



TIP Check: 11/10/2024 11:49:52 AM

SURVEY-STRATA PLAN 70204 SHEET 1 OF 7 SHEETS		VER 2		AMENDMENT AUDIT REQUIREMENTS		AUTHORISED BY A.V.RICHARDS		DATE 24/4/20		LOCATION PLAN ENLARGEMENT NOT TO SCALE							
PLAN OF LOT 89 ON DEPOSITED PLAN 400125 CERTIFICATE OF TITLE VOL: 2894 FOL: 86 LOCAL GOVERNMENT CITY OF BAYSWATER FIELD RECORD 149088																	
NAME OF SCHEME ONE KENNEDY		SEE ENLARGEMENT 88 DP 400125 AND INSTRUMENT N250590															
ADDRESS OF PARCEL 1 KENNEDY STREET MAYLANDS WA 6051		EASEMENT BENEFIT - SEE DEPOSITED PLAN 400125 DP 400125 AND INSTRUMENT N250590															
MANAGEMENT STATEMENT YES		EASEMENT BENEFIT - SEE DEPOSITED PLAN 400125 DP 400125 AND INSTRUMENT N250590															
DATE 16.4.2020		DATE 28.4.2020															
EXAMINED MM		EXAMINED MM															
DATE 15.5.2020		DATE 15.5.2020															
IN ORDER FOR DEALINGS Management Statement		IN ORDER FOR DEALINGS Management Statement															
DATE 15.5.2020		DATE 15.5.2020															
REGISTERED O395303		REGISTERED O395303															
DATE 15.5.2020		DATE 15.5.2020															
WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 258(2) of the Planning and Design Act 1985 Signed: 15/05/2020 Commissioner		WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 258(2) of the Planning and Design Act 1985 Signed: 15/05/2020 Commissioner															
DRAFTED: AVGR		SURVEYOR'S CERTIFICATE - Reg 54 A.V.RICHARDS I, A.V.RICHARDS, being a duly qualified and licensed surveyor, hereby certify that this plan is accurate and is a correct representation of the - (a) "survey" and/or (b) "calculations from measurements recorded in the field records. (Delete if inapplicable) I understand that the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. 2020/04/24 15:40:26 -08'00' A.V.RICHARDS		SUBJECT (A) TO (B) (S) 1		PURPOSE COVENANT EASEMENT		STATUTORY REFERENCE SEC. 150 OF THE P&D ACT SEC 136C OF THE TLA		ORIGIN DP400125 DP400125 & N250589		LAND BURDENED ALL LOTS & COMMON PROPERTY COMMON PROPERTY		BENEFIT TO CITY OF BAYSWATER ALL LOTS & COMMON PROPERTY ON SP67571		COMMENTS NO VEHICULAR ACCESS IS PERMITTED TO AND FROM RAILWAY PARADE RIGHT OF SUPPORT	
DRAFTED: AVGR		CHECKED: AVGR															

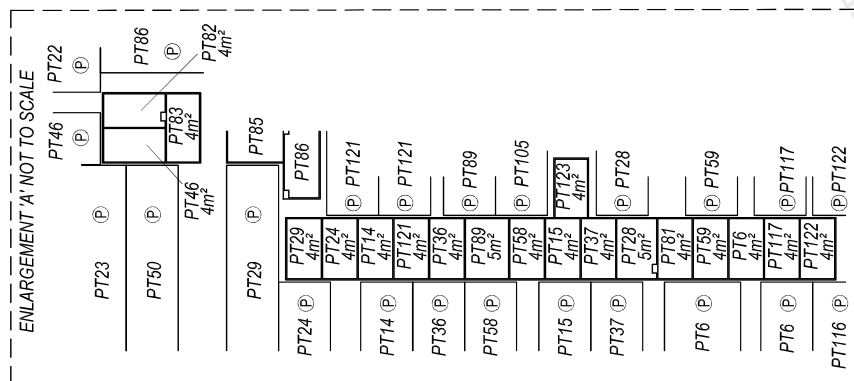
SURVEY-STRATA PLAN

BASEMENT FLOOR PLAN

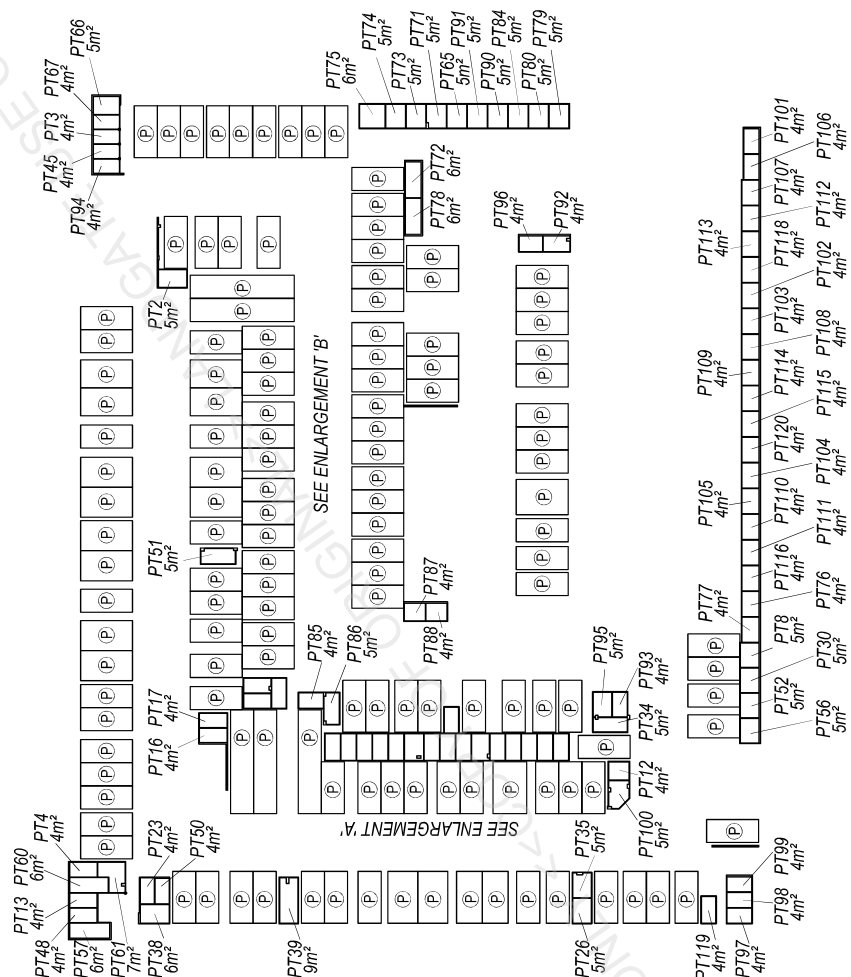
SEE SHEET 3 OF 7 SHEETS FOR ENLARGEMENT 'B'

70204

SHEET 2 OF 7 SHEETS



FOR OTHER PARTS OF LOTS 1-20 INCL. 85, 86, 67, 69, 70, 71, 72, 73, 74, 75, 76, 01, 106, 107, 112, 113, 118 & 119 SEE SHEET 4 OF 7 SHEETS
FOR OTHER PARTS OF LOTS 21-42 INCL. 77-88 INCL. 102, 103, 108, 109, 114, 115, 120 & 121 SEE SHEET 5 OF 7 SHEETS
FOR OTHER PARTS OF LOTS 43-64 INCL. 89-91, 92, 93, 95, 96, 97, 98, 100, 104, 105, 110, 111, 116, 117, 122 & 123 SEE SHEET 6 OF 7 SHEETS
FOR OTHER PARTS OF LOTS 65-87 INCL. 92, 93, 95, 96, 97, 98, 100, 104, 105, 110, 111, 116, 117, 122 & 123 SEE SHEET 6 OF 7 SHEETS



® - CARBAY

ALL CARRAY ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

ALL PILLARS ARE COMMON PROPERTY

THE STRATUM OF THE CARBAYS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THE GROUND FLOOR SLAB UNLESS OTHERWISE STATED.

THEIR FLOOR TO THE UNDER SURFACE OF THE GROUND FLOOR JOIST UNLESS OTHERWISE STATED. THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

SCALE 1:500 @ A3

SURVEY-STRATA PLAN
70204
SHEET 3 OF 7 SHEETS

ENLARGEMENT 'B' NOT TO SCALE



KEY:

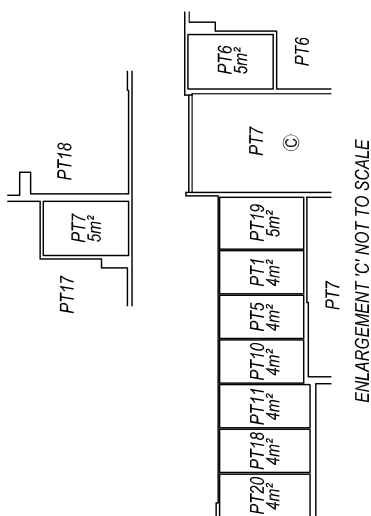
- ⊙ : CARBAY
- ALL 13m² CARBAYS ARE 2.4m x 5.4m
- ALL 17m² CARBAYS ARE 3.13m x 5.4m
- ALL 26m² CARBAYS ARE 2.4m x 10.2m
- ALL DISTANCES SHOWN ARE FROM THE EXTERNAL SURFACES OF THE WALLS UNLESS STATED OTHERWISE.
- ALL CARBAY TIE ANGLES ARE 90° UNLESS OTHERWISE STATED.
- ALL PILLARS ARE COMMON PROPERTY
- THE STRATUM OF THE CARBAYS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THE GROUND FLOOR SLAB UNLESS OTHERWISE STATED.
- THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

GROUND FLOOR PLAN

~~SURVEY-STRATA PLAN~~

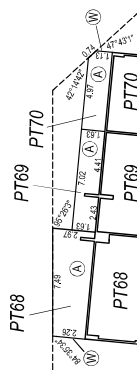
70204

SHEET 4 OF 7 SHEETS



ENLARGEMENT 'C' NOT TO SCALE

ENLARGEMENT 'D' NOT TO SCALE



⑦ - PROJECTION OF THE WALL IS THE BOUNDARY

④ - ALFRESCO AREA

② - CARBAY

C - COURTYARD

ALL 13m² CARBAYS ARE 2.4m x 5.4m

ALL DISTANCES SHOWN ARE FROM THE EXTERNAL SURFACES OF THE WALLS UNLESS STATED OTHERWISE.

ALL CARBAY AND ALFRESCO AREA ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

ALL CARBAY TIE ANGLES ARE 90° UNLESS OTHERWISE STATED

ALL PILLARS ARE COMMON PROPERTY

THE STRATUM OF THE CARBAYS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR ROOF OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF LOT 2 WHERE UNCOVERED

THE BOUNDARIES OF THE COURTYARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE INNER SURFACE OF THE COURTYARD WALLS.

THE STRATUM OF THE COURTYARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING WHERE COVERED OR THE

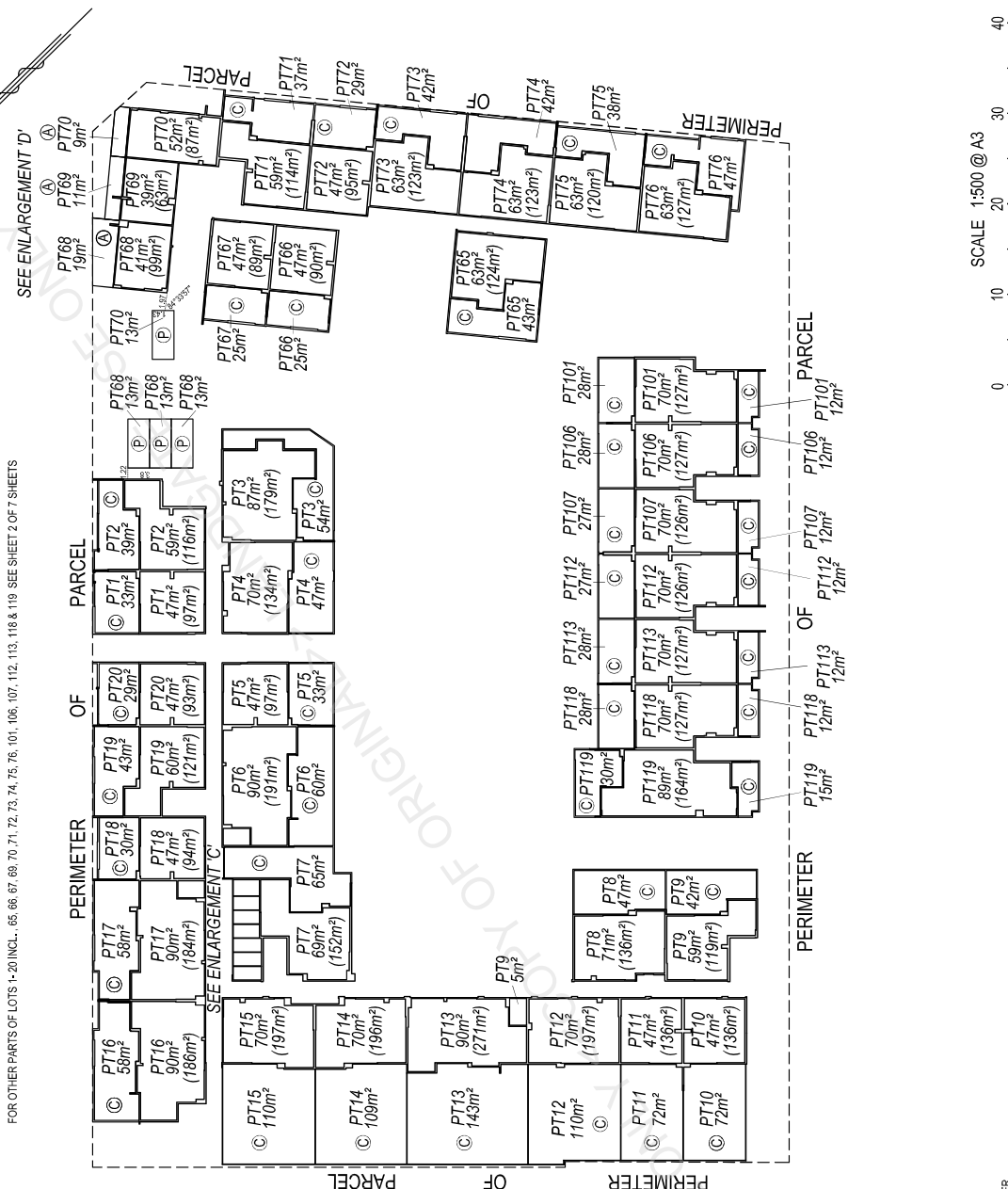
PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART
NOT WHERE UNCOVERED.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER

THE BOUNDARIES OF THE ALFRESCO AREAS SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE STRUTUM OF THE ALFRESCO AREAS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UPPER SURFACE OF THEIR CEILING OR THE PROJECTION OF THE UNDER SURFACE OF THE BUILDING WALLS TO THE DIMENSIONS STATED.

SURFACE OF THE CEILING OF THE ADJACENT PART LOT:



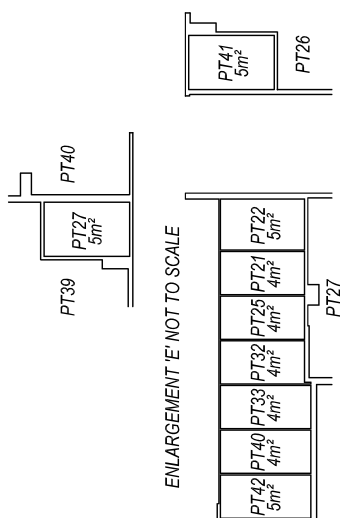
SCALE 1:500 @ A3

FIRST FLOOR PLAN

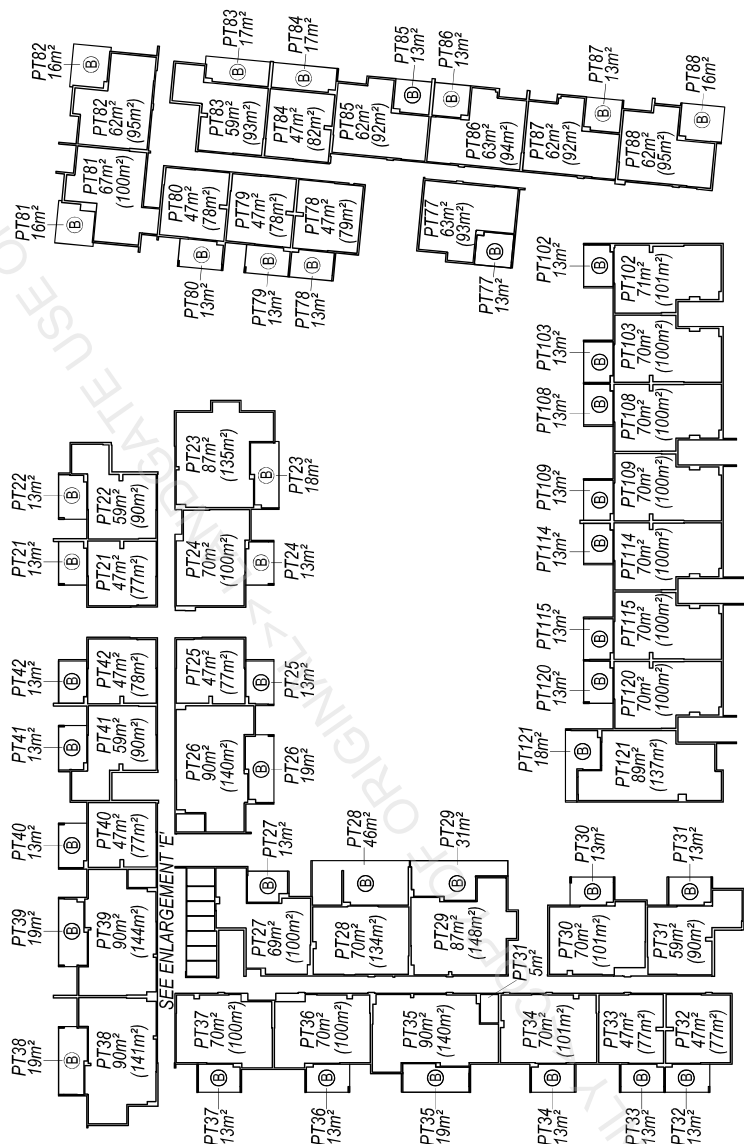
~~SURVEY-STRATA PLAN~~

70204

SHEET 5 OF 7 SHEETS



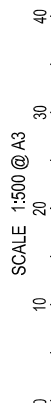
FOR OTHER PARTS OF LOTS 21-42 INCL., 77-88 INCL., 102, 103, 108, 109, 114, 115, 120 & 121 SEE SHEET 2 OF 7 SHEETS



B) - BALCONY

ALL PILLARS ARE COMMON PROPERTY. THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE OUTERFACE OF THE BALCONY SLAB. THE STRUTUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THE CEILING OF THE BALCONY TO THE LOWER SURFACE OF THE CEILING OF THE STRATA UNIT. THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART NOT BEING UNCOVERED.

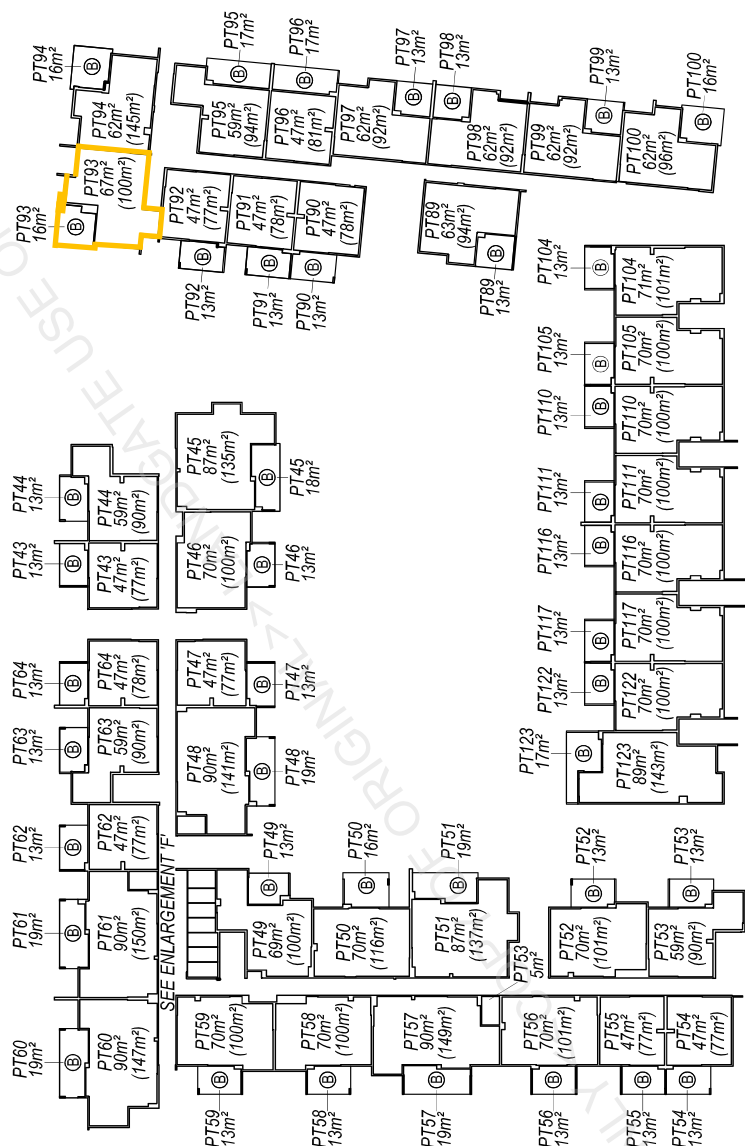
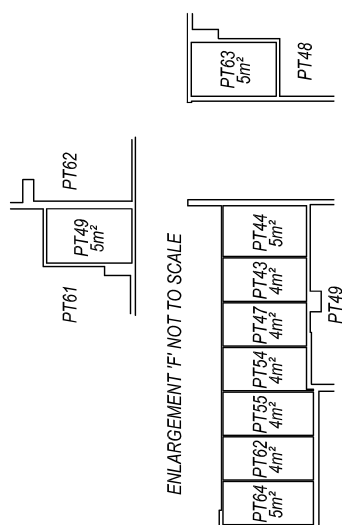
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2)(a) OF THE STRATA TITLES ACT 1985.



SECOND FLOOR PLAN

SURVEY-STRATA PLAN
70204
SHEET 6 OF 7 SHEETS

FOR OTHER PARTS OF LOT 94 SEE SHEETS 2 & 7 OF 7 SHEETS
FOR OTHER PARTS OF LOTS 43-64 INCL., 88, 90, 91, 92, 93, 95, 96, 97, 98, 99, 100, 104, 105, 110, 111, 116, 117, 122 & 123 SEE SHEET 2 OF 7 SHEETS

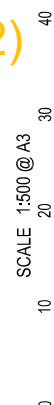


B - BALCONY

ALL PILLARS ARE COMMON PROPERTY. THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE OUTER FACE OF THE BALCONY SLAB. THE STRUTUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THE CEILING TO THE LOWER SURFACE OF THE FLOOR. THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART NOT WHERE UNCOVERED.

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

Attachment 1 (2 of 2)



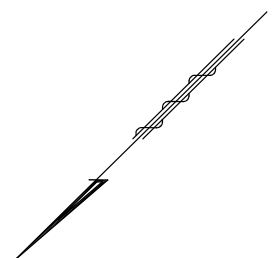
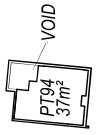
LANDGATE USE ONLY, COPY OF ORIGINAL, NOT TO SCALE
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THIRD FLOOR PLAN

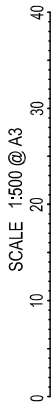
SURVEY-STRATA PLAN

70204

SHEET 7 OF 7 SHEETS



FOR OTHER PARTS OF LOT 94 SEE SHEETS 2 & 6 OF 7 SHEETS



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

LANDGATE USE ONLY <<COPY OF ORIGINAL>> LANDGATE USE ONLY

FORM 3

page 1 of 3

STRATA PLAN No.				70204			
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	62			28	86		
2	79			29	116		
3	117			30	82		
4	85			31	76		
5	64			32	59		
6	118			33	59		
7	86			34	80		
8	85			35	112		
9	78			36	80		
10	63			37	80		
11	63			38	112		
12	85			39	112		
13	117			40	60		
14	85			41	76		
15	85			42	60		
16	115			43	62		
17	115			44	79		
18	62			45	116		
19	79			46	85		
20	62			47	64		
21	60			48	118		
22	76			49	85		
23	113			50	88		
24	82			51	118		
25	62			52	85		
26	116			53	78		
27	82			54	61		

Continued Overleaf

Attachment 2

FORM 3

page 2 of 3

STRATA PLAN No.				70204			
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.
55	61			82	76		
56	81			83	74		
57	114			84	57		
58	81			85	74		
59	81			86	74		
60	115			87	74		
61	115			88	74		
62	62			89	79		
63	79			90	62		
64	62			91	61		
65	78			92	61		
66	61			93	80		
67	61			94	121		
68	50			95	77		
69	43			96	59		
70	60			97	77		
71	77			98	77		
72	59			99	77		
73	77			100	77		
74	77			101	84		
75	77			102	81		
76	77			103	81		
77	77			104	84		
78	59			105	84		
79	59			106	85		
80	59			107	85		
81	77			108	82		

Continued Overleaf

page 3 of 3

FORM 3

STRATA PLAN No. 70204							
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.
109	82						
110	85						
111	85						
112	85						
113	85						
114	82						
115	82						
116	85						
117	85						
118	85						
119	118						
120	82						
121	115						
122	85						
123	118			Aggregate	10,000		

DESCRIPTION OF PARCEL AND BUILDING

ONE HUNDRED AND TWENTY APARTMENT DWELLINGS AND THREE COMMERCIAL
SUITES IN A MIXED-USE MULTIPLE-LEVEL DEVELOPMENT
UPON LOT 89 ON DEPOSITED PLAN 400125
ADDRESS OF PARCEL: 1 KENNEDY STREET, MAYLANDS WA 6051

CERTIFICATE OF LICENSED VALUER
STRATA

I, **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.

06-Apr-2020
Date



Digitally signed by
Brad Dawson
Date: 2020.04.06
17:58:36 +08'00'
Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 70204

DESCRIPTION OF PARCEL & BUILDING

ONE HUNDRED AND TWENTY APARTMENT DWELLINGS AND THREE COMMERCIAL SUITES IN A MIXED-USE MULTIPLE-LEVEL DEVELOPMENT UPON LOT 89 ON DEPOSITED PLAN 400125 AND HAVING THE ADDRESS OF 1 KENNEDY STREET, MAYLANDS WA 6051

CERTIFICATE OF LICENSED SURVEYOR

I, A.V.RICHARDS, 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*.~~



Adam Richards

2020.04.16 11:41:35 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

PERMIT

FORM **BA10**

Occupancy permit

Building Act 2011, section 46, 47, 48, 49, 51, 52, 61
Building Regulations 2012, regulation 4

Permit number
BPOP20-0019

1. Details of building or structure

Property street address (provide lot number where street number is not known)	Unit no	Street no 245	Level	Lot no 89
	Street name Railway		Street type Parade	Street suffix
	Suburb MAYLANDS		State WA	Postcode 6051
Strata plan no	If provided by the applicant for the purposes of the <i>Strata Titles Act 1985</i>			
Building Code of Australia (BCA) class of the building(s) (refer to the relevant certificate of compliance)	Main BCA class 2			
	Secondary BCA class (for multi-purpose buildings)	6	Third BCA class (for multi-purpose buildings)	7a
Use(s) of the building	Residential Apartments		Each restriction on use (if applicable) NIL	

2. Certificate of construction compliance or certificate of building compliance

Certificate of construction compliance or certificate of building compliance issued by:

Building surveying contractor/public authority's name	Milestone Certifiers Pty Ltd		
Phone/fax	Phone no 9330 7496	Fax	
Email address	richarda@milestonebc.com.au		Date 20/04/2020

3. Permit details

This occupancy permit is for	☒ Whole of building	☐ Part of building
Permit details	Residential apartment building, commercial tenancies and basement carpark.	
Permit has been granted under the <i>Building Act 2011</i>	Section 47 – Incomplete building	
Date of permit validity	☒ Indefinite validity	☐ Valid until (day/month/year): _____

BA10

Permit is issued subject to the following conditions being met

NIL

Issuing officer

Name Simon Fleming	Job title Statutory Building Coordinator
Signature 	Date 05/05/2020
Permit authority City of Bayswater	

Note: Information about or contained in the occupancy permit must be displayed in accordance with regulation 35 of the Building Regulations 2012.



Form 15C

ENDORSEMENT CERTIFICATE

LG/WAPC Ref: SD19-0130.01 / DA18-0205

Strata Plan No: 70204

Strata Titles Act 1985

Section 15 (4)

Certificate Endorsing Strata Plan or Amendment to a Strata Plan by Western Australian Planning Commission

Proposal Description: Strata Plan / ~~Amendment to Strata Plan*~~

Property Description: Lot 89 on Plan 400125

Lot (or Strata Plan) No.: 89

Location: 245 Railway Parade

Locality: Maylands WA 6051

Local Government: City of Bayswater

Lodged by: Finbar Group Ltd

Date Submitted: 1 May 2020

It is hereby certified that the approval of the Western Australian Planning Commission
has been granted pursuant to section 15 (4) of the *Strata Titles Act 1985*.

Signed:

Dated:

14 May 2020

For and on behalf of the Western Australian Planning Commission
and /or the City / Town / Shire* of:

City of Bayswater

(Delegated under section 16 (3)(e) of the *Planning and Development Act 2005*)

* Strike out as required

