

**SURVEY-STRATA PLAN  
EXAMPLE 21.1**

SHEET 1 OF 8 SHEETS

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

VER.	AMENDMENT	AUTHORISED BY	DATE

PLAN OF  
CERTIFICATE OF TITLE  
LOCAL GOVERNMENT  
FIELD RECORD

NAME OF SCHEME  
ADDRESS OF PARCEL

MANAGEMENT STATEMENT YES ~~NO~~

**SURVEYOR'S CERTIFICATE - REG 54**  
I, 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]  
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

LICENSED SURVEYOR DATE

**LODGED**

DATE FEE PAID ASSESS No.

**EXAMINED**

DATE

**WESTERN AUSTRALIAN PLANNING COMMISSION**  
W.A.P.C. REF:  
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985

Delegated under S.16 P&D Act 2005 DATE

**PLAN APPROVED**

INSPECTOR OF PLANS AND SURVEYS DATE  
(S. 18 Licensed Surveyors Act 1909)

**IN ORDER FOR DEALINGS**

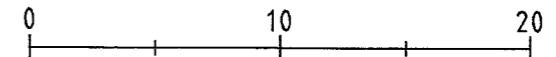
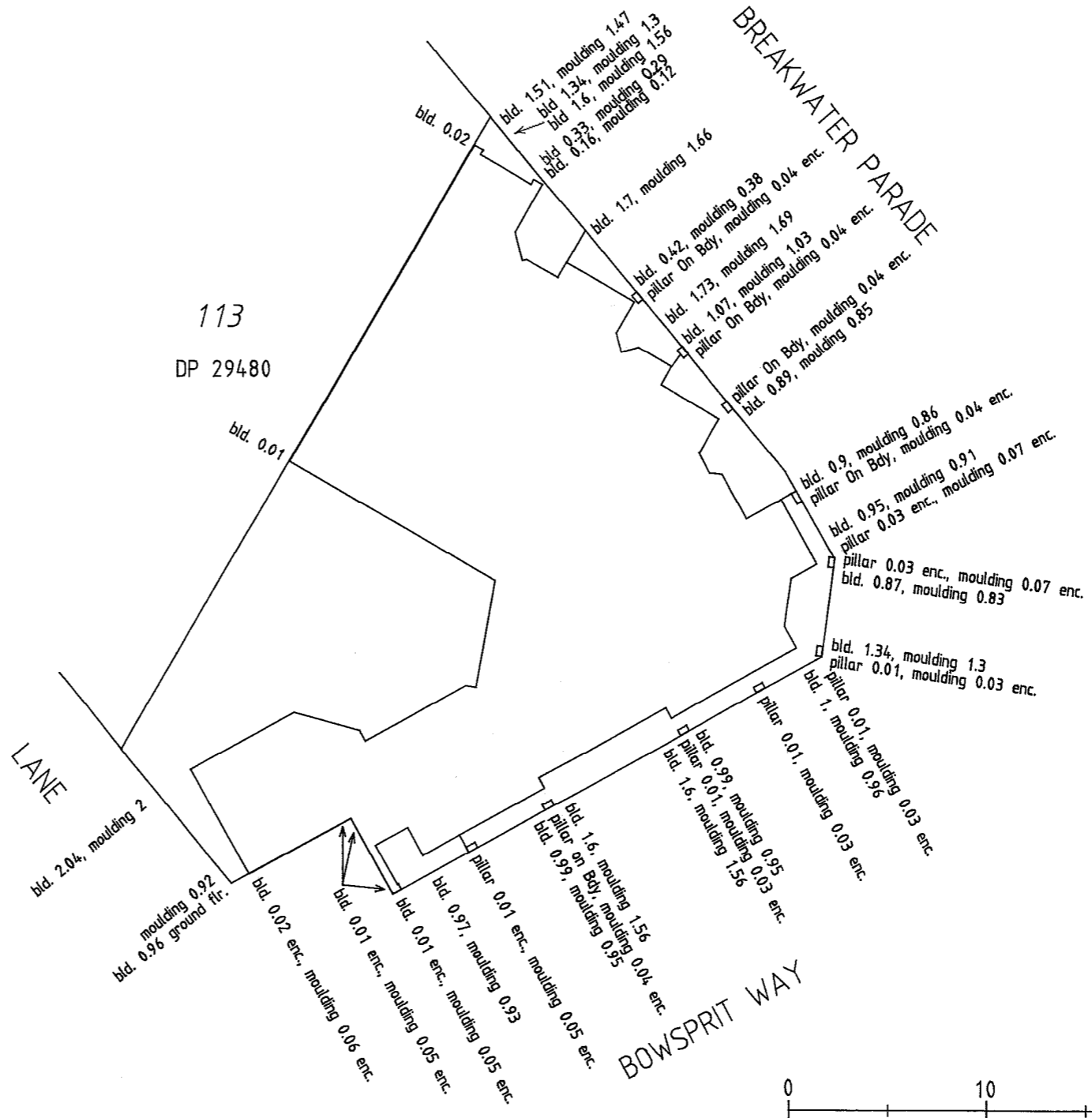
SUBJECT TO DATE

**FOR REGISTRAR OF TITLES**

DATE

**REGISTERED**

APPLICATION DATE REGISTRAR OF TITLES SEAL



**GROUND FLOOR LOCATION PLAN**  
(Scale 1 : 300)@A3

**INTERESTS AND NOTIFICATIONS**

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SECTION 165 OF THE P. & D. ACT	DOC	ALL LOTS & COMMON PROPERTY		MOSQUITO BREEDING AREA
	NOTIFICATION	SECTION 70A ON THE T.L.A. 1893	DOC	ALL LOTS & COMMON PROPERTY		



J522561 SM

24 Nov 2005 13:51:40 Perth



REG \$ 80.00

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

[Empty box for instructions]

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



Department of Land Information  
Government of Western Australia

EXAMINED

[Empty box for examination]



**FORM 25**

*Strata Titles Act 1985*

Section 5C (1)

**STRATA PLAN No. 48325**

**MANAGEMENT STATEMENT**

(Name of original proprietors of land the subject of the plan)

**STRATA PTY LTD**

(Description of parcel the subject of the plan)

**LOT 114 ON DEPOSITED PLAN 29480 THE WHOLE OF THE LAND COMPRISED IN  
CERTIFICATE OF TITLE VOLUME 2511 FOLIO 813**

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 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. PROPOSED RE-SUBDIVISION TO INCLUDE PART OF THE BALCONIES INTO A LOT**

(1) As soon as practicable following the acquisition of the air space into which the balconies of the building do encroach, the strata plan of re-subdivision of lot 5 and part of common property shall be prepared and registered in accordance with section 8A and in particular section 8A(a)(ii)(II) of the *Strata Titles Act*. The indicative form and content of the proposed strata plan of re-subdivision is set out in the Annexures hereto;

'A' Proposed location plan and proposed floor plan for the strata plan of re-subdivision to include the balconies;

'B' Licensed valuers certificate form 27 and the proposed unit entitlements for the strata plan of re-subdivision to include the balconies;

'C' The balconies are constructed at the time of registration of the strata plan and form part of the building.

**Warning**

The proposed re-subdivisions in this by-law is not binding on the Western Australian Planning Commission, Local Government, or any other public or statutory authority. Any of these authorities may not approve, or may require changes before approving, the proposed re-subdivision.

(2) This by-law cannot be removed or varied without the consent of the Department of Land Administration.

## EXAMPLE 21.4

### 17. BALCONY

- (1) In the event that the strata company acquires a right, interest or tenure from the Crown for the future use and occupation of the air space into which the balcony of the building do encroach, that does not permit the proposed re-subdivision of lot 5, balcony in the manner contemplated by the preceding by-law 16, the strata company shall be deemed to be empowered to accept the grant of a right, interest or tenure of such air space upon reasonable terms and conditions.
- (2) As soon as practicable following the grant of a right, interest or tenure of the air space, the strata company shall grant a right of exclusive use and occupation of the respective portion of the air space into which the balcony of the building do encroach, to the proprietors of that lot to which the respective balcony does adjoin and subject to such reasonable terms and conditions as the strata company shall resolve including, but not limited to, the indemnification of the strata company to the fullest extent permitted by law against any claims or demands for loss or damage or personal injury suffered or incurred in consequence of or incidental to the use and occupation of the balcony and for the costs of formalising the tenure and or ownership of the balcony by the owner or occupier or invitee of such owner or occupier of the lot to which such balcony adjoins.

### 18. PROPRIETORS LIABLE FOR COSTS OF ACQUIRING THE AIR SPACE

When legislation has been enacted the proprietor of the lot 5 shall be permitted to include part of the balcony into their lot at their expense.

### 19. FACADES OF THE BUILDING

A proprietor, occupier or other resident shall not modify, alter or erect or carry out any works to the facades of the building without the prior written approval of the council.

### 20. SUNDRY ITEMS ON COMMON PROPERTY 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. fly screens, door locks, lights, awnings, etc.; but not limited to such items) that were installed on common property prior to the registration of the strata plan which are solely for the exclusive use of a particular lot.

### 21. IMPROVEMENTS TO BALCONIES AND EXTERNAL WALLS

Notwithstanding any other by-law, a proprietor of a lot shall not install or affix any structure, improvement or enclosures to a balcony or an external wall, roof or surface of the building unless it has been approved in writing by either the managing agent or the council of owners.

### 22. 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 sweepings, rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences and other water apparatus, waste pipes and drains from misuse or negligence shall be borne by the proprietor whether the same is caused by their own actions or those of their tenants, servants, agents, invitees or licensees.

## EXAMPLE 21.5

### 23. WATER LEAKAGE TO OTHER LOTS AND COMMON PROPERTY

- (1) It is the responsibility of the registered proprietor of a lot to ensure that all wet areas, such as bathrooms, en-suites, toilets, laundries, kitchens and balconies contained 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 their lot.

### 24. 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 reasonably necessary or desirable for repairs to the common property or a lot, the proprietor occupier or resident of a lot shall permit a lot proprietor or the strata company and their servants, agents and contractors and invitees with all necessary plant and equipment to have access through his or her lot or exclusive use area in order to obtain reasonable access to any part of the common property or lot.

### 25. FLOOR LOADING

A proprietor, occupier or tenant of a lot shall not do any act or thing or permit any person to do any act or thing that will result in excessive stress or floor loading to any part of their lot or the common property and without limitation, not allow a weight loading on any part of their lot other than that is specified in the engineering specifications for that lot.

### 26. TENANTS, OCCUPIERS TO BE BOUND BY THESE BY-LAWS

A proprietor, occupier or other resident's invitees, 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.

### 27. AIR CONDITIONERS

- (1) All air conditioning plant and machinery (including all ducting), which services a particular lot, shall belong to and be the responsibility of the proprietor of that lot.
- (2) Notwithstanding anything to the contrary, the costs of the maintenance, operating, insurance, repair and replacement of the individual air conditioning (including ducting and any ancillary equipment) contained within the building shall be the responsibility of the lot to which the air conditioning relates.
- (3) Any costs of any repairs or replacements to any part of the common property (including the costs of removing any old ducting or other air conditioning plant) that may become necessary due to the operation, repair, maintenance or replacement of any air conditioning plant for which a proprietor is responsible shall be the responsibility of the proprietor and shall be effected at the cost of that proprietor to the satisfaction of managing agent or the strata company as the case may be.

## EXAMPLE 21.6

### **28. EXCLUSIVE USE OVER THE COMMON PROPERTY RELATIVE TO AIR CONDITIONING**

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 the any air conditioning (including ducting, cabling and any ancillary equipment) that services and relate to an individual lot are granted to the proprietor of the lot to which the air conditioning machinery relate but only for the purpose of providing and maintaining conditioned air for that lot.

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

By-laws 1, 10 and 12(c) are repealed and the following by-laws added -

### **15. VEHICLES AND PARKING**

- (1) A proprietor, occupier, other resident or a visitor to a lot shall not be permitted to park a motor vehicle, trailer, camper van or boat and trailer either temporarily or permanently on the common property or park in a manner that is detrimental to the other proprietors, occupiers or residents.
- (2) A proprietor, occupier or other resident shall not be permitted to park a boat, on any part of a lot or common property unless it has been cleaned and washed down off site.
- (3) A proprietor, occupier or other resident shall use the vehicle parking area of the part of their lot that is set aside for vehicle parking and shall, other than minor repairs and maintenance to a vehicle, not be permitted to conduct major repairs or restorations of any motor vehicle, motorcycle, trailer or other type of vehicle or boat. Unlicensed vehicles or car wrecks are not permitted on the parcel.
- (4) A proprietor, occupier or other resident shall keep their vehicle parking bay clean and tidy and ensure all oil spills are promptly removed from the floor surface of their vehicle parking bays.

### **16. FLOOR COVERINGS**

- (1) The proprietor of a lot shall ensure that all floor space within their 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 who wishes to install wood or tile flooring shall, before fitting the product obtain approval from the council or their agent who shall before giving approval, ensure the specifications for the fitting of wood or tile flooring complies with Australian Standards acoustic and sound proofing requirements.

### **17. VERMIN, PESTS AND INSECT INFESTATION**

A proprietor or proprietors of a lot shall keep their lot clean and free from infestation from vermin, pests and insects.

# EXAMPLE 21.7

## 18. 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.

## 19. WINDOW TREATMENTS

Those parts of any window treatments that can be viewed from the outside of the building shall be either cedar wood, coloured venetian blinds or a window treatment approved by the council or managing agent. A proprietor, occupier, or other resident shall not alter or change these fittings or their colours without the prior written consent of the managing agent.

## 20. KEEPING OF PETS

- (1) A proprietor, occupier or other resident of a lot shall be permitted to keep animals, fish and birds on the lot that he or she owns, occupies or resides in, provided that the pet does not interfere with the quiet and peaceful enjoyment of their lots by the other proprietors.
- (2) The council of owners may serve notice on a proprietor, occupier or other resident of a lot whose pet causes a nuisance to other proprietors. The notice shall request the removal of the offending pet within 7 days of service of the notice.

DATED THIS THIRTY FIRST DAY OF OCTOBER 2005

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### ENCUMBRANCES

H920933 Memorial Town Planning & Development Act 1928. Registered 8/11/2001  
H930727 Notification contains factor affecting the within land Lodged 19/11/22001

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### SIGNATURE OF APPLICANT

Executed by STRATA PTY LTD (ACN 009 375 243)

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director/Secretary

\_\_\_\_\_  
(Full name)

\_\_\_\_\_  
(Full name)

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

ENCUMBRANCE Document & No Mortgage I844676

SIGNATURE  
in the presence of

Witness

Executed by Suncorp-Metway Ltd ACN 010 831 722 by that parties attorney pursuant to Power of Attorney, 763500 dated 15 November 1991 who states that no notice of revocation of the Power of Attorney has been received in the presence of

Name

Address

Occupation

Witness  
Name of Witness  
Address  
Occupation  
Rebecca Jane Kerr  
2166 St Georges Tce Perth  
bank officer

Level 1 Attorney  
Name of Attorney  
Dean Clark Roseman

ENCUMBRANCE Document & No CAVEAT I693843

SIGNATURE  
in the presence of

Witness

Name

Address

Occupation

WITNESS DAVID MUNDY  
ADDRESS 40 HOLMES RD MUNSTER 6166  
OCCUPATION Builder

8-11-05



# EXAMPLE 21.9

FORM 27  
*Strata Titles Act 1985*  
*Regulation 37 (1) (a)*

ANNEXURE 'B'

STRATA/SURVEY-STRATA PLAN No.							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Vol.	Fol.			Vol.	Fol.
Lot No.	Unit Entitlement	Current Cs of Title		Lot No.	Unit Entitlement	Current Cs of Title	
1	20						
2	20						
3	20						
4	22						
5	NOW	SUBDIVIDED					
6	18						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

THE BUILDING SUBJECT OF THIS PLAN IS A FOUR STOREY BRICK AND METAL ROOFED COMPLEX,  
 COMPRISED OF FIVE RESIDENTIAL UNITS SITUATED ON LOT 114 ON DEPOSITED PLAN 294-80  
 COMPRISED IN CERTIFICATE OF TITLE VOLUME.2511 FOLIO.913 AND BEING KNOWN AS  
 27 BREAKWATER PARADE, MANDURAH.

CERTIFICATE OF LICENSED VALUER  
 STRATA/SURVEY-STRATA

I, KEVIN SYDNEY JOHNSON, being a Licensed Valuer licensed under the Land  
 Valuers Licensing Act 1978 certify that if a re-subdivision were effected in accordance with a by-law  
 of the strata/survey-strata scheme made under clause 8 of schedule 2A of the Act, on the basis of  
 information provided in the by-law pursuant to clause 8 (a) of schedule 2A, a licensed valuer would be  
 able to provide a certificate required under section 14(2) in respect of the proposed unit entitlement.

29-9-2005  
 Date

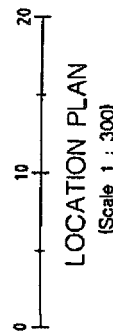
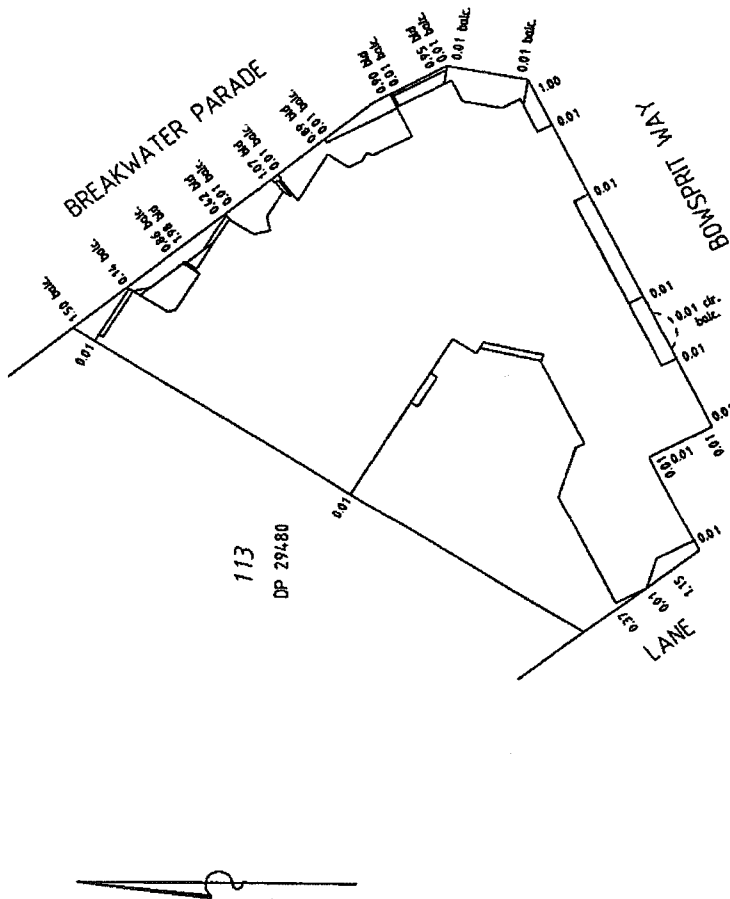
  
 Signed

ANNEXURE 'A'

STRATA/SURVEY-STRATA PLAN

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(8)	NOTIFICATION EASEMENT BELOW GROUND ELECTRIC	SECTION 12A OF T.P. & D. ACT SECTION 70A OF T.L.A. 1893 SECTION 27A OF THE T.P. & D. ACT REG. B	DOC(H920933) DOC(H930727) DP 29480	THIS STRATA PLAN THIS STRATA PLAN STRATA LOT 6	ELECTRICITY CORPORATION	EXISTING EASEMENT TO BE SURRENDERED PRIOR TO STRATA TITLING

PROPOSED STRATA PLAN ONLY, SUBJECT TO VERIFICATION BY FIELD SURVEY



STRATA / SURVEY - STRATA PLAN

SHEET 1 OF 5 SHEETS

MANAGEMENT STATEMENT  YES  NO

Logged.....

Examined.....

Registered.....

REGISTRAR OF TITLES  
WESTERN AUSTRALIAN PLANNING COMMISSION

Certificate of Approval of W.A.P.C. under  
Section 25B(2) of Strata-Titles Act 1985.

Designated Under S.20 W.A.P.C. Act 1985

DATE

JOB : 8390A

PLAN OF RE-SUBDIVISION OF LOT 5 ON STRATA PLAN

CERTIFICATE OF TITLE VOLUME: FOLIO:

LOCAL GOVERNMENT CITY OF MANDURAH

INDEX PLAN BG33(2) 05.01

FIELD BOOK NUMBER

SCALE 1 : 300

NAME OF SCHEME  
27 BREAKWATER PARADE  
MANDURAH

ADDRESS OF PARCEL  
27 BREAKWATER PARADE  
MANDURAH WA 6210

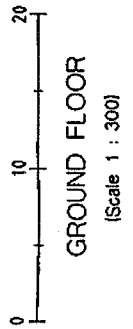
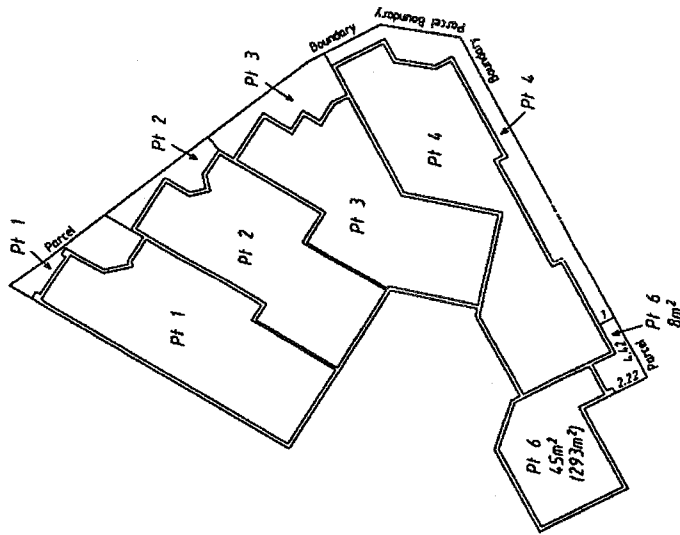
Department of Land Information

CARLTON SURVEYS  
LICENSED SURVEYORS  
SUITE 4, 160 BURSWOOD ROAD  
BURSWOOD 6100  
TELEPHONE 9361 5355 FAX 9361 3457

STRATA / SURVEY -  
STRATA PLAN

SHEET 2 OF 5 SHEETS

FOR OTHER PARTS OF LOT 6  
SEE SHEETS 3, 4 & 5 OF 5 SHEETS



ALL DISTANCES ARE TO THE EXTERNAL SURFACES OF THE BUILDING WALLS, UNLESS OTHERWISE STATED.

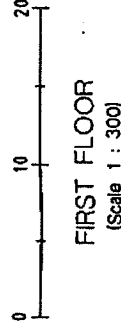
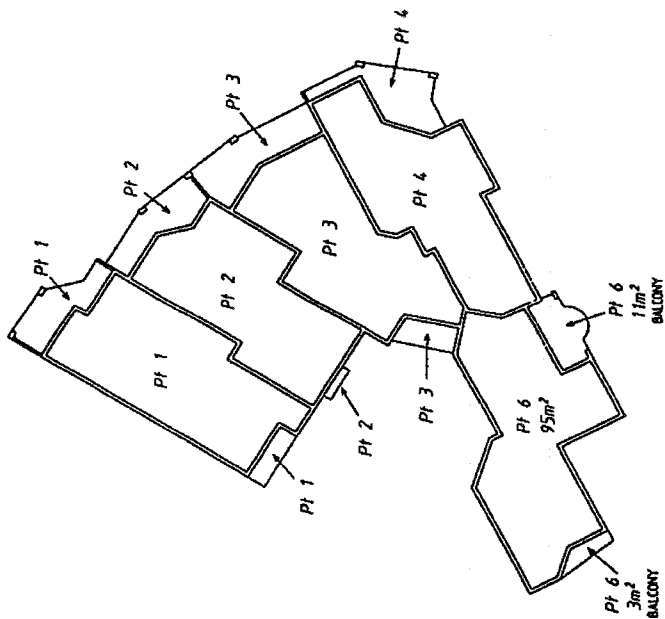
STRATA OF THE PART LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN 1.0 METRES BELOW AND 3.0 METRES ABOVE THE UPPER SURFACE OF THE WALLS, EXCEPT WHERE STATED OTHERWISE, UNLESS COVERED OR OTHERWISE STATED.

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 SURFACES OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

STRATA / SURVEY - STRATA PLAN
SHEET 3 OF 5 SHEETS



FOR OTHER PARTS OF LOT 6  
SEE SHEETS 2, 4 & 5 OF 5 SHEETS

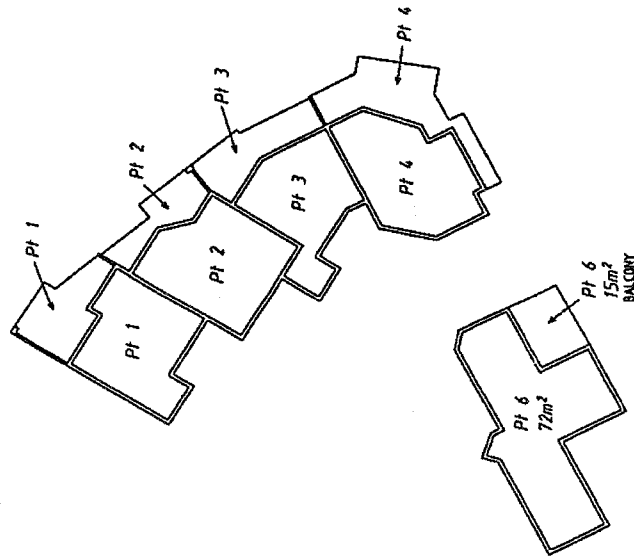


ALL DISTANCES ARE TO THE EXTERNAL SURFACES OF THE BUILDING WALLS, UNLESS OTHERWISE STATED.

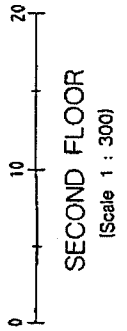
THE STRATA BOUNDARIES OF THE BALCONIES ARE FROM THE EXTERNAL SURFACES OF THE BUILDINGS. THE OUTER EXTENT OF THE BALCONY CONCRETE SLAB, UNLESS INDICATED, FROM THE UPPER SURFACE LEVEL OF THE BALCONY FLOOR AND 2.3 METRES ABOVE, UNLESS COVERED.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE SHOWN ON THE STRATA PLAN ARE THE INNER AND OUTER SURFACES OF THE FLOOR AND THE BALCONY SLABS, UNLESS INDICATED OTHERWISE BY SECTION 218A OF THE STRATA TITLES ACT 1985.

STRATA / SURVEY -  
STRATA PLAN  
SHEET 4 OF 5 SHEETS



FOR OTHER PARTS OF LOT 6  
SEE SHEETS 2, 3 & 5 OF 5 SHEETS



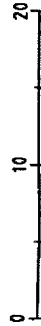
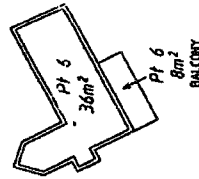
ALL DISTANCES ARE TO THE EXTERNAL SURFACES OF THE BUILDING WALLS, UNLESS OTHERWISE STATED.  
THE STRATA BOUNDARIES OF THE BALCONIES ARE FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS, THE OUTER EXTENT OF THE BALCONY CONCRETE SLAB, UNLESS DIMENSIONED, FROM THE UPPER SURFACE LEVEL OF THE BALCONY FLOOR AND 2.5 METRES ABOVE, UNLESS COVERED.  
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BALCONIES SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 32(1)(a) OF THE STRATA TITLES ACT 1985.

STRATA / SURVEY -  
STRATA PLAN

SHEET 5 OF 5 SHEETS



FOR OTHER PARTS OF LOT 6  
SEE SHEETS 2, 3 & 4 OF 5 SHEETS



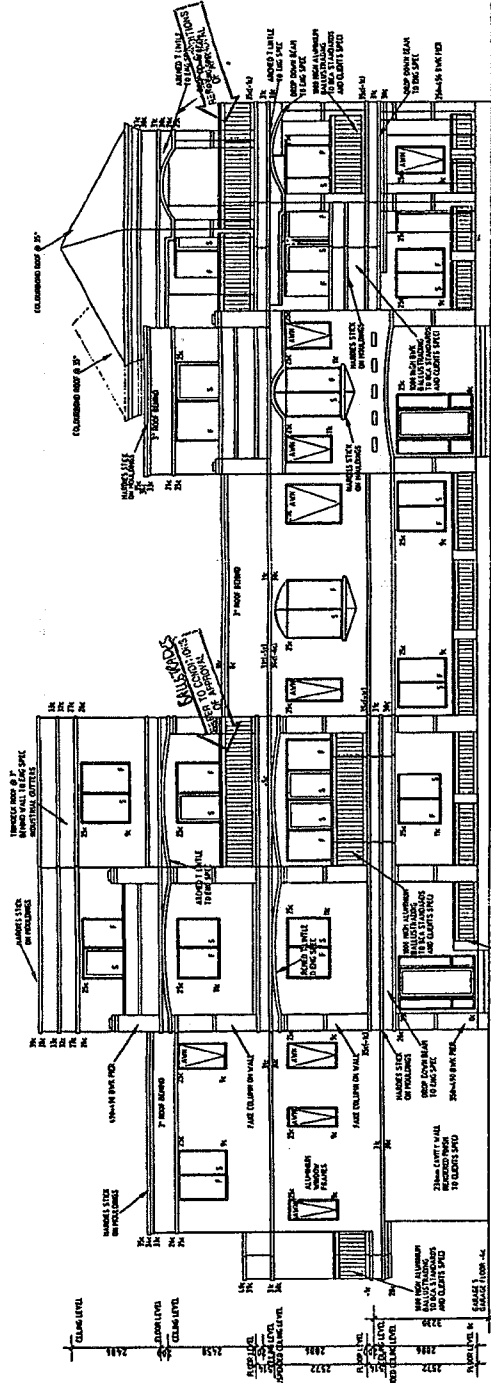
THIRD FLOOR  
(Scale 1 : 300)

ALL DISTANCES ARE TO THE EXTERNAL SURFACES OF THE BUILDING WALLS, UNLESS OTHERWISE STATED.  
THE STRATA BOUNDARIES OF THE BALCONIES ARE FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS, THE OUTER EXTENT OF THE BALCONY CONCRETE SLAB, UNLESS DIMENSIONED FROM THE UPPER SURFACE LEVEL OF THE BALCONY FLOOR AND 2.5 METRES ABOVE UNLESS COVERED.  
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILT UPON THE STRATA PLAN ARE FROM THE UPPER SURFACES OF THE WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 312(3) OF THE STRATA TITLES ACT 1985.

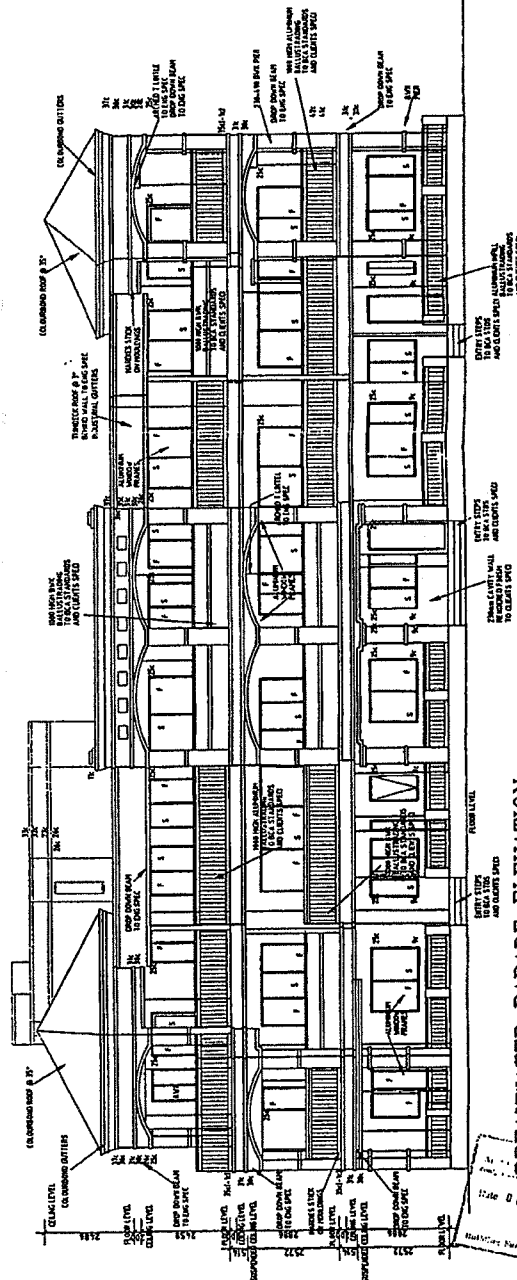
ANNEXURE 'C'

3.9.2.3 Balustrades or other barrier construction

- (a) The height of a balustrade or other barrier must be in accordance with the following:
  - (i) The height must not be less than 865 mm above the nosings of the stair treads or the floor of a ramp.
  - (ii) The height must not be less than-
    - (A) 1 m above the floor of any access path, balcony, landing or the like (see Figure 3.9.2.1); or
    - (B) 865 mm above the floor of a landing to a stair or ramp where the balustrade or other barrier is provided along the inside edge of the landing and is not more than 500 mm long.
- (b) A transition zone may be incorporated where the balustrade or other barrier height changes from 865 mm on the stair flight or ramp to 1 m at the landing (see Figure 3.9.2.2).
- (c) Openings in balustrades (including decorative balustrades) or other barriers must be constructed so that any opening does not permit a 125 mm sphere to pass through it and for stairs, the space is tested above the nosing line.
- (d) A balustrade or other barrier must be designed to take loading forces in accordance with AS 1170.1 or AS/NZS 1170.1.
- (e) For floors more than 4 m above the surface beneath, any horizontal elements within the balustrade or other barrier between 150 mm and 760 mm above the floor must not facilitate climbing.



BOWSPRIT WAY ELEVATION  
SCALE 1:100



BREAKWATER PARADE ELEVATION  
SCALE 1:100

DATE 06 DEC 2002  
26744

MR DAVID KUNDAY LOT 114 BREAKWATER PDE MANDURAH OCEAN MARINA	
AGE	5:12
DATE 5/11/2002	SCALE 5:12
PROJECT	MANDURAH OCEAN MARINA
DESIGNER	SOUTH COAST DESIGN
DATE	06 DEC 2002
NO.	26744

South Coast Design  
Mark Thomson 0410 941 505  
Frances Robinson 0419 541 907  
PO BOX 505 MANDURAH VIC 3247  
Tel: 08 9428 0000 Fax: 08 9428 0001  
Email: info@southcoastdesign.com.au

**AMENDED**