enjoyment of the respective Strata Lot number.
2. All angles within the exclusive use areas are 90° unless otherwise shown or unless defined by walls.
3. Distances measured from walls or columns are from the external surface.
4. Dimensions shown on the exclusive use areas are NOT provided as the minimum dimensions for vehicle space. Minimum vehicle space must be checked on site before use.
5. All walls, floors, ceilings, services, service pipes, service ducts, columns and beams are common property as provided in the Strata Titles Act 1985. Regardless of their true location, each is to remain as common property and are NOT to be treated as an area of exclusive use.

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DWG No. 4942
SHEET 2 ISSUE 5
DATE 19.09.2016

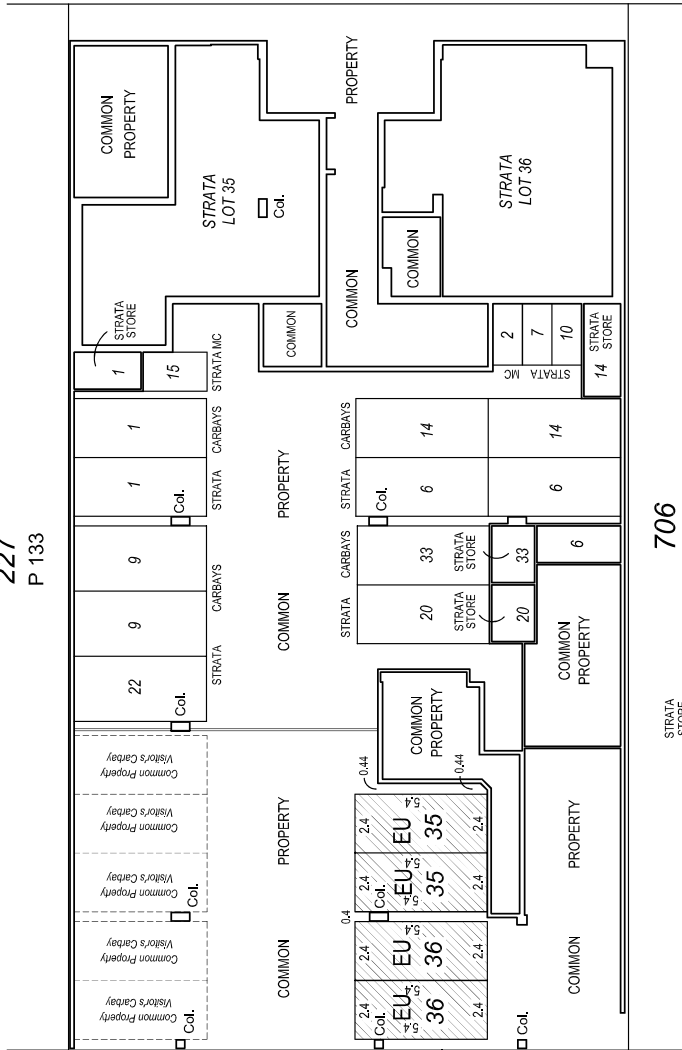
CAD: 4942 SHT2 ISS5.DWG

ANNEXURE "D"

EXCLUSIVE USE AREAS ON STRATA PLAN 68009

227
P 133

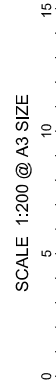
STREET NORTHWOOD



M 47749
52
P 133
Vested R.O.W.

706
DP 32243

GROUND FLOOR PLAN



LEGEND:

- Col. STRUCTURAL COLUMN
- MC STRATA MOTORCYCLE BAY(S)

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CAD: 4942 SHT4 ISS3.DWG

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