

STRATA PLAN

78412

SHEET 1 OF 6 SHEETS

PLAN OF

LOT 800 ON DEPOSITED PLAN 411305

CERTIFICATE OF TITLE

VOLUME 2939 FOLIO 71

LOCAL GOVERNMENT

CITY OF ROCKINGHAM

INDEX PLAN

BG 33 (2) 06.28, 07.28

FIELD BOOK

148675

SCALE

1: 300 @ A3 SIZE

NAME OF SCHEME

WESTRALIA GARDENS - BLOCK 6

ADDRESS OF PARCEL

14 WESTRALIA GARDENS
ROCKINGHAM 6168

MANAGEMENT STATEMENT

YES ☒ NO ☐

LOGGED

SG
10.9.19

DATE

5.9.19

FEE PAID

IN ORDER FOR DEALINGS
SUBJECT TO
Loggement of Management
Statement

ASSESS No.

10.9.19

FOR REGISTRAR OF TITLES

DATE

0229166

REGISTERED

APPLICATION

3.9.2019

DATE

REGISTER OF TITLES

SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION

W.A.P.C. REF:

Certificate of Approval under Section 25B(2) of
Strata Titles Act 1985

Delegated under S.16 P.A.D Act 2005

DATE

2019/09/04 17:25:52 +0800

Landgate

Western Australian Land Information Authority

VER

AMENDMENT

AUTHORISED BY

DATE

LIMITED IN DEPTH TO 12.19 METRES

EASEMENTS BENEFIT UNDER SECTION 136C TLA FOR UNDERGROUND ELECTRICITY, MOTOR VEHICLE PARKING, ACCESS & MAINTENANCE WATER SUPPLY, DRAINAGE, GAS SUPPLY, SEWERAGE, TELEVISION SIGNAL PURPOSES & UNDERGROUND ELECTRICITY PURPOSES - SEE DP411305 AS CREATED ON DP 402801 & INSTRUMENTS M842788, M842789 & M842790
EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR EMERGENCY ACCESS PURPOSES - SEE SURVEY-STRATA PLAN 68776
EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR SUPPORT PURPOSES - SEE STRATA PLAN 77109 & INSTRUMENT 0121377

903
DP 402801
(SP 77109)

WESTRALIA GARDENS

900
DP 402801
(SP 68776)

LOCATION PLAN
GROUND FLOOR

11
D 86777

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(P)	EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)	SEC 136C OF THE T.L.A.	DP 402801	COMMON PROPERTY	ALL LOTS AND COMMON PROPERTY ON SP 68776, SP 70070, SP 71820, SP 74760, SP 75878 AND SP 77109	PARKING ① LIMITED IN HEIGHT TO 7.15m (A.H.D)
(C) (D)	EASEMENT	SEC 136C OF THE T.L.A.	DP 402801 AND DOC. M842788	COMMON PROPERTY AND LOTS 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, 34 TO 39 AND 42	ALL LOTS AND COMMON PROPERTY ON SP 68776, SP 70070, SP 71820, SP 74760, SP 75878 AND SP 77109	SERVICES ① LIMITED IN HEIGHT TO 7.15m (A.H.D)
(A) (C) (D)	EASEMENT	SEC 136C OF THE T.L.A.	DP 402801 AND DOC. M842788	COMMON PROPERTY AND LOTS 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, 34 TO 39 AND 42	ALL LOTS AND COMMON PROPERTY ON SP 68776, SP 70070, SP 71820, SP 74760, SP 75878 AND SP 77109	VEHICLE AND PEDESTRIAN ACCESS
(A)	EASEMENT	SEC. 195 & 196 OF THE LAA	DP 402801 AND DOC. M808462	COMMON PROPERTY	CITY OF ROCKINGHAM AND THE PUBLIC AT LARGE	

1: 300 @ A3 SIZE

ROSS McLOUGHLIN
CONSULTING SURVEYOR
JOONDALUP: UNIT 1, 9 MERCER LANE
LANCELIN: 4 SALVARE CRESCENT
TEL: 0419 255 989
EMAIL: rossm@clm.net.au

SURVEYOR'S CERTIFICATE - Reg 54
I, R. A. McLOUGHLIN
hereby certify that this plan is accurate and is a correct representation of the
(a) "as surveyed"
(b) "calculations from measurements recorded in the field records" (delete if applicable)
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
Ross McLaughlin
2019/09/04 17:25:52 +0800
LICENSED SURVEYOR

DATE

· HELD BY LANDGATE
IN DIGITAL FORM ONLY

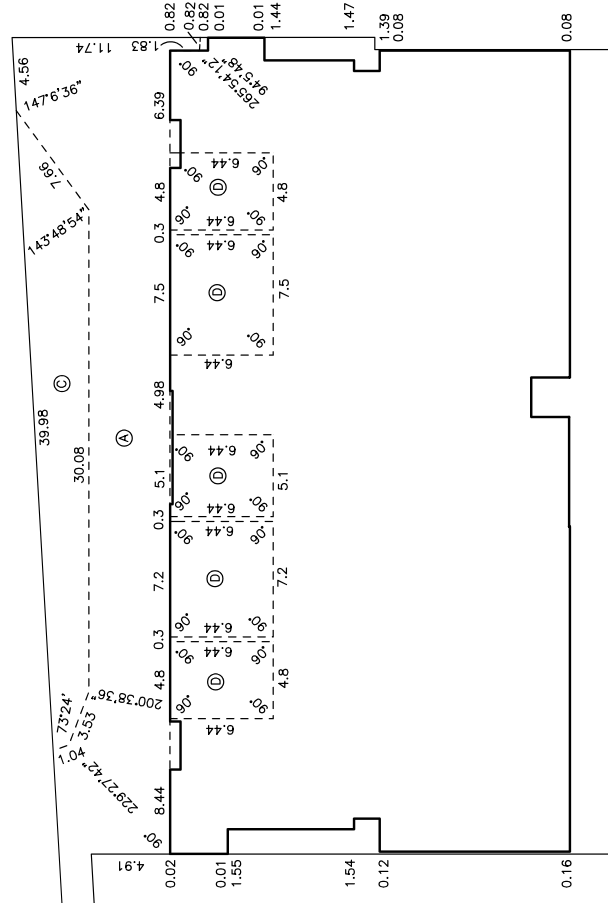
STRATA PLAN 78412

SHEET 2 OF 6 SHEETS

WESTRALIA GARDENS

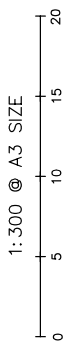
903
DP 402801
(SP 77109)

900
DP 402801
(SP 68776)



11
D 86777

LOCATION PLAN
FIRST, SECOND AND THIRD FLOORS



STRATA PLAN 78412

SHEET 3 OF 6 SHEETS

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

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

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE
ALL PILLARS/COLUMNS ARE COMMON PROPERTY

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

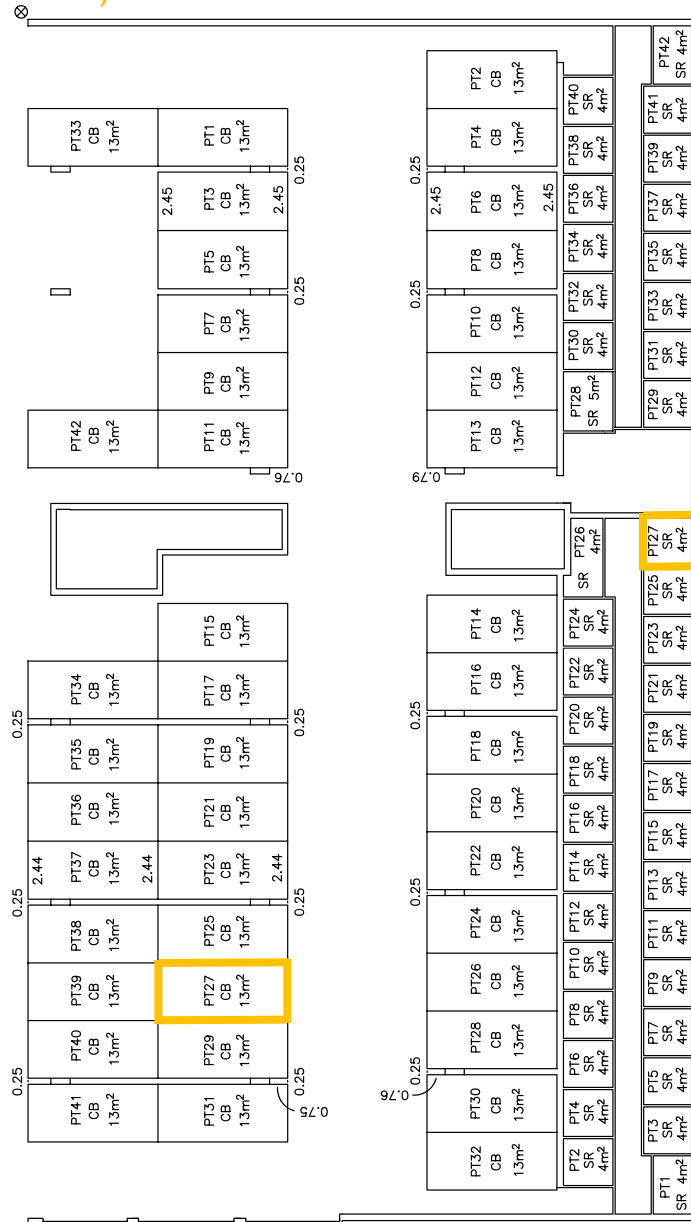
CB – CARBAY
SR – STORE ROOM

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

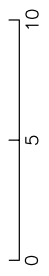
ALL CARBAYS ARE 2.4m X 5.4m UNLESS SHOWN OTHERWISE

⊗ DEPICTS COMMON POINT FOR OVERLAY PURPOSES.

FOR OTHER PARTS OF LOTS 1 TO 14 SEE SHEET 4
FOR OTHER PARTS OF LOTS 15 TO 28 SEE SHEET 5
FOR OTHER PARTS OF LOTS 29 TO 42 SEE SHEET 6



1:200 @ A3 SIZE



GROUND FLOOR PLAN

STRATA PLAN 78412

SHEET 4 OF 6 SHEETS

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

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

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

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

ALL PILLARS/COLUMNS ARE COMMON PROPERTY

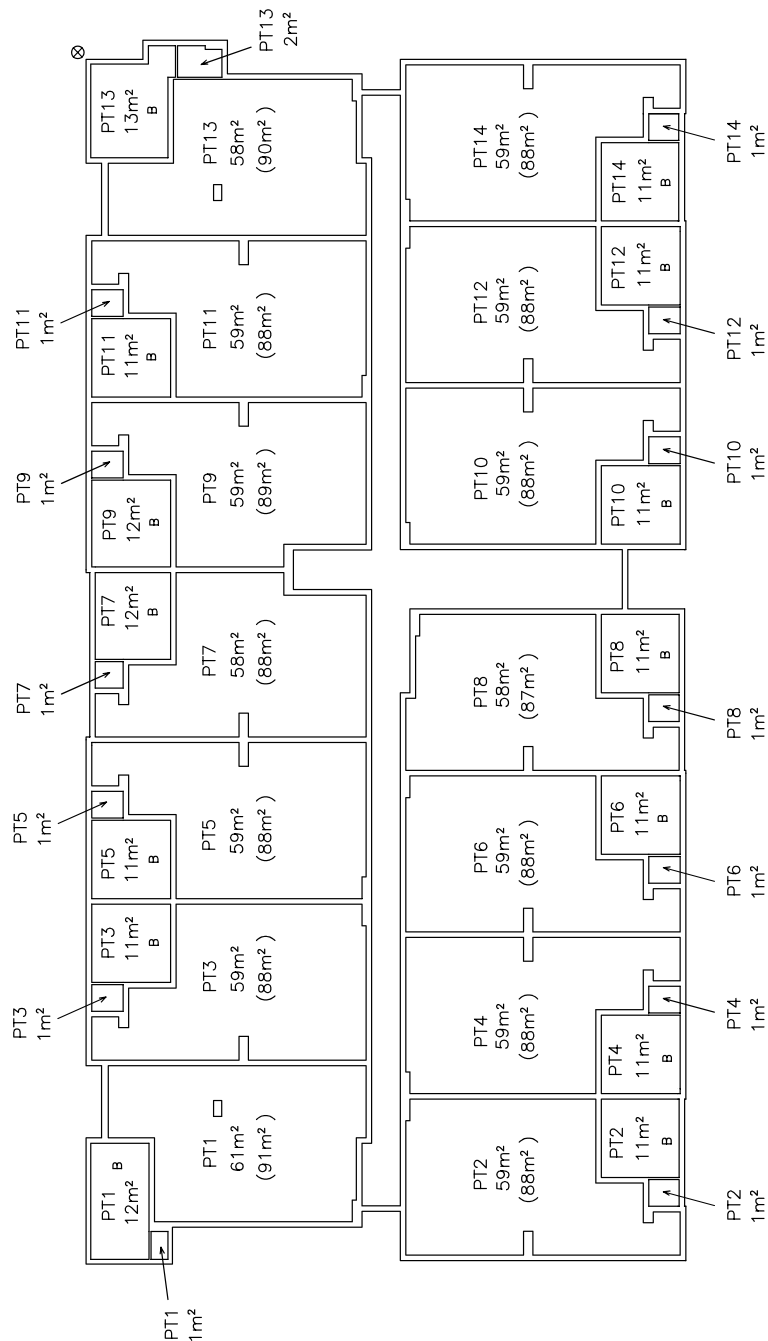
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

B – BALCONY

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

⊗ DEPICTS COMMON POINT FOR OVERLAY PURPOSES.

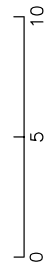
FOR OTHER PARTS OF LOTS 1 TO 14 SEE SHEET 3



FIRST FLOOR PLAN



1:200 @ A3 SIZE



STRATA PLAN 78412

SHEET 5 OF 6 SHEETS

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

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

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

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

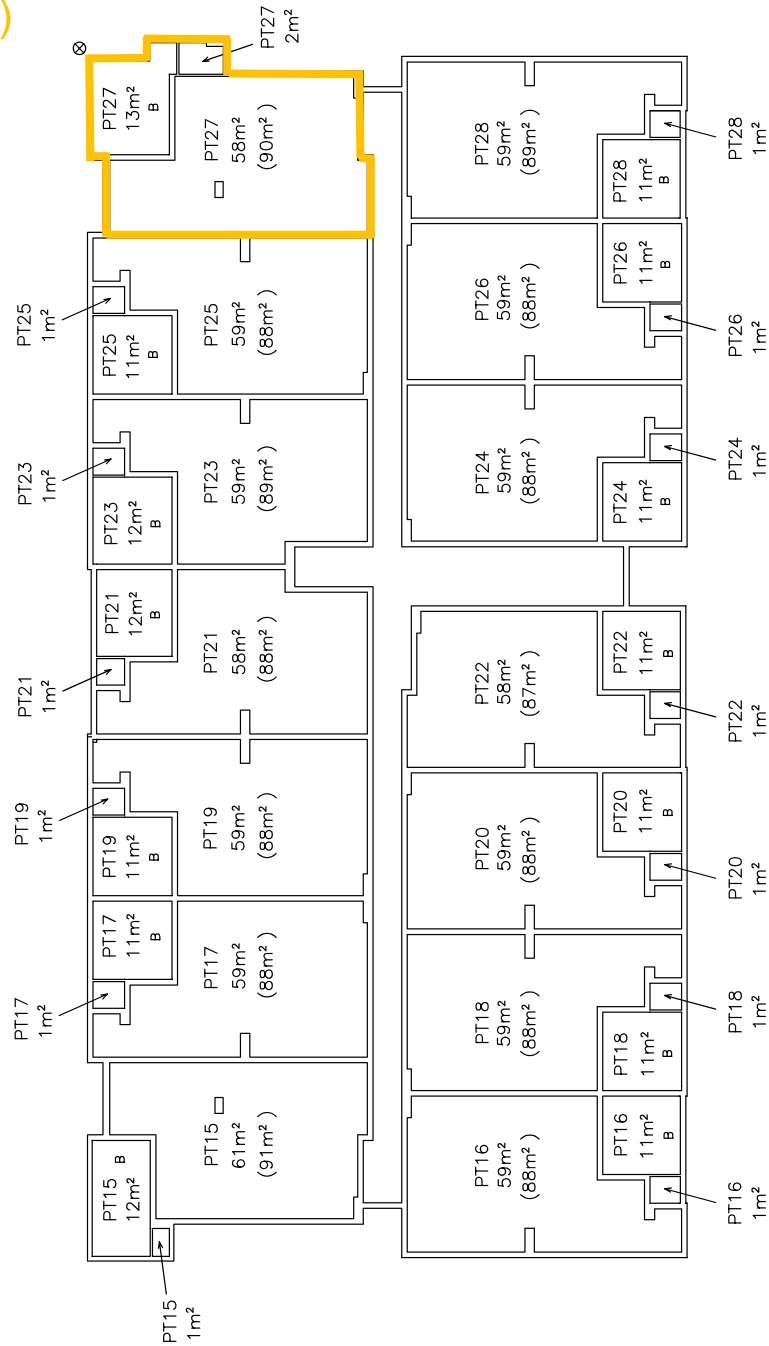
ALL PILLARS/COLUMNS ARE COMMON PROPERTY

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

B – BALCONY

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

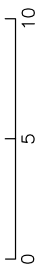
⊗ DEPICTS COMMON POINT FOR OVERLAY PURPOSES.



FOR OTHER PARTS OF LOTS 15 TO 28 SEE SHEET 3



1:200 @ A3 SIZE



SECOND FLOOR PLAN

STRATA PLAN 78412

SHEET 6 OF 6 SHEETS

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

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

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

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

ALL PILLARS/COLUMNS ARE COMMON PROPERTY

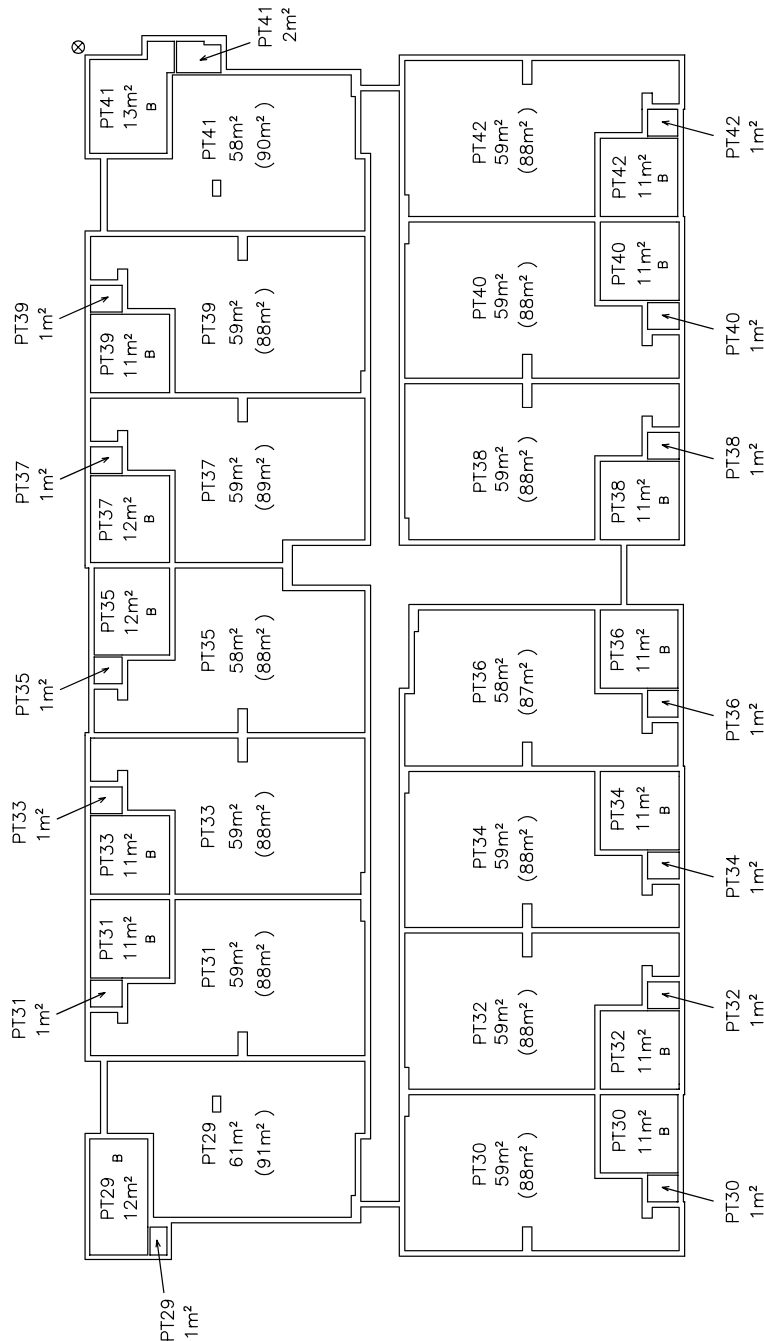
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

B – BALCONY

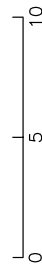
ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE OUTSIDE FACE OF WALLS.

⊗ DEPICTS COMMON POINT FOR OVERLAY PURPOSES.

FOR OTHER PARTS OF LOTS 29 TO 42 SEE SHEET 3



1:200 @ A3 SIZE



THIRD FLOOR PLAN

FORM 3

page 1 of 2

STRATA PLAN No.				78412			
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	239			28	235		
2	235			29	244		
3	239			30	237		
4	235			31	243		
5	239			32	237		
6	235			33	243		
7	239			34	237		
8	235			35	243		
9	239			36	237		
10	235			37	243		
11	239			38	237		
12	235			39	243		
13	239			40	237		
14	235			41	244		
15	240			42	237		
16	235						
17	239						
18	235						
19	239						
20	235						
21	239						
22	235						
23	239						
24	235						
25	239						
26	235						
27	240						

Continued Overleaf

STRATA PLAN NO.						78412	
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.
				Aggregate	10,000		

DESCRIPTION OF PARCEL AND BUILDING

FOURTY TWO APARTMENT DWELLINGS IN A MULTIPLE-LEVEL DEVELOPMENT
UPON LOT 800 ON DEPOSITED PLAN 411305
ADDRESS OF PARCEL: 14 WESTRALIA GARDENS, ROCKINGHAM WA 6168

**CERTIFICATE OF LICENSED VALUER
STRATA**

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

08-Aug-2019
Date

Ben

Digitally signed by
Brad Dawson
Date: 2019.08.08
15:15:26 +08'00'
Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 78412

DESCRIPTION OF PARCEL & BUILDING

THREE STOREY BRICK AND IRON RESIDENTIAL BUILDING SITUATED ON LOT 800
ON DEPOSITED PLAN 411305. TO BE KNOWN AS WESTRALIA GARDENS - BLOCK
6, 14 WESTRALIA GARDENS, ROCKINGHAM.

CERTIFICATE OF LICENSED SURVEYOR

I, R A McLOUGHLIN
I,, 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.~~

R. A. McLoughlin

Ross McLoughlin
2019.08.07 15:33:47 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy permit – strata

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

Permit number
 OPS1-2018-363-3

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	Level	Lot no LOT: 800 DP: 411305
	Street name LOT: 800 DP: 411305 14 Westralia Garden ROCKINGHAM 6168		Street type	Street suffix
	Suburb		State	Postcode
Certificate of title	Volume 2939		Folio 71	
Lot(s) on survey	42			
Strata plan number	78412	Land being re-subdivided (if applicable)		
Description of building	42 Single occupancy Residential Dwellings Class 2 units with associated Class 7a Car bays			
BCA class of the building	Main BCA class 2.		Secondary BCA class (for multi-purpose buildings) 7a	
Use(s) of the building	42 Single occupancy Residential Dwellings Class 2 units with associated Class 7a Car bays		Each restriction on use (if applicable) N/A	

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*.

Occupancy permit – strata

Issuing officer	Name Rod Fielding	Job title Delegated Officer
	Signature 	Date 30.08.19
Permit authority	City of Rockingham	

Form 26

City of Rockingham Ref: 21.2019.48.1

STRATA PLAN No 78412

Strata Titles Act 1985

Sections 25(1), 25(4)

**CERTIFICATE OF GRANT OF APPROVAL BY
WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN 78412**

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 12th August 2019 and relating to the property described below;
- ~~* (ii) the sketch submitted on _____ of the *proposed subdivision of the property described below into lots on a Strata Plan/ Re-Subdivision/ Consolidation of the lots on the Strata Plan specified below, subject to the following conditions —~~

Property Description: Lot (or Strata Plan) No STRATA PLAN 78412

Location LOT 800 ON DP411305

Locality 14 WESTRALIA GARDENS, ROCKINGHAM

Local Government CITY OF ROCKINGHAM

Lodged by: Ross McLoughlin Consulting
Surveyor

Date: 12th August 2019



.....
For Chairman, Western
Australian Planning Commission
29th August 2019
Date

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

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.

[illegible]

Note: Entries may be affected by subsequent endorsements.