Form 1 - Vendor's statement

(Section 7 *Land and Business (Sale and Conveyancing) Act 1994*)

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

☐ *means the Part, Division, particulars or item may not be applicable.*

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

** means strike out or omit the option that is not applicable.*

All questions must be answered with a YES or NO (inserted in the place indicated by parentheses below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

Part A—Parties and land

1. Purchaser:

Address:
Street 1:

Suburb: State: Postcode:

2. Purchaser's registered agent: ☑

Address:
Street 1

Suburb: State: Postcode:

3. Vendor:
ROBERT ALEXANDER ORMSTON & ELIZABETH ANNE ORMSTON

Address:
Street 1: APARTMENT 802 / 1 GEORGE STREET

Suburb: PARKSIDE State: SA Postcode: 5063

4. Vendor's registered agent:
KLEMICH REAL ESTATE ☑

Address:
Street 1: UNIT 1 / 245 FULLARTON ROAD

Suburb: EASTWOOD State: SA Postcode: 5063

5. Date of contract: (if made before this statement is served)

6. Description of the land: (*Identify the land including any certificate of title reference)*

Street 1: APARTMENT 802 / 1 GEORGE STREET

Suburb: PARKSIDE State: SA Postcode: 5063

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 6237 FOLIO 986 BEING LOT 802 IN SECONDARY COMMUNITY STRATA PLAN 42094 IN THE AREA NAMED PARKSIDE IN THE HUNDRED OF ADLEAIDE

Part B—Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off

(section 5)

1. Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS:

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2. Time for service

The cooling-off notice must be served:

(a) if this form is served on you before the making of the contract—before the end of the second clear business day after the day on which the contract was made; or

(b) if this form is served on you after the making of the contract—before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3. Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4. Methods of service

The cooling-off notice must be:

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

802/1 GEORGE STREET PARKSIDE SA 5063

(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:

EMAIL - brenton@klemich.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

(d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

1/125 FULLARTON ROAD EASTWOOD SA 5063

(being *****the agent's address for service under the *Land Agents Act 1994* /~~ an address nominated by the agent to you for the purpose of service of the notice~~).

Note:

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that:

(a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;

(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5. Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than:

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase:

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

(c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

*~~I~~/We, ROBERT ALEXANDER ORMSTON & ELIZABETH ANNE ORMSTON

of 802/1 GEORGE STREET PARKSIDE SA 5063

being the *vendor(s) / ~~person authorised to act on behalf of the vendor(s)~~ in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994.*

Date: 04/02/2025

Signed: Robert Alexander Ormston

Date: 04/02/2025

Signed: Elizabeth Anne Ormston

Part D—Certificate with respect to prescribed inquiries by registered agent ☑

(section 9)

To the purchaser:

I, AARON HENDRY OF RC & VI HENDRY CONVEYANCERS

certify *that the responses / ~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

Date: 04/02/2025

Signed: Aaron Hendry

*~~Vendor's~~ / ~~Purchaser's agent~~

*Person authorised to act on behalf of *Vendor's~~/Purchaser's~~ agent

Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land (section 7(1)(b))

Note:

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless -

(a) there is an attachment to this statement and:
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance:
  (i) is 1 of the following items in the table:
    (A) under the heading 1. General:
      1.1 Mortgage of land
      1.4 Lease, agreement for lease, tenancy agreement or licence
      1.5 Caveat
      1.6 Lien or notice of a lien
    (B) under the heading 36. Other charges:
      36.1 Charge of any kind affecting the land (not included in another item); and
  (ii) is registered on the certificate of title to the land; and
  (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1 **Column 2** **Column 3**

(If an item is applicable, ensure that the box for the item is ticked and complete the item.)

(If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of:

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.)

*(If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.)*

(If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.)

(If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.)

1. General

1.1 Mortgage of land

*(**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Number of mortgage: (if registered)

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

Note: "Easement" includes rights of way and party wall rights

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Description of land subject to easement:

Nature of easement:

Are you aware of any encroachment on the easement?

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due: (including any interest or penalty)

5. *Development Act 1993* (repealed)

5.1 section 42 - Condition (that continues to apply) of a development authorisation

*(**Note** - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

COUNCIL SEARCH

Condition(s) of authorisation:

SEE ATTACHED COUNCIL SEARCH FOR DEVELOPMANT APPROVALS AND CONDITIONS

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

*(**Note** - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Nature of condition(s):

7. *Emergency Services Funding Act 1998*

7.1 section 16 - Notice to pay levy

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Amount of levy payable:

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

*(**Note** - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

PROPERTY INTEREST REPORT & COUNCIL SEARCH - PLAN SA DATA EXTRACT

Title or other brief description of zone, subzone and overlay in which the land is situated: (as shown in the Planning and Design Code)

ZONE - URBAN CORRIDOR (BOULEVARD) (UC(Bo))

SEE ATTACHED COUNCIL SEARCH PLAN SA DATA EXTRACT FOR ZONING OVERLAYS

Is there a State heritage place on the land or is the land situated in a State heritage area?	YES
Is the land designated as a local heritage place?	NO
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	YES

Note - For further information about the Planning and Design Code *www.code.plan.sa.gov.au*.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

*(**Note** - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.)*

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3 section 139 - Notice of proposed work and notice may require access

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Name of person requesting access:

Reason for which access is sought: (as stated in the notice)

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.6 section 142 - Notice to complete development

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.7 section 155 - Emergency order

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of agreement:

Names of parties:

Terms of agreement:

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.14 section 214(6), 214(10) or 222 - Enforcement order

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

Particulars relating to community lot (including strata lot) or development lot ☑

1. Name of community corporation: COMMUNITY CORPORATION NO. 42094 INC.
   Address of community corporation: C/- WHITTLES
   176 FULLARTON ROAD DULWICH SA 5071

2. Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.

3. Particulars supplied by the community corporation or known to the vendor:

   (a) particulars of contributions payable in relation to the lot:
   (including details of arrears of contributions related to the lot)

   ADMINISTRATION FUND $1,072.50 PER QUARTER
   SINKING FUND $52.50 PER QUARTER
   NOTE, QUARTERLY RATES TO BE UPDATED AT THE NEXT ANNUAL GENERAL MEETING

   (b) particulars of assets and liabilities of the community corporation:

   ADMINISTRATIVE FUND $8,413.25
   SINKING FUND $24,483.37
   AS PER SECTION 139 STATEMENT DATED 11/10/2024

   (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:

   SEE ATTACHED MINUTES OF ANNUAL GENERAL MEETINGS

   (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

   N/A

   (e) if the lot is a community lot, particulars of the lot entitlement of the lot:

   220/10,000

   (If any of the above particulars have not been supplied by the community corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.)

4. Documents supplied by the community corporation that are enclosed:

   (a) a copy of the minutes of the general meetings of the community corporation and management committee ***** for the 2 years preceding this statement / ~~since the deposit of the community plan~~;
   *(*Strike out or omit whichever is the greater period)*

   YES

   (b) a copy of the statement of accounts of the community corporation last prepared;

   YES

   (c) a copy of current policies of insurance taken out by the community corporation.

   YES

   (For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.)

5. If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

N/A

6. The following documents are enclosed:
   (a) a copy of the scheme description (if any) and the development contract (if any); ☑
   (b) a copy of the by-laws of the community scheme.

7. ~~The following additional particulars are known to the vendor or have been supplied by the community~~ corporation: ☐

8. Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name: MARK SORGINI

Address: C/- WHITTLES
176 FULLARTON ROAD DULWICH SA 5071

Note-

1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.

2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.

3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units ☑

Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc. without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advisory Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

FORM R3
FORM R7
FORM SMOKE ALARMS
PROPERTY INTEREST REPORT
REGISTER SEARCH OF THE CERTIFICATE OF TITLE
COUNCIL SEACH
COPY OF COMMUNITY PLAN
PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION (SECTION 139 STATEMENT)
COPY OF THE COMMUNITY BYLAWS & SCHEME DESCRIPTION

ACKNOWLEDGEMENT OF RECEIPT

* I / We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ Day of _____ 20____

Signature of purchaser(s)

	Signature		Signature
_____	Date	_____	Date

*(*Strike out whichever is not applicable)*

Form R3

Land and Business (Sale and Conveyancing) Act 1994 (section 13A)
Land and Business (Sale and Conveyancing) Regulations 2010 (regulation 17)

Buyers information notice

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au.

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety, Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au.

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

Form R7

Land and Business (Sale and Conveyancing) Act 1994 (section 24B)
Land and Business (Sale and Conveyancing) Regulations 2010 (regulation 21)

Warning notice
Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

Note: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words **"I am legally required to give you this warning"**; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

Forms Live Sign
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Annexure: Smoke Alarms in Dwellings

REISA
REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA

Development Regulations 2008

76B—Fire safety requirements—smoke alarms in dwellings

1. This regulation applies to Class 1 and 2 buildings under the *Building Code* (whenever constructed).

2. Subject to any other requirement in the *Building Code*, 1 or more smoke alarms complying with Australian Standard 3786–1993 (as in force from time to time) must be installed in each dwelling that is, or forms part of, a building to which this regulation applies in locations that will provide reasonable warning to occupants of bedrooms in that dwelling so that they may safely evacuate in the event of fire.

3. If title of land on which a building to which this regulation applies is situated is transferred, then, within 6 months from the day on which title is transferred, each dwelling that is, or forms part of, the building must have a smoke alarm or smoke alarms in accordance with the requirements of subregulation (2) that are powered through a mains source of electricity (unless the building is not connected to a mains source of electricity) or powered by 10 year life non-replaceable, non-removable permanently connected batteries.

4. If a smoke alarm or smoke alarms are not installed in a building to which this regulation applies in accordance with the requirements of this regulation, the owner of the building is guilty of an offence.

   Maximum penalty: $750.

5. For the purposes of this regulation—

   (a) the transfer of the interest of—

      (i) a unit holder of a unit under the *Strata Titles Act 1988*; or
      (ii) an owner of a community lot under the *Community Titles Act 1996*; or
      (iii) an occupant of a unit in a building unit scheme,

   will be taken to be a transfer of title of land; and

   (b) land will be taken to include a unit under the *Strata Titles Act 1988*, a community lot under the *Community Titles Act 1996* and a unit in a building unit scheme (and to the extent that such a unit or community lot comprises a building, it will be taken that the building is situated on that unit or lot); and

   (c) a unit holder of a unit under the *Strata Titles Act 1988*, an owner of a community lot under the *Community Titles Act 1996* or an occupant of a unit in a building unit scheme will be taken to be the owner of any building comprising the unit or lot.

For further information contact your local Council or Metropolitan Fire Service on (08) 8204 3611

INITIALS

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA FOR THE EXCLUSIVE USE OF REISA MEMBERS © REISA 2014

Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference	CT 6237/986	**Reference No.**	2613434
Registered Proprietors	E A & R A*ORMSTON	**Prepared**	10/10/2024 15:37
Address of Property	Apartment 802, 1 GEORGE STREET, PARKSIDE, SA 5063		
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY		
Local Govt. Address	181 UNLEY RD UNLEY, SA 5061		

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the Regulations to the *Land and Business (Sale and Conveyancing) Act 1994*

All enquiries relating to the Regulations or the Form 1 please contact Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website www.cbs.sa.gov.au

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply

7. *Emergency Services Funding Act 1998*

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

8. *Environment Protection Act 1993*

8.1	section 59 - Environment performance agreement that is registered in relation to the land	EPA (SA) does not have any current Performance Agreements registered on this title
8.2	section 93 - Environment protection order that is registered in relation to the land	EPA (SA) does not have any current Environment Protection Orders registered on this title
8.3	section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.4	section 99 - Clean-up order that is registered in relation to the land	EPA (SA) does not have any current Clean-up orders registered on this title
8.5	section 100 - Clean-up authorisation that is registered in relation to the land	EPA (SA) does not have any current Clean-up authorisations registered on this title
8.6	section 103H - Site contamination assessment order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.7	section 103J - Site remediation order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.8	section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	EPA (SA) does not have any current Orders registered on this title

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title

9. *Fences Act 1975*

9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details

10. *Fire and Emergency Services Act 2005*

10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

12. *Ground Water (Qualco-Sunlands) Control Act 2000*

12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title

13. *Heritage Places Act 1993*

13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title

14. *Highways Act 1926*

14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title

15. *Housing Improvement Act 1940* (repealed)

15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title

16. *Housing Improvement Act 2016*

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

	Act	
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.19	section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.20	section 215 - Orders made by ERD Court	The regional landscape board has no record of any notice affecting this title
18.21	section 219 - Management agreements	The regional landscape board has no record of any notice affecting this title
18.22	section 235 - Additional orders on conviction	The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. *Local Government Act 1934* (repealed)

20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply

21. *Local Government Act 1999*

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply

22. *Local Nuisance and Litter Control Act 2016*

22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title

24. *Mining Act 1971*

24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

26. *Natural Resources Management Act 2004* (repealed)

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

27. *Outback Communities (Administration and Management) Act 2009*

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

28.1	section 23(1) - Notice of contribution payable	The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also **Code Amendment** **Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.** **Code Amendment** **Leader Street Bakery - The owners of 4 Leah Street (95-103 Leader Street), Forestville are proposing to rezone approx. 7,300m2 of land occupied by the existing Goodman Fielder bakery operations to an Urban Neighbourhood Zone, which will facilitate a predominately medium density residential infill project. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.** **Code Amendment** **Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.** **Code Amendment** **Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.**
29.2	section 127 - Condition (that continues to	State Planning Commission in the Department for Housing and Urban Development

	apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title

31. *Public and Environmental Health Act 1987* (repealed)

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	**An SA Water Certificate will be forwarded.** **If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950** also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997* (repealed)

35.1	section 18 - Condition (that remains in force)	DEW has no record of any condition affecting this title

	of a permit	
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title

36. Other charges

36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply

Other Particulars

Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

1.	Particulars of transactions in last 12 months	Contact the vendor for these details
2.	Particulars relating to community lot (including strata lot) or development lot	Enquire directly to the Secretary or Manager of the Community Corporation
3.	Particulars relating to strata unit	Enquire directly to the Secretary or Manager of the Strata Corporation
4.	Particulars of building indemnity insurance	Contact the vendor for these details also Contact the Local Government Authority
5.	Particulars relating to asbestos at workplaces	Contact the vendor for these details
6.	Particulars relating to aluminium composite panels	Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.
7.	Particulars relating to court or tribunal process	Contact the vendor for these details
8.	Particulars relating to land irrigated or drained under Irrigation Acts	SA Water will arrange for a response to this item where applicable
9.	Particulars relating to environment protection	Contact the vendor for details of item 2 also EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title also Contact the Local Government Authority for information relating to item 6
10.	Particulars relating to *Livestock Act, 1997*	Animal Health in PIRSA has no record of any notice or order affecting this title

Additional Information

The following additional information is provided for your information only.
These items are not prescribed encumbrances or other particulars prescribed under the Act.

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (https://1100.com.au) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

***Land Tax Act 1936* and *Regulations* thereunder**

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

Animal and Plant Control (Agriculture Protection and other purposes) Act 1986* and *Regulations

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

Landscape South Australia 2019

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email DEWwaterlicensing@sa.gov.au.

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LAND SERVICES SA

Product	Register Search (CT 6237/986)
Date/Time	10/10/2024 03:37PM
Customer Reference	2410454OrmstonSale
Order ID	20241010008484

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6237 Folio 986

Parent Title(s) CT 6237/936

Creating Dealing(s) ACT 13302804

Title Issued 22/05/2020 **Edition** 2 **Edition Issued** 04/08/2020

Estate Type

FEE SIMPLE

Registered Proprietor

ROBERT ALEXANDER ORMSTON
ELIZABETH ANNE ORMSTON
OF LOT 802 1 GEORGE STREET PARKSIDE SA 5063
AS JOINT TENANTS

Description of Land

LOT 802 SECONDARY COMMUNITY STRATA PLAN 42094
IN THE AREA NAMED PARKSIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
18/05/2020	13302805	BY-LAWS	FILED
18/05/2020	13302806	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

AFFECTED BY C42090

Administrative Interests NIL

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	10/10/2024 03:37PM
Customer Reference	2410454OrmstonSale
Order ID	20241010008484

Certificate of Title

Title Reference	CT 6237/986
Status	CURRENT
Easement	NO
Owner Number	13756990
Address for Notices	LOT 802, 1 GEORGE ST PARKSIDE, SA 5063
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

ROBERT ALEXANDER ORMSTON
ELIZABETH ANNE ORMSTON
OF LOT 802 1 GEORGE STREET PARKSIDE SA 5063
AS JOINT TENANTS

Description of Land

LOT 802 SECONDARY COMMUNITY STRATA PLAN 42094
IN THE AREA NAMED PARKSIDE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13343563
Dealing Date	30/07/2020
Sale Price	$864,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0914276548	CURRENT	Apartment 802, 1 GEORGE STREET, PARKSIDE, SA 5063

Notations

Dealings Affecting Title

NIL

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Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
18/05/2020 13:32	13302805	BY-LAWS	FILED
18/05/2020 13:32	13302806	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

AFFECTED BY C42090

Administrative Interests

NIL

Valuation Record

Valuation Number	0914276548
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2020
Property Location	Apartment 802, 1 GEORGE STREET, PARKSIDE, SA 5063
Local Government	UNLEY
Owner Names	ROBERT ALEXANDER ORMSTON ELIZABETH ANNE ORMSTON
Owner Number	13756990
Address for Notices	LOT 802, 1 GEORGE ST PARKSIDE, SA 5063
Zone / Subzone	UC(Bo) - Urban Corridor (Boulevard)
Water Available	Yes
Sewer Available	Yes
Land Use	1328 - Eighth Floor Home Unit
Description	5HU 2CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C42094 LOT 802	CT 6237/986

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$89,000	$1,025,000			

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Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	$86,000	$960,000			

Building Details

Valuation Number	0914276548
Building Style	High Rise Home Units (lifts)
Year Built	2018
Building Condition	Very Good
Wall Construction	Composite Construction
Roof Construction	Colourbond
Equivalent Main Area	98 sqm
Number of Main Rooms	4

Note – this information is not guaranteed by the Government of South Australia

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RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2613434

DATE OF ISSUE
11/10/2024

LYNDA GARDINER
POST OFFICE BOX 208
RUNDLE MALL SA 5000

ENQUIRIES:
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME
13756990	E A & R A ORMSTON

PROPERTY DESCRIPTION

A802 1 GEORGE ST / PARKSIDE SA 5063 / LT 802

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0914276548	CT 6237/986	$1,025,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	386.20
- REMISSION	**$**	237.80
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	-198.40
= AMOUNT PAYABLE	**$**	0.00

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certficate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE **09/01/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit:	www.revenuesa.sa.gov.au
Email:	revsupport@sa.gov.au
Phone:	(08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

www.revenuesaonline.sa.gov.au

OR

By Post to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

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RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2613434

DATE OF ISSUE
11/10/2024

LYNDA GARDINER
POST OFFICE BOX 208
RUNDLE MALL SA 5000

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME
E A & R A ORMSTON

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
A802 1 GEORGE ST / PARKSIDE SA 5063 / LT 802

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0914276548	CT 6237/986	$89,000.00	0.0000 HA

DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:

CURRENT TAX	**$**	0.00	**SINGLE HOLDING**	**$**	0.00
- DEDUCTIONS	**$**	0.00			
+ ARREARS	**$**	0.00			
- PAYMENTS	**$**	0.00			
= AMOUNT PAYABLE	**$**	**0.00**			

Please Note: If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE **09/01/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit:	www.revenuesa.sa.gov.au
Email:	revsupport@sa.gov.au
Phone:	(08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

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SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
09 14276 54 8	CT6237986	11/10/2024	8436	2613434

EVANS CONVEYANCING
LEVEL 11E/50 GRENFELL ST
ADELAIDE SA 5000
lynda@evansconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: E A & R A ORMSTON
Location: U802 1 GEORGE ST PARKSIDE LT802 C42094
Description: 5HU 2CP **Capital Value:** $1 025 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/2020	Water rates	:	157.20
Sewer main available:	1/7/2020	Sewer rates	:	318.78
		Water use	:	104.87
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	291.07CR
		Balance outstanding	:	289.78

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 78.60 Sewer: 159.39 Bill: 8/1/2025

This account has no meter of its own but is supplied from account no 09 14276 01 1.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 1.66%.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

SA Water

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at https://maps.sa.gov.au/drainageplans/

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ANNEXURE C

Evans Conveyancing Pty Ltd
PO BOX 208
RUNDLE MALL SA 5000

Date: 11 October 2024
Cert. No: 24283
Ref. No: 2410454
ORMSTON:9564

REQUEST FOR PROPERTY INFORMATION

Further to your request Council now provides that information required of it pursuant to the Local Government Act and the Land and Business (Sale and Conveyancing) Act.

PROPERTY ADDRESS: Apt 802 / 1 George Street, Parkside SA 5063
Owner: R A Ormston and E A Ormston
APT 802
1 George Street
PARKSIDE SA 5063

PROPERTY DESCRIPTION

Assessment No:	457957 9	Valuer Gen No:	0914276548
Section / Lot:	CP 42094 Lot 802		
Volume / Folio	CT-6237/986		
Ward	Parkside	Hundred:	Adelaide

PURSUANT TO SECTION 187 OF THE **LOCAL GOVERNMENT ACT** I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY.

Rates and Fines in Arrears	$0.00
Rates and Charges for current Fiscal Year (2024/25) which were adopted by Council on the 24 June 2024 and payable on or before 2 September 2024	$1,917.15
*Less Council Rebate	$0.00
Fines and Interest for current Fiscal Year	$ 0.00
Sundry other charges upon the Land	$0.00
Less Payments/Adjustments Received	($ 480.15)
Balance	
• rates and other monies due and payable	$1,437.00
includes legal costs, solicitors fees etc.	$ 0.00
TOTAL BALANCE	**$1,437.00**

*__Please note__: this certificate is valid for 30 days from the date of issue. A subsequent search will be required after this period.

Authorised Officer

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The following information is provided by council pursuant to the **Land and Business (Sale and Conveyancing) Act 1994** and the **Local Government Act**.

ADVISORY NOTE

Building Fire Risk

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchases should take reasonable steps to determine if ACP has been identified on any building on the land, and also the status of any required remediation works related to the presence of ACP on such building.

Part 3 – Development Plan
Development Act 1993
Description of Zone: N/A

State Heritage Place pursuant to the Heritage Act	**N/A**
Local Heritage Place pursuant to the Development Act	**N/A**
Significant Tree pursuant to the Development Plan on property	**N/A**

For updated zoning information, refer to the PlanSA Section 7 Report attached.

Section 42 – Condition(s) (that continue to apply) of a development authorisation.
(Note: this applies to all approvals under any development, planning or building legislation)
APPLICATION NUMBER: 090/512/**2016/SCAP/1**
Description of Development: Proposed mixed use development with adapation and renovation of heritage building together with nine storey residential, mixed development for apartments,townhouses, office and smalll coffee shop with associated carparking and landscaping
Stage 1 - Bulk earthworks & piling

Minor variation to DA 090/M004/16 V1 for the construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping.
Variation: amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.
Development Approval: 09-Apr-2018
This application is subject to the following conditions:

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1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the following details and plans submitted in Development Application No 090/M004/16.

Drawing No.	Sheet Title	Revision	Date
SK00	JPE Design Studio, Project Number 10015, Existing Site Plan	N/A	June 16
SK01	JPE Design Studio, Project Number 10015, Proposed Site Plan	N/A	Nov 15
SK02	JPE Design Studio, Project Number 10015, Greenhill Road Streetscape Elevations	N/A	Nov 15
SK03	JPE Design Studio, Project Number 10015, George Street Streetscape Elevations	N/A	June 16
SK04	JPE Design Studio, Project Number 10015, Basement Floor	N/A	June 16
SK05	JPE Design Studio, Project Number 10015, Ground Level Floor Plan	A	Sep 16
SK06	JPE Design Studio, Project Number 10015, Landscape Plan	A	Sep 16
SK07	JPE Design Studio, Project Number 10015, Level 1 Floor Plan	B	June 16
SK08	JPE Design Studio, Project Number 10015, Level 2 Floor Plan	N/A	June 16
SK09	JPE Design Studio, Project Number 10015, Level 3 Floor Plan	A	Sep 16
SK10	JPE Design Studio, Project Number 10015, Level 4 Floor Plan	N/A	June 16
SK11	JPE Design Studio, Project Number 10015, Level 5 Floor Plan	N/A	June 16
SK12	JPE Design Studio, Project Number 10015, Level 6-7 Floor	N/A	June 16
SK13	JPE Design Studio, Project Number 10015, Level 8 Floor Plan	N/A	June 16
SK14	JPE Design Studio, Project Number 10015, Level 9 Floor Plan	N/A	June 16
SK15	JPE Design Studio, Project Number 10015, Roof Plan	N/A	June 16
SK18	JPE Design Studio, Project Number 10015, North and West Elevations Plan	B	Nov 15
SK19	JPE Design Studio, Project Number 10015, South and East Elevations Plan	N/A	Nov 15
SK20	JPE Design Studio, Project Number 10015, Section A Plan	N/A	Nov 15
SK21	JPE Design Studio, Project Number 10015, Detail Section B Overlooking Diagrams Plan	N/A	Nov 15
SK22	JPE Design Studio, Project Number 10015, Detail Section C Overlooking Diagrams Plan	N/A	Nov 15
SK23	JPE Design Studio, Project	N/A	Nov 15
	Number 10015, Detail Section D Overlooking Diagrams Plan		

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SK24	JPE Design Studio, Project Number 10015, Detail Plan George Street South	N/A	June 16
	Shadow Diagram Plan		

Reports and Correspondence

- Planning Report and Contextual Information by JPE Consultants dated 24 June 2016
- Planning Report by IBS Consultants dated 28 June 2016
- Traffic and Transport Report by Cirqa Consultants dated 1 September 2016
- Stormwater Management Report by TMK Consulting dated 15 August 2016
- Waste Management Plan Report by Colby Industries dated 9 June 2016
- Sonus Environmental Noise Assessment Report dated June 2016
- Tree Report by Arborman Tree Solutions dated 27 May 2016 and response to council concerns dated 21 July 2016.
- Heritage Impact Statement by Catalyst Consultants dated 28 June 2016
- Heritage Management Strategy by Catalyst Consultants dated 18 March 2016
- Sustainability Strategy Report by d2 Consultants dated 7 June 2016
- Wind Impact Assessment by Vipac Engineers and Scientists dated 25 May 2016
- Community Engagement Summary by Natalie Fuller and Associates dated June 2016
- Revised CIRQA Car parking study dated 30 September 2016
- Response planning report by IBS Consultants dated 30 September 2016
- Additional information response to deferred item by JPE dated 30 September 2016.

State Heritage

2. The original east facade of St Margaret's shall be reinstated as (and remain legible as) an external face red brick wall, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources prior to the issue of development approval.

3. Glass selection for the new office building adjacent St. Margaret's shall achieve a high degree of transparency, so that the original east facade of St. Margaret's remains legible from the outside. A sample of the proposed glazing system shall be submitted to the Development Assessment Commission for approval, in consultation with the Department of Environment, Water and Natural Resources.

4. Site induction of all contractors and staff undertaking the works shall be undertaken and include information about the heritage significance and listing of the place, and about potential archaeological issues. Site inductions should highlight good heritage practice and what to do if works vary from the approval. A generic site induction is attached for reference.

5. Detailed documentation of the junctions between the proposed link structure and the eastern face of St Margaret's shall be submitted to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Construction and site works

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6. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction.

7. The management plan must incorporate, without being limited to, the following matters:

   - avoidance of damage to the trees within that part of the road reserve immediately adjacent the site.
   - air quality, including odour and dust
   - surface water including erosion and sediment control
   - soils, including fill importation, stockpile management and prevention of soil contamination
   - groundwater, including prevention of groundwater contamination
   - noise
   - occupational health and safety.

   For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?*' www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

   The CEMP shall be submitted to the Development Assessment Commission prior to commencement of site works and construction.

Stormwater

8. A detailed stormwater management plan with accompanying calculations (based on 40% pre- development site coverage) shall be submitted which demonstrates the retention/detention volumes to ensure the flow rates discharging from the development are less than or equal to the 40% pre-development site coverage capacity of the existing council infrastructure. Should discharge rates exceed the 40% pre-development site coverage capacity of the infrastructure, upgrades to George Street infrastructure through a deed agreement to the council will be required, the cost of which will be borne by the developer. The above shall be carried out in consultation with Unley council and to the satisfaction of the Development Assessment Commission.

9. As part of the final detailed stormwater management plan, a final location site and elevation and plan for the proposed rainwater tanks along the eastern boundary showing dimensions, material, colour and how it is intended to screen the tanks from view shall be submitted and approved to the satisfaction of the Development Assessment Commission.

Significant Tree Protection

10. All tree protection measures as outlined in the Recommendations of the report prepared by Aborman Tree Solutions dated 27 May 2016 submitted with and forming part of the application, shall be implemented throughout the project construction to ensure the adequate protection of the Significant Tree.

Plant and Equipment

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11. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

Noise

12. The acoustic attenuation measures recommended in the Sonus Acoustics report dated June 2016 forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Car Park Layout

13. The proposed car parking layout shall be designed and constructed to conform to Australian Standard 2890.1:2004 for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Parking Facilities.

Access and Loading/Unloading

14. The site shall have vehicular access via George Street only. The vehicular crossovers shall be located approximately 32 metres and 72 metres from the Greenhill Road/ George Street corner respectively.

15. All vehicles shall enter and exit the site in a forward direction.

16. The largest vehicle permitted on site shall be an 8 metre long refuse vehicle.

17. All service vehicle movements associated with the development shall be undertaken between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays whilst also generally being undertaken outside of peak hours from Monday- Friday.

18. All commercial vehicle facilities shall be designed in accordance with AS 2890.2 2002.

Lighting

19. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with the relevant Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

Infrastructure

20. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Roadways

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21. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.

Landscaping

22. The landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times, with any diseased or dying plants being replaced.

APPLICATION NUMBER: 090/405/2017/DIV
Description of Development: Land Division - Torrens Title - Boundary Realignment
Development Approval: 12-Nov-2018
This application is subject to the following conditions:

The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.

Department of Planning, Transport and Infrastructure Conditions

1. All access shall be gained via George Street only. No direct vehicle access onto Greenhill Road shall be permitted.

2. The George Street access points shall be located approximately 32 metres and 72 metres south of the Greenhill Road / George Street intersection.

3. All vehicles shall enter and exit the site in a forward direction.

4. The largest vehicle permitted on site shall be an 8 metre long refuse vehicle.

5. All service vehicle movements associated with the development shall be undertaken outside of peak traffic hours and peak site operation times.

APPLICATION NUMBER: 090/656/2013/C2/1
Description of Development: Change of use of both buildings to residential, demolition of selected buildings including garage and other parts of the State Heritage building and rear portion of 1 George Street, carry out alterations and construct additions to both buildings including a 4m high tennis court fence, a 2.2m high masonry wall along George Street and the removal of a regulated tree.
STAGE 1 - Demolition ONLY
Development Approval: 02-Mar-2015
This application is subject to the following conditions:

The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.

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That ancillary pool and/or spa equipment shall be entirely located within a sound attenuated enclosure prior to the operation of said equipment. Noise generated from ancillary pool and/or spa equipment must not exceed the maximum noise level recommended by the EPA. For this purpose, noise generated from ancillary pool / spa equipment shall not exceed 52 db(a) between 7am and 10pm and 45 db(a) between 10pm and 7am on any day, measured from a habitable room window or private open space of an adjoining dwelling.

That waste water from the swimming pool shall be discharged to the sewer, and not be allowed to flow onto adjoining properties or the street water table under any circumstances.

All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

5. The Tree report from Arborman Tree Solutions TPY LTD dated 23rd September 2013 shall be complied with to the satisfaction of Council.

6. The recommended tree protection requirements of the supporting arborist report are to be clearly identified during the project tender process. A contractual agreement is to be drawn up with accepted tenderers which outlines their responsibilities and ensures contractor compliance.

7. A project arborist fully conversant with Australian Standard AS4970: 2009 is to be engaged for the duration of the project life cycle. (minimum AQF Level 5).

8. A predetermined number of site inspections are to be agreed upon and certification of tree protection measures undertaken by the project arborist at these points. This is to occur at key stages of the development such as site establishment, footing installation, scaffold erection, when works are undertaken within the TPZ and upon completion of the project.

9. A preconstruction meeting is to be held and attended by the site manager, the project arborist and relevant contractors to introduce the tree protection plan.

10. Maintenance pruning: All pruning is to be undertaken by a qualified arborist (minimum AQF Level 4) under the direct supervision of the project arborist and Councils arborist. All pruning is to be carried out in compliance with AS4373: Pruning of Amenity Trees.

11. Pruning is to remove deadwood and damaged branches. Minor pruning for clearance of the proposed dwelling is to be minimal. No large diameter cuts >30mm on live tissue are to occur unless agreed by Councils arborist. The aesthetics of the tree are to be maintained at all times.

12. Tree protection fencing minimum of 2 metres in height is to be installed in the locations provided in the Tree Protection Fencing Plan within the supporting arborist report. Fencing compliant with specifications listed in *AS 4687-2007*

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Temporary Fencing and Hoardings should be installed and shade cloth or a similar material should be attached to reduce the transport of dust, other particulates and liquids into the TPZ.

13. A sign is to be placed on the fence that states: TREE PROTECTION ZONE - NO ENTRY. The contact details for the project arborist and project manager should also be clearly visible on the sign.

14. All tree protection measures including fence locations must be maintained as set in the Tree Protection Plan throughout the duration of the project.. The fence position cannot be altered without the expressed permission of the project arborist.

15 No materials maybe stored, mixed or disposed of within the fenced tree protection area.

16. No vehicles or machinery are allowed within the TPZ, other than throughout the demolition phase of the project when the existing bitumen surfaces are to be lifted. Machinery is to work on the bitumen surface and work back towards itself. Machinery is not to traverse the newly exposed natural surface. Removal of the sub base and preparation for reinstatement is to be undertaken by hand.

17. All temporary services that enter the property throughout the development phase of the project are to avoid the TPZ; if compromise of the TPZ is likely, the project arborist should be notified.

18. If incidents occur throughout the development phase of the project which compromise the TPZ or damage the tree in any manner the project arborist or site manager should be should be notified immediately.

19. Soil levels within the TPZ are to remain undisturbed at existing levels at all times.

20. Any approved trenching within the TPZ is to be undertaken by hand or by a non-destructive technique such as hydro excavation. All excavations are to be supervised by the project arborist.

21. Roots to be severed to allow for approved footing installation are to be severed cleanly in line with Australian Standard AS4373 and undertaken by a qualified arborist. (minimum AQF Level 4)

22. The installation of boundary fencing within the TPZ is to allow for 1m clearance of the tree canopy at the nearest point vertically and laterally.

23. Pier holes for the installation of fence posts are to be installed using non-destructive techniques. Open trench assessment is to be undertaken by the project arborist and Councils arborist.

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24. All landscaping works within the TPZ are to undertaken with a 'no dig' approach. Irrigation services are to be installed outside of the TPZ unless diagnostic works approved by the project arborist have demonstrated minimal impacts on the tree.

Notes from Department of Environment, Water and Natural Resources STATE HERITAGE UNIT – Conservation and Land Management Branch :

It is advisable on such an important and highly visible State Heritage Place to ensure the details envisaged in the plans are fully realised. To this end it is highly recommended to retain the services of the Heritage Architect to inspect the works in progress and to advise on all heritage aspects of the project particularly the inevitable, but unforeseen, fine detail decisions.

APPLICATION NUMBER: 090/307/2014/C2
Description of Development: Demolish existing dwelling and other structures and construct a dwelling with associated garage, swimming pool and 2.2m front fence.
Development Approval: 15-Dec-2014
This application is subject to the following conditions:

The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.

All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

That waste water from the swimming pool shall be discharged to the sewer, and not be allowed to flow onto adjoining properties or the street water table under any circumstances.

4. That all recommendations contained in the arborist report from Arborman Tree Solutions TPY LTD dated 22nd August 2014 and detailed on pages 9 to 22 shall be complied with to the satisfaction of Council. In addition the following tree protection measures are required:

- Pier holes for the installation of fence posts are to be installed using non-destructive techniques. Open trench assessment is to be undertaken by the project arborist and Councils arborist.

- All landscaping works within the TPZ are to undertaken with a 'no dig' approach. Irrigation services are to be installed outside of the TPZ unless diagnostic works approved by the project arborist have demonstrated minimal impacts on the tree.

APPLICATION NUMBER: 090/512/2016/SCAP/2/A

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Description of Development: Proposed mixed use development with adapation and renovation of heritage building together with nine storey residential, mixed development for apartments,townhouses, office and smalll coffee shop with associated carparking and landscaping
Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation
of transformer, inclusion of pump room and removal of affordable housing
Stage 2 - Structural Works to Ground Floor Level
Development Approval: 18-Jul-2018
This application is subject to the following conditions:

2. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the following details and plans submitted in Development Application No 090/M004/16.

Drawing No.	Sheet Title	Revision	Date
SK00	JPE Design Studio, Project Number 10015, Existing Site Plan	N/A	June 16
SK01	JPE Design Studio, Project Number 10015, Proposed Site Plan	N/A	Nov 15
SK02	JPE Design Studio, Project Number 10015, Greenhill Road Streetscape Elevations	N/A	Nov 15
SK03	JPE Design Studio, Project Number 10015, George Street Streetscape Elevations	N/A	June 16
SK04	JPE Design Studio, Project Number 10015, Basement Floor	N/A	June 16
SK05	JPE Design Studio, Project Number 10015, Ground Level Floor Plan	A	Sep 16
SK06	JPE Design Studio, Project Number 10015, Landscape Plan	A	Sep 16
SK07	JPE Design Studio, Project Number 10015, Level 1 Floor Plan	B	June 16
SK08	JPE Design Studio, Project Number 10015, Level 2 Floor Plan	N/A	June 16
SK09	JPE Design Studio, Project Number 10015, Level 3 Floor Plan	A	Sep 16
SK10	JPE Design Studio, Project Number 10015, Level 4 Floor Plan	N/A	June 16
SK11	JPE Design Studio, Project Number 10015, Level 5 Floor Plan	N/A	June 16
SK12	JPE Design Studio, Project Number 10015, Level 6-7 Floor	N/A	June 16
SK13	JPE Design Studio, Project Number 10015, Level 8 Floor Plan	N/A	June 16
SK14	JPE Design Studio, Project Number 10015, Level 9 Floor Plan	N/A	June 16
SK15	JPE Design Studio, Project Number 10015, Roof Plan	N/A	June 16
SK18	JPE Design Studio, Project Number 10015, North and West Elevations Plan	B	Nov 15

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SK19	JPE Design Studio, Project Number 10015, South and East Elevations Plan	N/A	Nov 15
SK20	JPE Design Studio, Project Number 10015, Section A Plan	N/A	Nov 15
SK21	JPE Design Studio, Project Number 10015, Detail Section B Overlooking Diagrams Plan	N/A	Nov 15
SK22	JPE Design Studio, Project Number 10015, Detail Section C Overlooking Diagrams Plan	N/A	Nov 15
SK23	JPE Design Studio, Project	N/A	Nov 15
	Number 10015, Detail Section D Overlooking Diagrams Plan		
SK24	JPE Design Studio, Project Number 10015, Detail Plan George Street South	N/A	June 16
	Shadow Diagram Plan		

Reports and Correspondence

- Planning Report and Contextual Information by JPE Consultants dated 24 June 2016
- Planning Report by IBS Consultants dated 28 June 2016
- Traffic and Transport Report by Cirqa Consultants dated 1 September 2016
- Stormwater Management Report by TMK Consulting dated 15 August 2016
- Waste Management Plan Report by Colby Industries dated 9 June 2016
- Sonus Environmental Noise Assessment Report dated June 2016
- Tree Report by Arborman Tree Solutions dated 27 May 2016 and response to council concerns dated 21 July 2016.
- Heritage Impact Statement by Catalyst Consultants dated 28 June 2016
- Heritage Management Strategy by Catalyst Consultants dated 18 March 2016
- Sustainability Strategy Report by d2 Consultants dated 7 June 2016
- Wind Impact Assessment by Vipac Engineers and Scientists dated 25 May 2016
- Community Engagement Summary by Natalie Fuller and Associates dated June 2016
- Revised CIRQA Car parking study dated 30 September 2016
- Response planning report by IBS Consultants dated 30 September 2016
- Additional information response to deferred item by JPE dated 30 September 2016.

State Heritage

23. The original east facade of St Margaret's shall be reinstated as (and remain legible as) an external face red brick wall, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources prior to the issue of development approval.

24. Glass selection for the new office building adjacent St. Margaret's shall achieve a high degree of transparency, so that the original east facade of St. Margaret's remains legible from the outside. A sample of the proposed glazing system shall be submitted to the Development Assessment Commission for approval, in consultation with the Department of Environment, Water and Natural Resources.

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25. Site induction of all contractors and staff undertaking the works shall be undertaken and include information about the heritage significance and listing of the place, and about potential archaeological issues. Site inductions should highlight good heritage practice and what to do if works vary from the approval. A generic site induction is attached for reference.

26. Detailed documentation of the junctions between the proposed link structure and the eastern face of St Margaret's shall be submitted to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Construction and site works

27. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication "Environmental Management of On-site Remediation" - to minimise environmental harm and disturbance during construction.

28. The management plan must incorporate, without being limited to, the following matters:

- avoidance of damage to the trees within that part of the road reserve immediately adjacent the site.
- air quality, including odour and dust
- surface water including erosion and sediment control
- soils, including fill importation, stockpile management and prevention of soil contamination
- groundwater, including prevention of groundwater contamination
- noise
- occupational health and safety.

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?*' www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

The CEMP shall be submitted to the Development Assessment Commission prior to commencement of site works and construction.

Stormwater

29. A detailed stormwater management plan with accompanying calculations (based on 40% pre- development site coverage) shall be submitted which demonstrates the retention/detention volumes to ensure the flow rates discharging from the development are less than or equal to the 40% pre-development site coverage capacity of the existing council infrastructure. Should discharge rates exceed the 40% pre-development site coverage capacity of the infrastructure, upgrades to George Street infrastructure through a deed agreement to the council will be required, the cost of which will be borne by the developer. The above shall be carried out in consultation with Unley council and to the satisfaction of the Development Assessment Commission.

30. As part of the final detailed stormwater management plan, a final location site and elevation and plan for the proposed rainwater tanks along the eastern boundary

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showing dimensions, material, colour and how it is intended to screen the tanks from view shall be submitted and approved to the satisfaction of the Development Assessment Commission.

Significant Tree Protection

31. All tree protection measures as outlined in the Recommendations of the report prepared by Aborman Tree Solutions dated 27 May 2016 submitted with and forming part of the application, shall be implemented throughout the project construction to ensure the adequate protection of the Significant Tree.

Plant and Equipment

32. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

Noise

33. The acoustic attenuation measures recommended in the Sonus Acoustics report dated June 2016 forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Car Park Layout

34. The proposed car parking layout shall be designed and constructed to conform to Australian Standard 2890.1:2004 for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Parking Facilities.

Access and Loading/Unloading

35. The site shall have vehicular access via George Street only. The vehicular crossovers shall be located approximately 32 metres and 72 metres from the Greenhill Road/ George Street corner respectively.

36. All vehicles shall enter and exit the site in a forward direction.

37. The largest vehicle permitted on site shall be an 8 metre long refuse vehicle.

38. All service vehicle movements associated with the development shall be undertaken between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays whilst also generally being undertaken outside of peak hours from Monday- Friday.

39. All commercial vehicle facilities shall be designed in accordance with AS 2890.2 2002.

Lighting

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40. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with the relevant Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

Infrastructure

41. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Roadways

42. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.

Landscaping

43. The landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times, with any diseased or dying plants being replaced.

That the development herein approved shall be undertaken in accordance with the amended plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing

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PLANNING CONDITIONS:

1. That the development shall be established in strict accordance with the details and plans submitted in the original Development Authorisation 090/M004/16 (and applicable conditions) except where superseded by any plans listed below, where minor amendments may be required by other relevant Acts, or by further conditions imposed by this variation authorisation:

Plans drawn by JPE Design Studio – Project Number 10015

Drawing Title	Drawing No.	Revision	Date
Proposed Site Plan	SK 01	A	Nov 15
Streetscape Elevations	SK 02	A	Nov 15
Streetscape Elevations	SK 03	A	Nov 15
Basement Floor Plan	SK 04	A	Jun 16
Ground Level Floor Plan	SK 05	B	Jun 16
Landscaping Plan	SK 06	D	Jun 16
Level 1 Floor Plan	SK 07	C	Jun 16
North and West Elevations	SK 18	E	Nov 15
South and East Elevations	SK 19	B	Nov 15
Section A	SK 20	B	Nov 15
George Street perspective view showing proposed transformer location and screening	SK-901	E	14/06/2018
Plan view showing proposed transformer location and screening	SK-902	E	14/06/2018

CIRQA Plan – Project Number 15056

Drawing Title	Drawing No.	Revision	Date
Refuse Collection Vehicle Turn Path Plan	Sheet #4_SH01	A	6/6/18

ADVISORY NOTES:

a. The development must be substantially commenced within 12 months of the date of the original notification for DA 090/M004/16, unless this period has been extended by the SCAP.

b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the original notification for DA 090/M004/16 unless this period is extended by the SCAP.

c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

APPLICATION NUMBER: 090/570/2018/DIV
Description of Development: Land Division - Community Title - Primary Community Strata Division - Being a development over allotment 52 in Dev No. 090/D013/17
Development Approval: 16-Mar-2020
This application is subject to the following conditions:

Planning Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application No 090/C026/18.

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Land Division Requirements

2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water H074724.

3. Payment of $13660.00 into the Planning and Development Fund (2 allotments @ $6830.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), cheque payable to the State Commission Assessment Panel marked “not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, at Planning Services, Department of Planning, Transport and Infrastructure (DPTI) Level 5, 50 Flinders Street, Adelaide SA 5000.

4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Advisory Notes

a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the SCAP.

b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

c. The applicant is also advised that the final land division certificate must be obtained from the SCAP to complete the development within 3 years of the date of the Notification unless this period is extended by the SCAP.

d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

g. Potential Purchasers – SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.

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h. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

i. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

j. The applicant is informed of the following requirements of the *Heritage Places Act 1993:*

- If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.

- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. o For further information, contact the Department of Environment and Water.

k. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988.*

APPLICATION NUMBER: 090/572/2018/DIV
Description of Development: Land Division - Community Title - Secondary Community Strata Division - Being a development over lot 12 in Dev No. 090/C026/18
Development Approval: 16-Mar-2020
This application is subject to the following conditions:

Planning Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application No 090/C027/18.

Land Division Requirements

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water H074722

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2. Payment of $341500.00 into the Planning and Development Fund (50 allotments @ $6830.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), cheque payable to the State Commission Assessment Panel marked “not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, at Planning Services, Department of Planning, Transport and Infrastructure (DPTI) Level 5, 50 Flinders Street, Adelaide SA 5000.

3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Advisory Notes

a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the SCAP.

a. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

b. The applicant is also advised that the final land division certificate must be obtained from the SCAP to complete the development within 3 years of the date of the Notification unless this period is extended by the SCAP.

c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

d. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

e. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

f. Potential Purchasers – SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.

g. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

h. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water or an additional referral to the Minister for Environment and

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Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

i. The applicant is informed of the following requirements of the *Heritage Places Act 1993:*

- If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
- For further information, contact the Department of Environment and Water.

j. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988.*

APPLICATION NUMBER: 090/575/2018/DIV
Description of Development: Land Division - Community Title - Secondary Community Strata Division - Being a development over lot 13 in Dev No. 090/C026/18
Development Approval: 16-Mar-2020
This application is subject to the following conditions:

Planning Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application No 090/C028/18.

Land Division Requirements

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water H074721

2. Payment of $34150.00 into the Planning and Development Fund (5 allotments @ $6830.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), cheque payable to the State Commission Assessment Panel marked “not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, at Planning Services, Department of Planning, Transport and Infrastructure (DPTI) Level 5, 50 Flinders Street, Adelaide SA 5000.

3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar

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General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Advisory Notes

a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the SCAP.

a. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

b. The applicant is also advised that the final land division certificate must be obtained from the SCAP to complete the development within 3 years of the date of the Notification unless this period is extended by the SCAP.

c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

d. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

e. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

f. Potential Purchasers – SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.

g. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

h. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

i. The applicant is informed of the following requirements of the *Heritage Places Act 1993:*

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- If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. o For further information, contact the Department of Environment and Water.

j. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988.*

APPLICATION NUMBER: 090/578/2018/DIV
Description of Development: Land Division - Community Division - Secondary Community Strata - Being a development over lot 15 in Dev No. 090/C026/18
Development Approval: 16-Mar-2020
This application is subject to the following conditions:

Planning Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application No 090/C029/18.

Land Division Requirements

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water H074721

2. Payment of $13660.00 into the Planning and Development Fund (2 allotments @ $6830.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), cheque payable to the State Commission Assessment Panel marked “not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, at Planning Services, Department of Planning, Transport and Infrastructure (DPTI) Level 5, 50 Flinders Street, Adelaide SA 5000.

3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Advisory Notes

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a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the SCAP.

a. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

b. The applicant is also advised that the final land division certificate must be obtained from the SCAP to complete the development within 3 years of the date of the Notification unless this period is extended by the SCAP.

c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

d. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

e. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

f. Potential Purchasers – SA Water Corporation further advise that the developer should inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at FULL cost to the owner/applicant.

g. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

h. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

i. The applicant is informed of the following requirements of the *Heritage Places Act 1993:*

- If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. o For further information, contact the Department of Environment and Water.

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j. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988.*

APPLICATION NUMBER: 090/512/2016/SCAP/3/A
Description of Development: Construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping.

21 December 2016 Revision 1
minor variation to this application which was to extend the time within which the development must be complete

28 June 2018 Variation 1
Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing

21 March 2019 Revision 2
Variation: amendment to the basement and ground floor lift lobby access, extension of the balconies to apartments 503 and 504, removal of 1 apartment and amendments to internal apartment layouts.

21 May 2019 Revision 3
Variation: amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.

26 June 2019 Revision 4
Variation: amendments to boundary fencing style, configuration of balcony to apartment 802, and extent of glazing to balconies of apartments 802 and 803.

15 April 2020 Revision 5
Variation - Revised Level 1 window layout on the southern elevation

Stage 3 - Balance of Work (Certified 47a Variation November 2018)
Development Approval: 23-Aug-2018
This application is subject to the following conditions:

3. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the following details and plans submitted in Development Application No 090/M004/16.

Drawing No.	Sheet Title	Revision	Date

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SK00	JPE Design Studio, Project Number 10015, Existing Site Plan	N/A	June 16
SK01	JPE Design Studio, Project Number 10015, Proposed Site Plan	N/A	Nov 15
SK02	JPE Design Studio, Project Number 10015, Greenhill Road Streetscape Elevations	N/A	Nov 15
SK03	JPE Design Studio, Project Number 10015, George Street Streetscape Elevations	N/A	June 16
SK04	JPE Design Studio, Project Number 10015, Basement Floor	N/A	June 16
SK05	JPE Design Studio, Project Number 10015, Ground Level Floor Plan	A	Sep 16
SK06	JPE Design Studio, Project Number 10015, Landscape Plan	A	Sep 16
SK07	JPE Design Studio, Project Number 10015, Level 1 Floor Plan	B	June 16
SK08	JPE Design Studio, Project Number 10015, Level 2 Floor Plan	N/A	June 16
SK09	JPE Design Studio, Project Number 10015, Level 3 Floor Plan	A	Sep 16
SK10	JPE Design Studio, Project Number 10015, Level 4 Floor Plan	N/A	June 16
SK11	JPE Design Studio, Project Number 10015, Level 5 Floor Plan	N/A	June 16
SK12	JPE Design Studio, Project Number 10015, Level 6-7 Floor	N/A	June 16
SK13	JPE Design Studio, Project Number 10015, Level 8 Floor Plan	N/A	June 16
SK14	JPE Design Studio, Project Number 10015, Level 9 Floor Plan	N/A	June 16
SK15	JPE Design Studio, Project Number 10015, Roof Plan	N/A	June 16
SK18	JPE Design Studio, Project Number 10015, North and West Elevations Plan	B	Nov 15
SK19	JPE Design Studio, Project Number 10015, South and East Elevations Plan	N/A	Nov 15
SK20	JPE Design Studio, Project Number 10015, Section A Plan	N/A	Nov 15
SK21	JPE Design Studio, Project Number 10015, Detail Section B Overlooking Diagrams Plan	N/A	Nov 15
SK22	JPE Design Studio, Project Number 10015, Detail Section C Overlooking Diagrams Plan	N/A	Nov 15
SK23	JPE Design Studio, Project	N/A	Nov 15
	Number 10015, Detail Section D Overlooking Diagrams Plan		
SK24	JPE Design Studio, Project Number 10015, Detail Plan George Street South	N/A	June 16
	Shadow Diagram Plan		

Reports and Correspondence

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- Planning Report and Contextual Information by JPE Consultants dated 24 June 2016
- Planning Report by IBS Consultants dated 28 June 2016
- Traffic and Transport Report by Cirqa Consultants dated 1 September 2016
- Stormwater Management Report by TMK Consulting dated 15 August 2016
- Waste Management Plan Report by Colby Industries dated 9 June 2016
- Sonus Environmental Noise Assessment Report dated June 2016
- Tree Report by Arborman Tree Solutions dated 27 May 2016 and response to council concerns dated 21 July 2016.
- Heritage Impact Statement by Catalyst Consultants dated 28 June 2016
- Heritage Management Strategy by Catalyst Consultants dated 18 March 2016
- Sustainability Strategy Report by d2 Consultants dated 7 June 2016
- Wind Impact Assessment by Vipac Engineers and Scientists dated 25 May 2016
- Community Engagement Summary by Natalie Fuller and Associates dated June 2016
- Revised CIRQA Car parking study dated 30 September 2016
- Response planning report by IBS Consultants dated 30 September 2016
- Additional information response to deferred item by JPE dated 30 September 2016.

State Heritage

44. The original east facade of St Margaret's shall be reinstated as (and remain legible as) an external face red brick wall, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources prior to the issue of development approval.

45. Glass selection for the new office building adjacent St. Margaret's shall achieve a high degree of transparency, so that the original east facade of St. Margaret's remains legible from the outside. A sample of the proposed glazing system shall be submitted to the Development Assessment Commission for approval, in consultation with the Department of Environment, Water and Natural Resources.

46. Site induction of all contractors and staff undertaking the works shall be undertaken and include information about the heritage significance and listing of the place, and about potential archaeological issues. Site inductions should highlight good heritage practice and what to do if works vary from the approval. A generic site induction is attached for reference.

47. Detailed documentation of the junctions between the proposed link structure and the eastern face of St Margaret's shall be submitted to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Construction and site works

48. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication "Environmental Management of On-site Remediation" - to minimise environmental harm and disturbance during construction.

49. The management plan must incorporate, without being limited to, the following

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matters:

- avoidance of damage to the trees within that part of the road reserve immediately adjacent the site.
- air quality, including odour and dust
- surface water including erosion and sediment control
- soils, including fill importation, stockpile management and prevention of soil contamination
- groundwater, including prevention of groundwater contamination
- noise
- occupational health and safety.

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?*' www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

The CEMP shall be submitted to the Development Assessment Commission prior to commencement of site works and construction.

Stormwater

50. A detailed stormwater management plan with accompanying calculations (based on 40% pre- development site coverage) shall be submitted which demonstrates the retention/detention volumes to ensure the flow rates discharging from the development are less than or equal to the 40% pre-development site coverage capacity of the existing council infrastructure. Should discharge rates exceed the 40% pre-development site coverage capacity of the infrastructure, upgrades to George Street infrastructure through a deed agreement to the council will be required, the cost of which will be borne by the developer. The above shall be carried out in consultation with Unley council and to the satisfaction of the Development Assessment Commission.

51. As part of the final detailed stormwater management plan, a final location site and elevation and plan for the proposed rainwater tanks along the eastern boundary showing dimensions, material, colour and how it is intended to screen the tanks from view shall be submitted and approved to the satisfaction of the Development Assessment Commission.

Significant Tree Protection

52. All tree protection measures as outlined in the Recommendations of the report prepared by Aborman Tree Solutions dated 27 May 2016 submitted with and forming part of the application, shall be implemented throughout the project construction to ensure the adequate protection of the Significant Tree.

Plant and Equipment

53. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am)

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at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

Noise

54. The acoustic attenuation measures recommended in the Sonus Acoustics report dated June 2016 forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Car Park Layout

55. The proposed car parking layout shall be designed and constructed to conform to Australian Standard 2890.1:2004 for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Parking Facilities.

Access and Loading/Unloading

56. The site shall have vehicular access via George Street only. The vehicular crossovers shall be located approximately 32 metres and 72 metres from the Greenhill Road/ George Street corner respectively.

57. All vehicles shall enter and exit the site in a forward direction.

58. The largest vehicle permitted on site shall be an 8 metre long refuse vehicle.

59. All service vehicle movements associated with the development shall be undertaken between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays whilst also generally being undertaken outside of peak hours from Monday- Friday.

60. All commercial vehicle facilities shall be designed in accordance with AS 2890.2 2002.

Lighting

61. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with the relevant Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

Infrastructure

62. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Roadways

63. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment

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Commission prior to the occupation or use of the development.

Landscaping

64. The landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times, with any diseased or dying plants being replaced.

That the development herein approved shall be undertaken in accordance with the amended plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing

PLANNING CONDITIONS:

1. That the development shall be established in strict accordance with the details and plans submitted in the original Development Authorisation 090/M004/16 (and applicable conditions) except where superseded by any plans listed below, where minor amendments may be required by other relevant Acts, or by further conditions imposed by this variation authorisation:

Plans drawn by JPE Design Studio – Project Number 10015

Drawing Title	Drawing No.	Revision	Date
Proposed Site Plan	SK 01	A	Nov 15
Streetscape Elevations	SK 02	A	Nov 15
Streetscape Elevations	SK 03	A	Nov 15
Basement Floor Plan	SK 04	A	Jun 16
Ground Level Floor Plan	SK 05	B	Jun 16
Landscaping Plan	SK 06	D	Jun 16
Level 1 Floor Plan	SK 07	C	Jun 16
North and West Elevations	SK 18	E	Nov 15
South and East Elevations	SK 19	B	Nov 15
Section A	SK 20	B	Nov 15
George Street perspective view showing proposed transformer location and screening	SK-901	E	14/06/2018
Plan view showing proposed transformer location and screening	SK-902	E	14/06/2018

CIRQA Plan – Project Number 15056

Drawing Title	Drawing No.	Revision	Date
Refuse Collection Vehicle Turn Path Plan	Sheet #4_SH01	A	6/6/18

ADVISORY NOTES:

a. The development must be substantially commenced within 12 months of the date of the original notification for DA 090/M004/16, unless this period has been extended by the SCAP.

b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the original notification for DA 090/M004/16 unless this period is extended by the SCAP.

c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

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DEVELOPMENT APPLICATION – 090/M004/16 V1 R2

Preamble

- On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.
- On 21 December 2016 a revised Planning Consent was issued (revision 1) for DA 090/M004/16 where condition 1 was updated and the time within with development must be complete was extended.
- On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 to vary the development previously granted Development Plan Consent.
- On 21 March 2019 a revised Planning Consent was issued (revision 2) for DA 090/M004/16 V1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans approved on 28 June 2018 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 090/M004/16 V1 R2 (Reg 47A Minor Amendment) below:

   DESCRIPTION OF MINOR VARIATION – 090/M004/16 V1 R2

   - Plans
     - Proposed amendment to basement lift lobby – Dwg no. A-1-50 – rev E – 30.08.18
     - Proposed amendments to ground floor lift lobby – Dwg no. A-1-51 – rev N – 22.02.19
     - Proposed amendment to level 1 lift lobby east access – Dwg no. A-1-52 – rev L – 22.02.19
     - Proposed changes to level 5 balconies – Dwg no. A-1-55 – rev B – 25.03.18
     - Building Section A – Dwg no. A-5-51 – rev B – 13.08.18
     - Building Section B – Dwg no. A-4-52 – rev B – 13.08.18
     - Elevations Residential Tower South – Dwg no. A-4-03 – rev B - 13.08.18
     - Elevations Residential Tower West – Dwg no. A-4-04 – rev B – 13.08.18
     - Section Details – Dwg no. A-5-21 – rev B – 11.12.18
     - Proposed Extension of Balcony on Level 5 – Typical Section – 06.03.19
     - South Site Level 6 & 7 Floor Plan – Dwg no. A-1-57 – rev B – 25.03.18
   - Letter – IBS Planning & Projects – Proposed Variations – dated 14 March 2019

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 090/M004/16 V1) remain valid.

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DEVELOPMENT APPLICATION – 090/M004/16 V1 Revision 3

Preamble

- On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.
- On 21 December 2016 a revised Planning Consent was issued (Revision 1) for DA 090/M004/16 updating condition 1 was updated and extending the period within which the development must be completed.
- On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 R1 for endorsement of amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 March 2019 a revised Planning Consent was issued (Revision 2) for DA 090/M004/16 V1 R1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 May 2019 a revised Planning Consent was issued (Revision 3) for DA 090/M004/16 V1 R2 for endorsement of amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the stamped plans approved on 21 May 2019 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 090/M004/16 V1 Revision 3 (Regulation 47A Minor Amendment) below:

   DESCRIPTION OF MINOR VARIATION – 090/M004/16 V1 Revision 3

   - Plans
     - South Site – Elevations – East – Drawing No. A-4-02 – Revision D – dated 03.04.19
     - South Site – Elevations – South – Drawing No. A-4-03 – Revision D – dated 03.04.19
     - South Site – Elevations – West – Drawing No. A-4-04 – Revision 3 – dated 03.04.19
     - South Site – Level 8 & 9 Floor Plan – Drawing No. A-1-59 – Revision F – dated 03.04.19

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 090/M004/16 V1 Revision 2) remain valid.

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DEVELOPMENT APPLICATION – 090/M004/16 V1 Revision 4

Preamble

- On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.
- On 21 December 2016 a revised Planning Consent was issued (Revision 1) for DA 090/M004/16 updating condition 1 was updated and extending the period within which the development must be completed.
- On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 R1 for endorsement of amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 March 2019 a revised Planning Consent was issued (Revision 2) for DA 090/M004/16 V1 R1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 May 2019 a revised Planning Consent was issued (Revision 3) for DA 090/M004/16 V1 R2 for endorsement of amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.
- On 26 July 2019, a revised Planning Consent was issued (Revision 4) for DA 090/M004/16 V1 R3 for the amendments to the type of fencing along the southern and a portion of the eastern boundary, the shape of the balcony to apartment 802, and the extent of glazing to the balconies of apartments 802 and 803.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the stamped plans approved on 26 June 2019 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 090/M004/16 V1 Revision 4 (Regulation 47A Minor Amendment) below:

   DESCRIPTION OF MINOR VARIATION – 090/M004/16 V1 Revision 4

   - Plans
     - Letter from IBS Planning & Projects Pty Ltd – dated 19 June 2019
     - South Site – Elevations – South – with marked amendments
     - South Site – Elevations – East – with marked amendments
     - South Site – Elevations – West – with marked amendments
     - South Site – Finishes & Fixtures Plans – Level 8 & 9 – with marked amendments

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 090/M004/16 V1 Revision 2) remain valid.

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DEVELOPMENT APPLICATION - 090/M004/16 V1 **(Revision 5)**

Preamble

i. On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.

ii. On 21 December 2016 a revised Planning Consent was issued (Revision 1) for DA 090/M004/16 updating condition 1 was updated and extending the period within which the development must be completed.

iii. On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 R1 for endorsement of amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.

iv. On 21 March 2019 a revised Planning Consent was issued (Revision 2) for DA 090/M004/16 V1 R1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.

v. On 21 May 2019 a revised Planning Consent was issued (Revision 3) for DA 090/M004/16 V1 R2 for endorsement of amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.

vi. On 26 July 2019, a revised Planning Consent was issued (Revision 4) for DA 090/M004/16 V1 R3 for the amendments to the type of fencing along the southern and a portion of the eastern boundary, the shape of the balcony to apartment 802, and the extent of glazing to the balconies of apartments 802 and 803.

vii. On 15 April 2020, a revised Planning Consent was issued (Revision 5) for DA 020/M004/16 V1 R4 for the amendments to the window layout of an apartment (TH5) on level one on the southern elevation.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans approved on 16 April 2020 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 020/M004/16 V1 R5 (Reg 47A Minor Amendment) below:

   Plans
   - Email from John Genimahaliotis (Tritan Corporation Pty Ltd) - dated 9 April 2020.
   - South Elevation Window drawing with revised annotation (Stamped Plan) dated 9 April 2020.

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 020/M004/16 R4) remain valid.

APPLICATION NUMBER: 090/727/2013/DIV
Description of Development: Land division - Torrens Title - Boundary realignment
Development Approval: 01-Aug-2014
This application is subject to the following conditions:

The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out

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below (if any) and the development shall be undertaken to the satisfaction of Council.

Please Note that any City of Unley Development Approval land division condition which details the Development Assessment Commission's requirements regarding payment of moneys into the Planning and Development Fund should be considered as a note and does not constitute an ongoing City of Unley condition of development approval.

Repealed Act conditions (that continue to apply) of approvals or authorisations granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).
(Note: For Repealed Act conditions, please view under "Section 42 – Condition(s) (that continue to apply) of a development authorisation". Applications from 1994 onwards (ie *Development Act*, *1993* conditions) are ***not*** included in the Repealed Act conditions.)

Part 2 – Items to be included if land affected
Development Act 1993

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space.	**N/A**
Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space.	**N/A**
Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development.	**N/A**
Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982).	**N/A**
Emergency order under Section 69 of the Development Act, 1993.	**N/A**
Fire Safety Notice under Section 71 of the Development Act, 1993.	**N/A**
Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993.	**N/A**
Proceedings under Division 2 of Part 11 of the Development Act, 1993.	**N/A**

Fire and Emergency Services Act 2005

Section 56 – Notice of action required concerning flammable materials on land	**N/A**

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Section 83 – Notice of action required to protect against outbreak or spread of fire	**N/A**
Food Act 2001	
Section 44 – Improvement Notice	**N/A**
Section 46 – Prohibition Order	**N/A**
Housing Improvement Act 2016	
Section 23 – Declaration that house is undesirable or unfit for human habitation	**N/A**
Date of Declaration	**N/A**
Particulars required to be provided under Section 23	**N/A**
Local Government Act	
For information pursuant to Local Government Act, 1934 and charges against the land, see front page.	
For information pursuant to Local Government Act, 1999 and charges against the land, see front page.	
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Refer to the PlanSA Section 7 Report attached.

Is the land situated in a State Heritage place?	Refer attached report
Is the land designated as a place of local heritage value?	Refer attached report
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer attached report

Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

Refer to PlanSA - https://plan.sa.gov.au/have_your_say/code-amendments

Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency Order	No
Section 157 – Fire safety notice	No
Section 192 or 193 Land Management Agreement	No
Section 198(1) – Requirement to vest land in the Council to be held as	No

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private open space	
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

South Australian Public Health Act 2011

Section 92 – Notice	**N/A**
South Australian Public Health *(Wastewater) Regulations 2013* Part 4- Condition (that continues to apply) of an approval	**N/A**

Building Indemnity Insurance

(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than $12,000 in value and commenced after 1 May 1987. The insurance is only applicable for the first five years after completion of the building work and does not apply to domestic building work undertaken by 'Owner/Builders'). If no details appear below, no applicable Building Indemnity Insurance details exist.

Further information held by councils

Does the council hold details of any development approvals relating to:
(a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?
NO

Note:

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time.
It should be noted that:

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- the approval of development by a council does not necessarily mean that the development has taken place;
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

ENQUIRIES

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.
Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
If there are any further or specific queries please contact Council.

AUTHORISED OFFICER

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 0914276548

Data Extract Date: 11/10/2024

Parcel ID: C42094 F802

Certificate Title: CT6237/986

Property Address: APT 802 1 GEORGE ST PARKSIDE SA 5063

Zones
Urban Corridor (Boulevard) (UC(Bo))

Subzones
No

Zoning overlays

Overlays
Airport Building Heights (Regulated) (All structures over 45 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Design

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Noise and Air Emissions

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

State Heritage Place (Heritage Number: 3772)

The State Heritage Place Overlay seeks to ensure development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Is the land situated in a State Heritage Place/Area

Yes

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: https://plan.sa.gov.au/

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

https://code.plan.sa.gov.au/

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

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Whittles
Strata and Community Title Services

Adelaide Office
176 Fullarton Road
Dulwich
South Australia 5065
PO Box 309
Kent Town SA 5071

T 08 8291 2300

Whittles Management Services Pty Ltd atf Whittles Strata Unit Trust
ABN 31 493 603 726

www.whittles.com.au

15/10/24

ANNEXURE D

EVANS CONVEYANCING
PO BOX 208, RUNDLE MALL
ADELAIDE, SA, 5000

Dear Sir/Madam

RE: Community Corporation 42094 Inc.
1 GEORGE STREET, PARKSIDE
ABN: 25467434138
Lot: 00802
OWNER: R A & E A Ormston

The following details are provided pursuant to your request for information under the Community Titles Act 1996.

Lot Entitlement Value:

The Lot Entitlement Value is 220 of a total 10000.

Financial Status of the Lot Owner:

The contribution payable to the Administration Fund is currently TBD per quarter.

The contribution payable to the Sinking Fund is currently TBD per quarter.

Arrears are as follows:

Admin Fund:	$0.00	Interest:	$0.00
Sinking Fund:	$0.00	Other Arrears:	$0.00

TOTAL ARREARS ARE: $0.00 as at 15/10/2024.

(NOTE: An interest rate of 15 % per annum calculated daily applies)

The details provided are, to the best of our knowledge, accurate to this date. As this information could change prior to settlement, Conveyancers are urged to confirm them by telephone IMMEDIATELY PRIOR TO SETTLEMENT.
Please contact Whittles on 8291 2300 or info.adelaide@whittles.com.au

Known Extraordinary Expenses

Known extraordinary expenses likely to be incurred by the Corporation are as follows:

**Note the Corporation of which this lot is a member is a member of a Secondary Corporation and the Secondary Corporation is also a member of a Primary Corporation. As these Corporations are separate legal entities, in order to provide information in regard to these Corporations a request for a Section 139 statement has to be received with the accompanying fee of $55.00 per Corporation. In order to obtain a full understanding of the position of the lot it is strongly recommended that searches of these Corporations be obtained. **

Water Consumption paid by Lot Owner

The total quarterly levy for the Administration Fund is $48,750.00, and the total quarterly levy for the Sinking Fund is $2,386.25. The review of amounts payable is to be determined at the upcoming Annual General Meeting.

Please refer to Minutes of Corporation Meetings and other enclosures for other known liabilities.

Special Levies

No special levies payable.

Financial Status of the Community Title

The Corporation's funds are maintained in a bank account at Macquarie Bank Limited.

The fund currently stands to the credit of:

Administrative Fund	$8,413.25CR
Sinking Fund	$24,483.37CR (for future projects)

Enclosures

Enclosed are Minutes of General and Management Committee meetings for the past two years.

Also enclosed is a summary of policies, special resolutions and approvals granted by the Corporation. Further details of these are available upon request.

Insurance Details

Refer to the attached Certificate of Currency / Certificate of Insurance.

Records

The Corporation's records of accounts, minutes and other prescribed documentary material can be viewed and are available for inspection at our offices at 176 Fullarton Road, Dulwich during normal working hours.

Due to the COVID-19 pandemic we have adapted our office processes to keep our staff and clients safe while maintaining our professional standards and service levels. As a result of these modified processes we ask that you first contact us by email or telephone if you require an appointment to view those records.

Pets

Please note this property is part of a Strata/Community Plan, additional approval for pets may be required. This process involves seeking consent from the Corporation which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata/Community Plan. Please refer to By-Laws and/or Articles and Resolutions for further details.

Special Notes

Conveyancers should note that it is the Lot holder's legal responsibility to notify the Corporation immediately of a change in ownership, change in address of the owner or change in occupancy of the Lot.

This statement is issued on the basis that any payment by the Lot holder by cheque or otherwise will be honoured at the first presentation.

This statement does not take into account any decisions or transactions of the Corporation at or subsequent to its issue.

Conveyancers should check with SA Water for any liability for additional water charges, and refer to the Corporation's financial budget for the year to ascertain whether such liability will be met by the Corporation or by the Lot holder.

Yours faithfully



Mark Sorgini
Body Corporate Manager
mark.sorgini@whittles.com.au

WHITTLES MANAGEMENT SERVICES PTY LTD
On behalf of the Corporation 11/10/2024

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PLEASE RETURN THIS SLIP IMMEDIATELY SETTLEMENT IS EFFECTED
to - info.adelaide@whittles.com.au

TO: WHITTLES MANAGEMENT SERVICES
PO BOX 309
KENT TOWN SA 5071

SETTLEMENT DATE: ___ /___ /___

PURCHASERS NAME(S):(Attach any extra purchasers details to this document)

Purchaser 1:

_____ _____
First Name Surname

Purchaser 2:

_____ _____
First Name Surname

BUSINESS NAME (If Applicable)

_____ _____

TELEPHONE NUMBERS : MOBILE : _____
HOME: WORK: _____
_____

EMAIL : _____

ACCOUNTS TO BE FORWARDED TO :
_____
_____

CORRESPONDENCE TO BE FORWARDED TO :
_____
_____

The Corporation request that where possible owners elect to receive their correspondence including accounts by email, in an
effort to reduce postage and photocopying charges.

BROKER:
Evans Conveyancing
PO BOX 208, RUNDLE MALL, ADELAIDE

Community Corporation 42094 Inc.
1 GEORGE STREET, PARKSIDE
Lot: 00802
OWNER: R A & E A Ormston

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TAX INVOICE

11/10/2024

Whittles Management Services
ABN 31 493 603 726
PO Box 309
KENT TOWN SA 5071

Evans Conveyancing
PO BOX 208
RUNDLE MALL
ADELAIDE SA 5000

DESCRIPTION: Searching and completing document for provisions of Section 139 of the Community Titles Act, 1996, Lot : 00802 at 1 GEORGE STREET, PARKSIDE

Community Corporation 42094 Inc.

FEE:	As prescribed	$60.00	PAID
	Plus 10% GST	$6.00	PAID
TOTAL DUE:		$66.00	PAID

OWNER: R A & E A Ormston

With Compliments

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MINUTES OF THE ANNUAL GENERAL MEETING OF COMMUNITY PLAN 42094
Meeting In accordance with the Community Titles Act 1996
Community Corporation 42094 Inc.

1 George Street, PARKSIDE, SA, 5063

In accordance with the *Community Titles Act 1996 Section 81 (1)* the Officers of the Corporation called the Annual General Meeting.

DATE: 31st August 2023
TIME: 7.00pm
LOCATION: First Floor, One on the Park, 1 George Street, Parkside, SA, 5063

Attendance

Lot 101	Rob Chamberlain	Owner present
Lot 102	Dimity Pullman	Proxy given to Bob Ormston
Lot 103	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 104	John and Julia Kokkotos	Proxy given to Bob Ormston
Lot 105	Pang Way Chew & Bee Lieng Yeap	Proxy given to Greg Clark
Lot 201	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 202	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 203	Michael & Christine McDonagh	Owner present
Lot 204	Piotr Uraniak	Proxy given to S Anders
Lot 205	Philip Vivian	Owner present
Lot 206	Valerie Cook	Proxy given to Bob Ormston
Lot 207	Kambiranda Somaya & Shivali Chengappa	Electronic vote
Lot 210	Jason Mallon	Owner present
Lot 301	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 303	Grant Hancock	Owner present
Lot 304	Debra Chamberlain	Owner present
Lot 305	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 306	Eddy K K Cheung	Owner present
Lot 307	GSM Superfund	Proxy given to G Molfetas
Lot 401	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 402	Aestus Pty Ltd	Nominee E Molfetas
Lot 404	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 405	Paula Tricarico	Electronic vote
Lot 406	Benjamin Harvey Smith	Proxy given to S Anders
Lot 501	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 502	Faye Lynette Adams	Electronic vote
Lot 503	Kenny Alex and Kathleen Rose Sedun	Owner present
Lot 504	Justin Neave & Jane Hoffman	Owner present
Lot 505	Robbie Fiacchi & N D Chehade	Proxy given to G Molfetas
Lot 506	Susan Hutchinson	Owner present

Lot 601	Edward Murray Welsh and Jill Welsh	Owner present
Lot 602	Rosalind Yong Fah Tan	Proxy given to Bob Ormston
Lot 603	Vicki Elizabeth Mildren	Proxy given to S Anders
Lot 604	Stephen Dillon	Owner present
Lot 605	Samuel Lamb	Electronic vote
Lot 701	Anne Simpson	Owner present
Lot 702	Linda Partridge	Proxy given to Bob Ormston
Lot 703	Aestus Pty Ltd	Proxy given to Greg Clark
Lot 704	Judy Ferrante	Proxy given to Bob Ormston
Lot 801	Janis Fletcher	Owner present
Lot 802	Bob Ormston	Owner present
Lot 803	Kympton & Pamela Lawrence	Owner present
Lot 804	Anton and Carmen Sylvester	Proxy given to Kym Lawrence
Lot 901	Joyce Wendy Wilkins & Gary John Wilkins	Owner present
Lot 902	Aestus Pty Ltd	Proxy given to Greg Clark

Apologies

Nil

Quorum

In accordance with the Community Titles Act 1996 Section 83 (4), a quorum is determined by dividing the number of persons entitled to attend and vote (financial members) at the meeting by two, disregarding any fraction and adding one. **At the time of the meeting, a quorum of 44 lots was represented and the meeting opened at 7.00PM.**

Meeting Opening, Appointment of Meeting Chairperson & Minute Secretary

To resolve that the Presiding Officer chair the meeting; and Munro Property Representative assist the Secretary in the recording of minutes as per *The Community Titles Act 1996 Section 83(3a).*

Motion CARRIED.

Yes: 44 No: 0 Abstain: 0 Inv: 0

Declaration of Interest

In accordance with *The Community Titles Act 1996 Section 85*, it is a legal requirement for members to make known to the meeting any direct or indirect financial interest in matters to be voted upon at a properly convened meeting.

No declarations

Confirmation of Previous Minutes

In accordance with *The Community Titles Act 1996 Section 81(5a)* to resolve that the minutes of the Extraordinary General Meeting held 1st September 2023 be confirmed as an accurate record of that meeting.

Motion CARRIED.

Yes: 44 No: 0 Abstain: 0 Inv: 0

Acceptance of Financial Statements

In accordance with *The Community Titles Act 1996 Section 81(5(d))* and *The Community Titles Regulations 2011 Section 16,* to resolve that the full financial statements year ending 30th of June 2023 having been circulated, tabled, and discussed be accepted as a true and accurate record of the Corporation's financial standings.

Motion CARRIED.
Yes: 44 No: 0 Abstain: 0 Inv: 0

Appointment of Body Corporate Manager

To resolve that Strata Data are to be appointed as manager of the Corporation in accordance with *The Community Titles Act 1996 Section 76(9)* from 1st October 2023 and to assist the appointed officer bearers via delegation for the following 12 months. To further resolve that the Presiding Officer be authorized to sign the management agreement.

Motion CARRIED.
Yes: 24 No: 20 Abstain: 0 Inv: 0

BUDGET & CONTRIBUTIONS

Review & Acceptance of Administration Fund

To resolve in accordance with *The Community Titles Act 1996 Section 116,* that the proposed administration budget and consequently the annual contributions being $243,000 plus GST be accepted.

Motion CARRIED.
Yes: 44 No: 0 Abstain: 0 Inv: 0

Review & Acceptance of Sinking Fund

To resolve in accordance with *The Community Titles Act 1996 Section 116,* that the proposed sinking fund budget and consequently the annual contributions being $18,000 plus GST be accepted.

Motion CARRIED.
Yes: 44 No: 0 Abstain: 0 Inv: 0

Election of Office Bearers

To resolve in accordance with *The Community Titles Act 1996 Section 76*, that the Corporation appoint the following office-bearers for the coming year:

Presiding Officer – Paula Tricarico
Secretary – Bob Ormston
Treasurer – Kym Lawrence

Motion CARRIED.
Yes: 25 No: 19 Abstain: 0 Inv: 0

Appointment of Management Committee

To resolve the appointment of a Management Committee comprising the office bearers and the following members:

Rob Chamberlain, Ken Sedun, Murray Welsh, Janis Fletcher, Sue Hutchinson, Sam Lamb, Grant Hancock, Judy Ferrante and Gary Wilkins

The Community Titles Act 1996 Section 92(2) states that: Subject to this Act and to any limitations imposed by the Corporation or by the bylaws of the community scheme, a management committee has full power to transact any business of the corporation.

Motion CARRIED.
Yes: 44 No: 0 Abstain: 0 Inv: 0

Review of Insurance

As per *The Community Titles Act 1996 Section 103(1a,b) & (2(b,c))* the Primary Corporation must insure the building in accordance with the act. The AGM noted that the Primary Corporation had complied accordingly.

Insurance Valuation & Renewal Instructions

In accordance with *The Community Titles Act 1996 Section 103(2),* the Primary Corporation must consider the value of the sum insured to include a total rebuild of the common property.

A valuation of the building carried out in November 2022 assessed the insurance replacement sum at $38,140,00, and the building is insured for this amount.

It was noted that the insurance policy is handled through the primary corporation, CC 42090 Inc.

Appointment of Public Officer

To resolve that Strata Data appoint a Public Officer as defined under *The Income Tax Assessment Act 1936*.

Motion CARRIED.
Yes: 44 No: 0 Abstain: 0 Inv: 0

Engagement of Auditor

To resolve as per *The Community Titles Act 1996 Section 138* that Strata Data appoint an auditor to audit the annual statement of accounts.

Motion CARRIED.
Yes: 44 No: 0 Abstain: 0 Inv: 0

General Business

Bin Chute – After detailed discussion it was decided that all bin chute doors would be signed indicating that if there was noncompliance with waste disposal procedures, including double-bagging, then after a 28 day monitoring period, the chute would be closed.

Car Parks -If residents believe that there is illegal use of car parks, they are to advise comprehensive detail to the Management Committee.

Swipe Cards – care must be taken with swipe cards to ensure that the embedded chip is not demagnetized.

Foul Odors Level 2 – the Management Committee would continue endeavors to identify and remove the source.

By-Laws – Bob Ormston communicated the intention to modify by-laws via a Special General Meeting in the future.

Embedded Electricity- The current contract would be reviewed, but Ken Sedun believed that the current rates were competitive.

Car Stackers – It was explained that these are not the responsibility of the Community Corporation and is a matter for individual lot owners.

EV Charging – The Committee is still reviewing options.

Next Meeting Date & Meeting Closure

To set the date and time for the next Annual General Meeting under consultation with the Presiding Officer.

Meeting Close

The meeting closed at 08.00 PM.

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Statement of Financial Position
As at 30/06/2023

Munro Property Group Pty Ltd
136 The Parade NORWOOD SA 5067
08 8132 2000
bc@munroproperty.com.au
www.munroproperty.com.au

Community Corporation 42094 Inc.

One on The Park - Apartments, 1 George Street, PARKSIDE SA 5063

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(9,453.00)
Owners Equity--Admin	60,165.93
	50,712.93
Sinking Fund	
Operating Surplus/Deficit--Sinking	(8,029.75)
Owners Equity--Sinking	17,194.76
	9,165.01
Net owners' funds	**$59,877.94**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	88,050.58
Receivable--Levies--Admin	2,646.76
Receivable--Levies (Special)--Admin	163.10
Receivable--Other--Admin	25.00
Receivable--Owners--Admin	3,479.98
	94,365.42
Sinking Fund	
Cash at Bank--Sinking	11,491.19
Receivable--Levies--Sinking	129.56
Receivable--Owners--Sinking	8.31
	11,629.06
Unallocated Money	
Cash at Bank--Unallocated	1.92
	1.92
Total assets	105,996.40
Less liabilities	
Administrative Fund	
Admin-- GST Holding	9,474.06
Prepaid Levies--Admin	34,178.43
	43,652.49
Sinking Fund	
Sinking -- GST Holding	828.07
Prepaid Levies--Sinking	1,635.98
	2,464.05
Unallocated Money	
Prepaid Levies--Unallocated	1.92
	1.92
Total liabilities	46,118.46

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	Current period
Net assets	**$59,877.94**

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Statement of Financial Performance for the financial year to 30/06/2023

Munro Property Group Pty Ltd
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Community Corporation 42094 Inc.

One on The Park - Apartments, 1 George Street, PARKSIDE SA 5063

Administrative Fund

	Current period 01/07/2022-30/06/2023
Revenue	
Insurance Claims	1,908.12
Interest on Arrears--Admin	490.53
Levies Due--Admin	195,000.14
Recovery--Electricity Owner	23,862.68
Recovery--Owner	4,132.18
Scout Recycling	692.28
Total revenue	226,085.93
Less expenses	
Admin - Contractor Compliance Management	226.33
Admin--Accounting--Tax Return	240.91
Admin--Auditors--Audit Services	765.45
Admin--Bank Charges	31.02
Admin--Bank Charges--Account Fees	4.56
Admin--Consultant Fees	11,220.00
Admin--Consultant--BAS Prep. & Lodgement	400.00
Admin--Consultant--Debt Collection	60.00
Admin--Consultant--Disbursements	3,060.00
Admin--Consultant--Meeting Fee	1,000.00
Admin--Consultant--Public Officer Fee	105.00
Admin--Contractor Maintenance Manager	31.82
Admin--Legal charges	561.82
Admin--Levy Contribution--Primary Corporation	163,680.00
Admin--Stationery & Printing	16.36
Air-Con - Refund	2,830.41
Maint Bldg--Airconditioning--Service	6,479.85
Maint Bldg--Building Repairs--General	617.08
Maint Bldg--Caretaking	132.00
Maint Bldg--Cleaning--Windows/Glass	9,350.00
Maint Bldg--Electrical--Repairs	887.50
Maint Bldg--Fire Protection--Detectors	240.00
Maint Bldg--Hire--Pot Plant Maintenance	3,603.67
Maint Bldg--Lift	1,150.00
Maint Bldg--Lift--Maintenance Contract	11,404.24
Maint Bldg--Lift--Telephone	831.60
Maint Bldg--Miscellaneous	16.87
Maint Bldg--Pest/Vermin Control	163.64

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Administrative Fund

	Current period 01/07/2022-30/06/2023
Maint Bldg--Plumbing	1,499.82
Maint Bldg--Repairs--Doors & Windows	120.00
Maint Bldg--Rubbish Chute	895.00
Maint Bldg--Security--Intercom	2,937.05
Maint Bldg--Security--Keys	183.85
Maint Bldg--Security--Locks	508.74
Maint Bldg-Furniture & Fittings	771.82
Maint Grounds--Gardening	98.83
Services--Meter Reading	270.00
Utility--Electricity (Owner Recovery)	9,143.69
Total expenses	235,538.93
Surplus/Deficit	(9,453.00)
Opening balance	60,165.93
Closing balance	**$50,712.93**

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Sinking Fund

	Current period 01/07/2022-30/06/2023
Revenue	
Interest on Arrears--Sinking	24.29
Levies Due--Sinking	9,545.96
Total revenue	9,570.25
Less expenses	
Sinking--Levy Contribution--Primary Corporation	17,600.00
Total expenses	17,600.00
Surplus/Deficit	(8,029.75)
Opening balance	17,194.76
Closing balance	**$9,165.01**

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Approved Budget
to apply from 01/07/2023

Munro Property Group Pty Ltd
136 The Parade NORWOOD SA 5067
08 8132 2000
bc@munroproperty.com.au
www.munroproperty.com.au

Community Corporation 42094 Inc.

One on The Park - Apartments, 1 George Street,
PARKSIDE SA 5063

Administrative Fund

	Approved budget
Revenue	
Insurance Refund	7,000.00
Levies Due--Admin	243,000.00
Recovery--Neighbour	5,210.00
Scout Recycling	800.00
Total revenue	256,010.00
Less expenses	
Admin - Contractor Compliance Management	226.36
Admin--Accounting--Tax Return	265.00
Admin--Auditors--Audit Services	765.00
Admin--Bank Charges	150.00
Admin--Consultant Fees	11,220.00
Admin--Consultant--BAS Prep. & Lodgement	400.00
Admin--Consultant--Disbursements	3,060.00
Admin--Consultant--Meeting Fee	1,200.00
Admin--Consultant--Public Officer Fee	90.00
Admin--Contractor Maintenance Manager	200.00
Admin--Legal charges	3,000.00
Admin--Levy Contribution--Primary Corporation	228,800.00
Contingency	500.00
Maint Bldg--Airconditioning--Service	8,330.00
Maint Bldg--Building Repairs--General	2,000.00
Maint Bldg--Caretaking	1,000.00
Maint Bldg--Cleaning--Carpet/Furniture	2,000.00
Maint Bldg--Cleaning--Windows/Glass	10,000.00
Maint Bldg--Electrical--Lamps & Tubes	500.00
Maint Bldg--Electrical--Repairs	1,000.00
Maint Bldg--Plumbing	1,500.00
Maint Bldg--Rubbish Chute	1,000.00
Maint Bldg--Security--Intercom	500.00
Maint Bldg-Furniture & Fittings	500.00
TAX	500.00
Total expenses	278,706.36

Community Corporation 42094 Inc.	One on The Park - Apartments, 1 George Street, PARKSIDE SA 5063
Surplus/Deficit	(22,696.36)
Opening balance	50,712.93
Closing balance	$28,016.57
Total units of entitlement	10000
Levy contribution per unit entitlement	$26.73
Budgeted standard levy revenue	243,000.00
Add GST	24,300.00
Amount to raise in levies including GST	$267,300.00

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Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	18,000.00
Total revenue	18,000.00
Less expenses	
Sinking--Levy Contribution--Primary Corporation	17,600.00
Total expenses	17,600.00
Surplus/Deficit	400.00
Opening balance	9,165.01
Closing balance	$9,565.01
Total units of entitlement	10000
Levy contribution per unit entitlement	$1.98
Budgeted standard levy revenue	18,000.00
Add GST	1,800.00
Amount to raise in levies including GST	$19,800.00

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munro

Proposed Levy Schedule to apply from 01/07/2023

Munro Property Group Pty Ltd
136 The Parade NORWOOD SA 5067
08 8132 2000
bc@munroproperty.com.au
www.munroproperty.com.au

Community Corporation 42094 Inc.

One on The Park - Apartments, 1 George Street, PARKSIDE SA 5063

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
101	101	75.00	501.19	37.12	538.31	2,153.24
102	102	90.00	601.42	44.55	645.97	2,583.88
103	103	130.00	868.72	64.35	933.07	3,732.28
104	104	130.00	868.72	64.35	933.07	3,732.28
105	105	130.00	868.72	64.35	933.07	3,732.28
201	201	135.00	902.14	66.82	968.96	3,875.84
202	202	120.00	801.90	59.40	861.30	3,445.20
203	203	155.00	1,035.79	76.72	1,112.51	4,450.04
204	204	150.00	1,002.38	74.25	1,076.63	4,306.52
205	205	160.00	1,069.20	79.20	1,148.40	4,593.60
206	206	155.00	1,035.79	76.72	1,112.51	4,450.04
207	207	150.00	1,002.38	74.25	1,076.63	4,306.52
208	208	135.00	902.14	66.82	968.96	3,875.84
209	209	140.00	935.55	69.30	1,004.85	4,019.40
210	210	130.00	868.72	64.35	933.07	3,732.28
301	301	190.00	1,269.68	94.05	1,363.73	5,454.92
302	302	180.00	1,202.85	89.10	1,291.95	5,167.80
303	303	160.00	1,069.20	79.20	1,148.40	4,593.60
304	304	175.00	1,169.44	86.62	1,256.06	5,024.24
305	305	170.00	1,136.03	84.15	1,220.18	4,880.72
306	306	180.00	1,202.85	89.10	1,291.95	5,167.80
307	307	180.00	1,202.85	89.10	1,291.95	5,167.80
401	401	195.00	1,303.09	96.52	1,399.61	5,598.44
402	402	180.00	1,202.85	89.10	1,291.95	5,167.80
403	403	160.00	1,069.20	79.20	1,148.40	4,593.60
404	404	170.00	1,136.03	84.15	1,220.18	4,880.72
405	405	165.00	1,102.61	81.68	1,184.29	4,737.16
406	406	205.00	1,369.91	101.48	1,471.39	5,885.56
407	407	175.00	1,169.44	86.62	1,256.06	5,024.24
501	501	195.00	1,303.09	96.52	1,399.61	5,598.44
502	502	220.00	1,470.15	108.90	1,579.05	6,316.20

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503	503	180.00	1,202.85	89.10	1,291.95	5,167.80
504	504	180.00	1,202.85	89.10	1,291.95	5,167.80
505	505	200.00	1,336.50	99.00	1,435.50	5,742.00
506	506	170.00	1,136.03	84.15	1,220.18	4,880.72
601	601	330.00	2,205.22	163.35	2,368.57	9,474.28
602	602	225.00	1,503.56	111.38	1,614.94	6,459.76
603	603	180.00	1,202.85	89.10	1,291.95	5,167.80
604	604	170.00	1,136.03	84.15	1,220.18	4,880.72
605	605	305.00	2,038.16	150.98	2,189.14	8,756.56
701	701	275.00	1,837.69	136.12	1,973.81	7,895.24
702	702	210.00	1,403.32	103.95	1,507.27	6,029.08
703	703	195.00	1,303.09	96.52	1,399.61	5,598.44
704	704	180.00	1,202.85	89.10	1,291.95	5,167.80
705	705	305.00	2,038.16	150.98	2,189.14	8,756.56
801	801	305.00	2,038.16	150.98	2,189.14	8,756.56
802	802	220.00	1,470.15	108.90	1,579.05	6,316.20
803	803	270.00	1,804.28	133.65	1,937.93	7,751.72
804	804	290.00	1,937.92	143.55	2,081.47	8,325.88
901	901	475.00	3,174.19	235.12	3,409.31	13,637.24
902	902	450.00	3,007.13	222.75	3,229.88	12,919.52
		10,000.00	**$66,825.02**	**$4,949.97**	**$71,774.99**	**$287,099.96**

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MUNRO™ Property Group Pty Ltd
ABN 41 007 878 079

t 08 8132 2000

Level 1, Suite 3, 136 The Parade
Norwood SA 5067
corporations@munroproperty.com.au
munroproperty.com.au

MINUTES OF THE ANNUAL GENERAL MEETING OF COMMUNITY PLAN 42094

Meeting In accordance with the Community Titles Act 1996

Community Corporation 42094 Inc.
1 George Street, PARKSIDE, SA, 5063

In accordance with the *Community Titles Act 1996 Section 81 (1)* the Officers of the Corporation called the Annual General Meeting.

DATE: **1 September 2022**
TIME: **05:30 PM**
LOCATION: **First Floor, One on the Park, 1 George Street, Parkside, SA, 5063**

Attendance

Lot 101	Rob Chamberlain	Owner present
Lot 102	Dimity Pullman	Proxy given to Bob Ormston
Lot 103	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 104	John and Julia Kokkotos	Proxy given to Bob Ormston
Lot 105	Pang Way Chew & Bee Lieng Yeap	Proxy given to Bob Ormston or Kym Lawrence
Lot 201	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 202	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 203	Michael & Christine McDonagh	Owner present
Lot 207	Kambiranda (Muthanna) Somaya and Shivali Chengappa	Owner present
Lot 210	Jason Mallon	Owner present
Lot 301	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 303	Grant Hancock	Electronic vote
Lot 304	Debra Chamberlain	Electronic vote
Lot 305	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 401	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 402	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 404	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 405	Paula Tricarico	Electronic vote
Lot 406	Benjamin Harvey Smith	Proxy given to Kym Lawrence
Lot 501	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 502	Faye Lynette Adams	Electronic vote
Lot 503	Kenny Alex and Kathleen Rose Sedun	Owner present
Lot 504	Justin Neave & Jane Hoffman	Owner present
Lot 505	Robbie Fiacchi & N D Chehade	Proxy given to Greg Molfetas
Lot 506	William & Barbara Christian	Proxy given to Bob Ormston
Lot 601	Edward Murray Welsh and Jill Welsh	Owner present
Lot 602	Rosalind Yong Fah Tan	Electronic vote
Lot 603	Vicki Elizabeth Mildren	Proxy given to Munro's

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Lot 604	Stephen Dillon	Owner present
Lot 701	Anne Simpson	Electronic vote
Lot 703	Aestus Pty Ltd - Greg Molfetas	Owner present
Lot 704	Judy Ferrante	Owner present
Lot 705	Maddy Zhang	Owner present
Lot 801	Janis Fletcher	Owner present
Lot 802	Bob Ormston	Owner present
Lot 803	Kympton Lewis Lawrence	Owner present
Lot 804	Anton and Carmen Sylvester	Proxy given to Kym Lawrence
Lot 901	Joyce Wendy Wilkins & Gary John Wilkins	Owner present
Lot 902	Aestus Pty Ltd - Greg Molfetas	Owner present

Others in attendance
Jason Nash and Josh Baldwin on behalf of Munro.

Apologies
Nil

Quorum

In accordance with the Community Titles Act 1996 Section 83 (4), a quorum is determined by dividing the number of persons entitled to attend and vote (financial members) at the meeting by two, disregarding any fraction and adding one. At the time of the meeting, a quorum of 39 lots was represented and the meeting opened at 05.30 PM.

Meeting Opening, Appointment of Meeting Chairperson & Minute Secretary

To resolve that the Presiding Officer chair the meeting; and Munro Property Representative assist the Secretary in the recording of minutes as per *The Community Titles Act 1996 Section 83(3a).*

Motion CARRIED.

Yes: 39 No: 0 Abstain: 0 Inv: 0

Declaration of Interest

In accordance with *The Community Titles Act 1996 Section 85*, it is a legal requirement for members to make known to the meeting any direct or indirect financial interest in matters to be voted upon at a properly convened meeting.

Confirmation of Previous Minutes

In accordance with *The Community Titles Act 1996 Section 81(5a)* to resolve that the minutes of the Extraordinary General Meeting held 3rd March 2022 be confirmed as an accurate record of that meeting.

Motion CARRIED.

Yes: 39 No: 0 Abstain: 0 Inv: 0

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Acceptance of Financial Statements

There was a query from the floor regarding the recovery air-conditioning costs for floors 3 – 8. Mr Ormston addressed this issue, with the explanation attached to these minutes.

There was a further query regarding the $17,800 expense for window cleaning, versus the $14,000 budgeted for the coming year. Mr Lawrence explained that the previous clean included internal balcony glass as a once-off, and this will not be included in future cleans.

In accordance with *The Community Titles Act 1996 Section 81(5(d))* and *The Community Titles Regulations 2011 Section 16,* to resolve that the full financial statements year ending 30th of April 2022 having been circulated, tabled, and discussed be accepted as a true and accurate record of the Corporation's financial standings.

Motion CARRIED.

Yes: 26	No: 12	Abstain: 1	Inv: 0

Adjust Financial Year

To resolve to adjust the year end of the Corporation to the 30th of June to align Financial Accounts with Budgets and Quarterly Levies and traditional year end.

Motion CARRIED.

Yes: 38	No: 0	Abstain: 1	Inv: 0

BUDGET & CONTRIBUTIONS

Review & Acceptance of Administration Fund

To resolve in accordance with *The Community Titles Act 1996 Section 116,* that the proposed administration budget and consequently the annual contributions being $195,000.00 plus GST be accepted.

Motion CARRIED.

Yes: 38	No: 0	Abstain: 1	Inv: 0

Review & Acceptance of Sinking Fund

To resolve in accordance with *The Community Titles Act 1996 Section 116,* that the proposed sinking fund budget and consequently the annual contributions being $9,546.16 plus GST be accepted.

Motion CARRIED.

Yes: 39	No: 0	Abstain: 0	Inv: 0

Presiding Officers Report

A copy of the Presiding Officer's report is attached to these minutes.

Appointment of Body Corporate Manager

To resolve that Munro are to be appointed as manager of the Corporation in accordance with *The Community Titles Act 1996 Section 76(9)* and to assist the appointed officer bearers via delegation for the following 12 months. To further resolve that the Presiding Officer be authorised to sign the management agreement.

SERVICES COVERED BY ANNUAL MANAGEMENT FEE

See Management Contract of Appointment

The Manager has the functions and duties provided for under the Act including:

Accounting

- Establish and operate a bank account in the name of the Corporation or a trust account for the Corporation;
- Keep books of account covering all income and expenditure and assets and liabilities of the Corporation;
- Prepare annual financial statements of all income and expenditure and assets and liabilities of the Corporation (the annual accounts);
- Issue notices for fees set and special fees levied by the Corporation;
- Pay invoices on behalf of the Corporation (provided reasonable funds are held by the Corporation);
- Reconciliation of account.

Insurance

- Arrange insurance or renewal only with or through the authorising licensees listed in Clause 1.2 in accordance with the authority(ies) to provide insurance services listed in Clause 1.2, unless the Manager or the Manager's employer holds its own Australian Financial Services Licence covering the provision of the services;
- Arrange a valuation of the cost of reinstatement and replacement of the building/s when requested by the Corporation;
- Prepare and lodge routine insurance claims with insurers/brokers (max. 15 minutes);
- Provide any other insurance services in respect of insurance products offered through the authorising licensees as listed in Clause 1.2, or as otherwise authorised by the Australian Financial Services Licence held by the Manager, or the Manager's employer.

Documentation

- Maintain register of owners' names and addresses;
- Issue all Corporation search certificates and answer reasonable enquiries at the relevant cost of the applicant/enquirer;
- Deal with routine inwards and outward correspondence;
- Keep and supervise the use of the common seal;
- Keep the records of the Owners Corporation including minutes and ballots.

-

Annual General Meeting

- Convene, submit a budget and financial statement to and record minutes of the Annual General Meeting; Attendance at Annual General Meeting may be charged as Additional Services as set out in 2.2;
- Any meeting held outside the Manager's office may attract a fee for travel time as set out in 2.2;

Maintenance

- Arrange for minor (< $1,000 or 15 minutes) repairs and maintenance of Corporation's common property.

Guidance

- Provide guidance to the Corporation to enable the Corporation to carry out and perform its duties and functions, as set out in this clause.

General

- Generally, implement the decisions and instructions of the Corporation with respect to its duties and functions as set out in this contract.

If additional services in Clauses 2.2 and 2.3, and the Special Conditions as stated in the management contract of appointment are provided, they will be charged to the Corporation where applicable. These charges may include government charges, registering as public officer, disbursements, data storage, audit charges and tax document preparation if necessary. These charges will be debited to the Corporation as actually expended.

Notice of Termination
If not satisfied with the management performance of Munro, the committee may terminate the appointment of Munro prior to the expiration of the agreement by providing 28 days' written notice.

Motion CARRIED.

Yes: 25	No: 14	Abstain: 0	Inv: 0

Election of Office Bearers

To resolve in accordance with *The Community Titles Act 1996 Section 76*, that the Corporation appoint the following office–bearers for the coming year:

Presiding Officer – Bob Ormston
Secretary – Kym Lawrence
Treasurer – Jason Mallon

The current office bearers offer themselves for re–election.

To resolve in accordance with *The Community Titles Act 1996 Section 76*, that the Corporation fill the

As per The Community Titles Act 1996 Section 92, If a vacancy arises in any of the positions, the position will need to be filled at a General Meeting, or, if the corporation has a management committee, the committee may, by ordinary resolution, appoint a lot owner to fill the vacancy.

Motion CARRIED.

Yes: 27	No: 0	Abstain: 12	Inv: 0

Appointment of Management Committee

To resolve the appointment of a Management Committee, comprising of the above office–bearers as well as the following members:

Rob Chamberlain, Ken Sedun, Stephen Dillon, Murray Welsh, Janis Fletcher, Paula Tricarico.

The Community Titles Act 1996 Section 92(2) states that: Subject to this Act and to any limitations imposed by the Corporation or by the bylaws of the community scheme, a management committee has full power to transact any business of the corporation.

Munro recommends the appointment of a management committee to ensure that the management consultant has the required directives from the representatives to carry out its business as it sees fit.

The management committee has the authority to approve quotes, some minor additions, alterations, and approvals, however may (at its discretion) call a General Meeting to consult with all owners on any matter.

Owners are requested to note that the management committee does not have the power to authorise anything for which a special or unanimous resolution of the Corporation is required by the Act or the bylaws.

Management committees are authorised to give consent for each occurrence of unplanned maintenance work that may occur throughout the year.
Munro advises that additional fees may apply if a representative is invited to attend committee meetings, assisting with chairing, and recording the minutes.

Should a management consultant not be required, it is the responsibility of the Secretary to ensure that detailed minutes are taken and provided to Munro to hold on file and carry out any requests in accordance with the contract of appointment.

Motion CARRIED.

Yes: 25 No: 0 Abstain: 14 Inv: 0

Review of Insurance

As per *The Community Titles Act 1996 Section 103(1a,b) & (2(b,c))* the Corporation must insure the buildings and other improvements (if any) on the common property for the full cost of replacement with new materials, in addition to the building or buildings divided by the strata plan. As per Section 104 of *The Community Titles Act 1996*, the Corporation must also hold fidelity guarantee cover and public liability cover, in addition to any other insurance required by the Act, its regulations or the Corporation bylaws.

As per *The Community Titles Act 1996 Section 103 & 104*, the community insurance must be for the full cost of replacing the buildings or improvements on the common property and in the case of a strata scheme – the building or buildings divided by the strata plan. *The Community Titles Act 1996 Section 106(2)* states "a person who is required by subsection (1) to insure a building must provide to the community corporation such evidence as is required by the regulations of his or her compliance with that requirement."

The Corporation's insurance is held at the Primary level, and the current details are as follows:

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006048562	CHU 1 Strata Insurance	02 Jul 2023	Building	$30,000,000.00
			Common Area Contents	$300,000.00
			Loss Of Rent/temp Accommodation	$4,500,000.00
			Public Liability	$30,000,000.00
			Voluntary Workers	$200,000.00 / $2,000.00
			Fidelity Guarantee	$100,000.00

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			Office Bearers Legal Liability	$5,000,000.00
			Machinery Breakdown (Over 5Kw)	$100,000.00
			Government Audit Costs	$25,000.00
			Appeal Expenses	$100,000.00
			Legal Defence Expenses	$50,000.00
			Lot Owners Fixtures & Improvements	$250,000.00
			Flood	Included
TOTAL PREMIUM: $23,003.53				

Munro is an authorised representative of Corporate Home Unit Underwriting Agencies Pty. Ltd and an Authorised Distributor of Strata Community Insurance Pty Ltd.

Owners wanting a copy of the relevant Product Discloser Statement (PDS) or Financial Services Guide (FSG) can download a copy from the relevant insurer's website, or alternatively request one from the Munro office.

Munro is qualified to give general advice and information about insurance, not personal advice. If the Corporation requires specialist insurance advice, Munro can refer the Corporation to an insurance advisor. Munro advised the members that they are not qualified to advise on a replacement value and if guidance is required, the advice of a licensed valuer should be obtained. Munro recommends that the Corporation consider undertaking a valuation every 3-5 years to accommodate for market fluctuations, major catastrophe, and legislation changes.

Munro will not be held responsible for the decision of the Corporation relating to the sum insured and will be indemnified by the Corporation in the event a claim is not met in full due to the Corporation being under or uninsured.

Landlords / Contents Insurance

Munro advises all owners that the Corporation's insurance does not cover the landlord or contents insurance. Each owner is responsible for ensuring that they have cover in place which suits their individual needs. The Corporation's policy also does not include public liability cover for individual units.

Insurance Claims

Owners are advised that any successful claim will attract an excess and will likely affect the premium upon renewal. If a claim is made because of lack of maintenance by the Corporation, the Corporation will be responsible for paying the excess. The owner will generally be responsible for the payment of the excess in all other instances.

Owners are advised that claims made against the Corporation's insurance policy associated with lack of maintenance or naturally occurring deterioration (wear and tear) may be refused by the insurer. The Corporation should ensure that regular repairs and maintenance should be planned and carried out to prevent damage to the common property.

Claims also associated with non-rectification of an insured property defect, error, or omission that you were aware of or should reasonably have been made aware of may also be refused by the insurer.

Owners are further advised that when making a claim against malicious damage, theft, arson etc. a Police Incident Report (PIR) number will be required by the insurer and the report should be made as soon as the insured is aware of the loss.

If owners are unsure as to what is required when making a claim, they are to refer to the insurer's PDS.

Insurance Valuation & Renewal Instructions

In accordance with *The Community Titles Act 1996 Section 103(2),* the Corporation must consider the value of the sum insured to include a total rebuild of the common property. It is stated in *The Community Titles Act 1996 Section 103(3)* that any shortfall resulting in the under insurance must be met by the Corporation members.

Munro advised the members that they are not qualified to advise on a replacement value for insurance purposes owners are to be mindful that in case of a major event, council legislative requirements may have changed over the years thus incurring additional costs when rebuilding and if the members are unsure as to what the policy should be renewed for, they should obtain the advice of a valuer.

A valuation of the building carried out in March 2021 assessed the insurance replacement sum at $29,760,000.

It was noted that the insurance policy is handled through the primary corporation, CC 42090 Inc.

Confirmation Debt Recovery Process for Arrears

As per *The Community Titles Act 1996 Section 114(8),* "a contribution, instalment or interest may be recovered as a debt", to resolve unanimously to uphold the current policy of debt recovery, which is as follows:

Current Process for Collection Unpaid Contributions

- For levies unpaid 14 days after their due date, owner/s will receive a reminder letter and a text message (stage 1).
- For levies unpaid 60 days after their due date and greater than $50.00, the owner/s will receive a final notice outlining the cost associated with transferring the recovery to a lawyer and a text message (stage 2, cost $33.00).
- For levies unpaid 90 days after their due date and greater than $500.00, the owner/s will receive a notice outlining that the recovery of overdue levies will be transferred to a solicitors' office specialising in debt recovery (stage 3, cost $66.00).
- Any and all additional solicitors' costs will be payable by the owner

All costs initially will need to be met by the Corporation but will be recovered by the action and applied to the lot owner's account.

Interest Charged on Overdue Accounts
As per *The Community Titles Act 1996 Section 14(b)* the Corporation may "fix (in accordance with the regulations) interest payable in respect of a contribution, or an instalment of a contribution, that is in arrears." The Corporation to confirm that the interest rate of 15% per annum be applied to owners who fall in arrears with their payments.

Munro is to be contacted if an owner is having difficulty paying on time, so fees are minimised or negotiated, interest charged may be waived if an adequate payment plan is maintained and adhered to.

Motion DEFEATED.

Yes: 38 No: 1 Abstain: 0 Inv: 0

Manager's Note: Due to this motion being defeated with a unanimous resolution not achieved, the corporation is not entitled to recover any costs associated with debt recovery, such as solicitor's and court costs, or accounting fees. The corporation is still entitled to recover the principal amount owed but must unanimously resolve to recover any associated costs at each AGM, per *Wamije Investments Pty Ltd v Strata Corporation 1232 Inc. [2021] SADC 4.*

Appointment of Public Officer

To resolve that Mr Joshua Baldwin of Munro act as Public Officer as defined under *The Income Tax Assessment Act 1936*.

Under *The Income Tax Assessment Act 1936*, a person is required to be nominated to act as public officer for the Corporation. An owner can fill this position however this can present issues should ownership of the lot change at any time.

Motion CARRIED.

Yes: 38	No: 1	Abstain: 0	Inv: 0

Engagement of Auditor

To resolve as per *The Community Titles Act 1996 Section 138* that NRM Johnson be engaged to audit the annual statement of accounts.

NRM Johnson is a registered company auditor within the meaning of *The Corporations Act 2001* of the Commonwealth.

Motion CARRIED.

Yes: 38	No: 1	Abstain: 0	Inv: 0

General Business

Window Cleaning
The owner of Apt. 901 raised concern about the scheduling of the upcoming window cleaning, requesting that adequate notice be given to all residents prior to works commencing. The manager advised a notice will be sent out to all owners as soon as the contractor has advised their availability.

(Note: the manager advises that it is difficult to get much more than a week's notice for window cleaning due to heavy dependency on the weather)

Damaged Tiles Outside Bin Room
There were queries from the floor regarding the rectification of the damaged tiles outside the bin room. Mr Molfetas from Tritan advised the meeting that they had thus far been unable to source the correct tiles and were unable to provide an update on completion of the work.

Electric Vehicle Charging
There was a query from the floor regarding the installation of electric vehicle charging infrastructure, which several owners had understood was to be included in the build. Mr Molfetas advised that the builder had not and did not intend to install the infrastructure and it would remain an individual owner's responsibility to install it where required.

Next Meeting Date & Meeting Closure

To set the date and time for the next Annual General Meeting under consultation with the Presiding Officer.

Meeting Close

The meeting closed at 06:35 PM.

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Air conditioning costs

In the financial statements is the recovery of air conditioning costs of around $13,000

Some owners would know that floors 3 to 8 share a common system, as opposed to apartments on floors 1, 2 and 9 who have individual units for which they're invoiced accordingly

For whatever reason, we've ascertained that Synergy failed to invoice owners for common system air-conditioning for the first year of occupancy, that is, the period July 2020 to June last year

Our committee have struggled to gain an understanding of how the air-conditioning metering system works and only found out in late June that an earlier service contractor, DCM, has the capability to obtain the necessary data to raise invoices; however, our contract with them expired in August 2021 in the last days of Synergy's involvement and its renewal seems to have been overlooked at the time

We've now renewed that contract and have the data to raise invoices, which the committee has resolved to backdate from 1 July last year. That means that owners on floors 3-8 will shortly be getting invoices for the 12 months from July 2021 to June this year, which we'll be giving owners 90 days to pay, given they vary from several hundred dollars to one or two around $1200

Invoices for the current quarter, 1 July to 30 September this year, will be invoiced in October, and regularly on a quarterly basis going forward

It does mean though that the body corporate has effectively incorporated the costs for the first full year. Accordingly, and for those owners whose apartments were occupied in the first year and who have been paying their own air-conditioning accounts since occupancy (on floors 1 and 2), the committee has resolved to credit their levy account $200 as a 'corporate air-conditioning refund', meaning we'll recover the $13,000 as mentioned in the financial statements

I'd make the point that this not a matter for decision by the AGM but I thought it necessary to inform you of it and I'm obviously happy to take any questions about it

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One on the Park - presiding officer's report to the AGM

Since our last AGM nine months ago, the management committee has worked hard to further the interests of owners and residents, focusing on a safe and secure environment, as well as the cleanliness and physical presentation of our building.

We've contracted a new cleaning company and organised the cleaning of exterior windows and balustrades, and the various carparks. The common area carpets on all floors are being cleaned every 4 months and the bin room is being closely monitored for tidiness and the bins cleaned regularly.

The committee has purchased artwork for the main lift foyer and furniture for the 1st floor meeting area. The courtyard garden and the various planter boxes are being properly irrigated and regularly maintained. We've planted shrubs under the Ombu tree and have acquired, at no cost, additional tables and chairs for the BBQ area.

Behind the scenes, the committee has made steady progress in better understanding our building, with much of the detail in the residents' information guide. We've made adjustments to align our finances with the overarching primary corporation. We've also done a lot of work on tendering and agreeing service contracts for essential services, such as air-conditioning and electrical systems.

Many of the challenges we've experienced are normal 'teething' problems expected in a new building. However, there are also several proposals, mentioned in the approved development plan, where we're consulting with the developer on whether they might be incorporated. We recognise, for example, that the demand for electric vehicle charging facilities will become increasingly important in the near future, as will increased solar generation and the harvesting of stormwater.

If the AGM agrees to the membership proposed, the committee will continue to progress these various issues in consultation with the developer and in accordance with its obligations under the *Community Titles Act*.

More broadly, the committee will continue to give priority to the everyday business of the body corporate, ensuring residents and owners can take pride in One on the Park as an inclusive, vibrant community and an impressive and well-regarded residential address.

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Approved Budget
to apply from 01/07/2022

Munro Property Group Pty Ltd
136 The Parade NORWOOD SA 5067
08 8132 2000
bc@munroproperty.com.au
www.munroproperty.com.au

Community Corporation 42094 Inc.

One on The Park - Apartments, 1 George Street,
PARKSIDE SA 5063

Administrative Fund

	Approved budget
Revenue	
Insurance Refund	7,000.00
Levies Due--Admin	195,000.00
Scout Recycling	800.00
Total revenue	202,800.00
Less expenses	
Admin - Contractor Compliance Management	226.36
Admin--Accounting--Tax Return	265.00
Admin--Auditors--Audit Services	650.00
Admin--Bank Charges	150.00
Admin--Consultant Fees	11,220.00
Admin--Consultant--Additional Services Fee	1,000.00
Admin--Consultant--BAS Prep. & Lodgement	200.00
Admin--Consultant--Disbursements	3,060.00
Admin--Consultant--Meeting Fee	1,200.00
Admin--Consultant--Public Officer Fee	90.00
Admin--Levy Contribution--Primary Corporation	181,280.00
Admin--Levy Contribution--Primary Sinking	17,600.00
Contingency	500.00
Maint Bldg--Airconditioning--Service	1,000.00
Maint Bldg--Building Repairs--General	2,000.00
Maint Bldg--Caretaking	1,000.00
Maint Bldg--Cleaning--Carpet/Furniture	2,000.00
Maint Bldg--Cleaning--Windows/Glass	14,000.00
Maint Bldg--Electrical--Lamps & Tubes	500.00
Maint Bldg--Electrical--Repairs	1,000.00
Maint Bldg--Hire--Pot Plant Maintenance	3,288.00
Maint Bldg--Lift	1,000.00
Maint Bldg--Lift--Maintenance Contract	11,531.00
Maint Bldg--Lift--Telephone	1,700.00
Maint Bldg--Plumbing	2,500.00
Maint Bldg--Plumbing--Hot Water Service	500.00
Maint Bldg-Furniture & Fittings	500.00

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TAX	500.00
Total expenses	260,460.36
Surplus/Deficit	(57,660.36)
Opening balance	42,345.93
Closing balance	-$15,314.43
Total units of entitlement	10000
Levy contribution per unit entitlement	$21.45
Budgeted standard levy revenue	195,000.00
Add GST	19,500.00
Amount to raise in levies including GST	$214,500.00

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Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	9,546.16
Total revenue	9,546.16
Surplus/Deficit	9,546.16
Opening balance	17,194.76
Closing balance	$26,740.92
Total units of entitlement	10000
Levy contribution per unit entitlement	$1.05
Budgeted standard levy revenue	9,546.16
Add GST	954.62
Amount to raise in levies including GST	$10,500.78

Minutes of the Extraordinary General Meeting

Corporation	*Community Corporation 42094 Inc.*
Address	*1 George Street, Parkside*
Meeting Date	**22nd of August 2024 commencing at 10:30 AM**
Location	**Postal Vote by Proxy, South Australia**

Present in Person
Nil.
Apologies
Nil.
Present by Proxy
Lot: 101 Mr Rob Chamberlain by Proxy to Kym Lawrence
Lot: 102 Dimity Pullman by Proxy to Kym Lawrence
Lot: 103 Aestus Pty Ltd by Proxy to Strata Data
Lot: 105 Pang Way Chew by Proxy to Strata Data
Lot: 201 Aestus Pty Ltd by Proxy to Strata Data
Lot: 202 Aestus Pty Ltd by Proxy to Strata Data
Lot: 203 Mr Michael Mcdonagh by Proxy to Strata Data
Lot: 205 Philip Wayne Vivian by Proxy to Strata Data
Lot: 206 Valerie Mae Cook by Proxy to Strata Data
Lot: 207 Shivali Chengappa by Proxy to Strata Data
Lot: 210 Trishia Jeane Mallon by Proxy to Strata Data
Lot: 301 Aestus Pty Ltd by Proxy to Strata Data
Lot: 303 Grant Hancock by Proxy to Strata Data
Lot: 304 Debra Chamberlain by Proxy to Strata Data
Lot: 305 Aestus Pty Ltd by Proxy to Strata Data
Lot: 401 Aestus Pty Ltd by Proxy to Strata Data
Lot: 402 Ellie Molfetas by Proxy to Strata Data
Lot: 403 Bruna Bradon by Proxy to Strata Data
Lot: 404 Aestus Pty Ltd by Proxy to Strata Data
Lot: 405 Paula Tricarico by Proxy to Strata Data
Lot: 406 Benjamin Harvey Smith by Proxy to Strata Data
Lot: 501 Aestus Pty Ltd by Proxy to Strata Data
Lot: 502 Faye Lynette Adams by Proxy to Strata Data
Lot: 503 Kenny Alex Sedun by Proxy to Strata Data
Lot: 504 Ms Jane Hoffman by Proxy to Strata Data
Lot: 505 Robbie Fiacchi by Proxy to Strata Data
Lot: 601 Edward Murray Welsh by Proxy to Strata Data
Lot: 603 Vicki Elizabeth Mildren by Proxy to Strata Data
Lot: 604 Stephen Dillon by Proxy to Strata Data
Lot: 605 Samuel Jesse Lamb by Proxy to Strata Data
Lot: 701 Anne Simpson by Proxy to Strata Data
Lot: 702 Ms Linda Partridge by Proxy to Strata Data
Lot: 703 Aestus Pty Ltd by Proxy to Strata Data
Lot: 704 Judy Ferrante by Proxy to Strata Data
Lot: 801 Janis Fletcher by Proxy to Strata Data
Lot: 803 Kympton Lewis Lawrence by Proxy to Strata Data
Lot: 804 Carmen Sylvester by Proxy to Strata Data
Lot: 902 Aestus Pty Ltd by Proxy to Strata Data

In attendance
Carman Adams representing Strata Data

Quorum
The Body Corporate Manager advised that the Corporation had currently 1 un-financial lots with the payments due $5,011.35 not having been paid. Section 84(14) of the Community Titles Act advised that a vote cannot be exercised in relation to a lot unless all amounts payable to the corporation in respect of that lot have been paid and section 83(4) determines that only financial lots are to be regarded in the establishment of a quorum.

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 10.30 am

Chairperson
It was resolved “that Carman Adams of Strata Data assist the Treasurer by chairing the meeting.” *Carried Unanimously*

Appointment Of Strata Management SA
It was resolved “That Strata Management SA be appointed as Corporate Manager of CC42090Inc. at the fees for and as detailed and specified in the accompanying supporting documents. That an Office Bearer be authorised to sign the management agreement on behalf of CC42090Inc. and that the financial records are closed in accordance with Section 78B (4) (a)(b) of the Community Titles Act 1996 (as amended).” *Motion Failed with 8 FOR & 30 AGAINST*

Appointment of Whittles
It was resolved “That Whittles be appointed as Corporate Manager of CC42090Inc. at the fees for and as detailed and specified in the accompanying supporting documents. That an Office Bearer be authorised to sign the management agreement on behalf of CC42090Inc. and that the financial records are closed in accordance with Section 78B (4) (a)(b) of the Community Titles Act 1996 (as amended).” *Motion Carried with 30 FOR & 8 AGAINST*

Closure
There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 11.30 am.

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 10 June 2024

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Ken Sedun, Grant Hancock, Sue Hutchinson, Judy Ferrante, Murray Welsh and Jan Fletcher

Apologies: Rob Chamberlain

Agenda

1. Welcome and apologies

Bob welcomed all, noting that Sam Lamb has resigned due to competing work commitments.

2. Meeting chair

Motion 1: that the Secretary would chair the meeting and take minutes. **Unanimously accepted.**

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

Motion 2: that the minutes of the previous meeting be accepted as a true and accurate record of the meeting. **Unanimously accepted.**

5. Review of financial statements

Kym outlined some key matters arising from the financial statements, noting that:

- the cash balance of the apartments is around $40K ($20K in the administrative fund and $20K in the sinking fund)
- the primary's administrative fund has around $130K in the bank, though there are several invoices still awaiting payment, including from Remondis (for waste collection) who are insisting on payment in accordance with the contract rather than the actual (and much lower) number of bins collected
- outstanding levy contributions total around $5800, down from $9300

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- preparing the budget for 2024/25 will be difficult because the financial handover from Munro's didn't include actual expenditure against various line items to that point in time.

6. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- Strata Data didn't provide an update on their outstanding items, so information on a number of items wasn't available to the committee
- Planning is on track for the 'Christmas in July' drinks at 4pm Sunday 14 July in the 1st floor common area
- Bob, Kym and Grant briefed the committee on the earlier finding of drugs in the basement carpark and the outcome of the subsequent SAPOL investigation; the meeting agreed the security-related details should be included in the next newsletter to owners
- Jan Fletcher advised that she'd received quotes for blinds and/or curtains for the 1st floor common area, with Rundle Blinds quoting $2250 incl GST for manually-operated blinds including their installation, and Country Blinds quoting $2607 incl GST for manual and $3038 incl GST for motorised blinds + the cost of scaffolding to install them, which would likely add a further $700

Motion 3: CC42094 recommends to the primary corporation that it accepts the quote from Rundle Blinds to install manually-operated blinds on the western-facing window in the 1st floor common area at a cost of $2250 incl GST.
Unanimously accepted.

- The committee agreed to defer further consideration of installing an air-conditioning unit in the 1st floor common area, pending the above decision by the primary corporation in relation to blinds
- Kym reported on the visit by a specialist contractor to assess the feasibility of fixing anchor points to enable abseiling from the 10th floor for window cleaning, noting the contractor said the concept was certainly feasible and that he'd provided a quote to the developer when the building was under construction (that wasn't accepted). The contractor is going to requote to retrofit such a system
- Strata Data's contractor has affixed the protective strips on the gyprock walls in the bin room to prevent damage by the bins; we're going to ask Rob Chamberlain to pause the revised bin room layout until the primary corporation addresses whether to try to renegotiate a new contract with Remondis (to pay just for bins collected)
- Joyce Thomas has advised that none of the townhouses wants a hard waste collection so she's done nothing further about organising a trial; the committee will need to consider this further at its next meeting
- We haven't heard anything further from Unley Council regarding a possible rebate on rates in lieu of waste collection

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- Ken Sedun advised that Kathie is waiting for warmer weather before planting a new lemon tree on the eastern fence-line; he also noted that the Ombu tree needs substantial pruning, which would need to be done by a qualified aborist, and that its roots are affecting some of the pavers in the courtyard, matters that will need to be considered by a future meeting
- Judy Ferrante has volunteered to seek further quotes to repair/repave the garage entry in consultation with Unley Council, given the only quote we've received has been from Landscaping Adelaide who've quoted $17K, which seems excessive
- Noting that the renewal of the fire services contracted was not progressed at the management committee meeting of the primary corporation in early May, the meeting agreed the quote from Combined Fire for substantial maintenance work (totalling around $21K) should not be progressed without first getting quotes from other potential contractors

Motion 4: CC42094 recommends to the primary corporation that it source quotes from other potential contractors for the maintenance work relating to sprinkler and hydrant services as quoted by Combined Fire. **Unanimously accepted.**

- Bob updated the meeting on his and Kym's recent meeting with GM Strata Data regarding breach proceedings related to the bollard in the basement carpark

Motion 5: it was agreed that, if asked, the management committee of CC42094 would support the request to the primary corporation that breach proceedings in relation to a bollard in the basement carpark be discontinued. **Unanimously accepted.**

7. Other business - nil

The meeting closed at 8.30 pm.

The next Committee Meeting is scheduled for 7pm Monday 8 July 2024

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 13 May 2024

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Ken Sedun, Grant Hancock, Rob Chamberlain, Sam Lamb, Sue Hutchinson, Judy Ferrante and Jan Fletcher

Apologies: Murray Welsh

Agenda

1. Welcome and apologies

Bob welcomed all, noting the apology from Murray Welsh.

2. Meeting chair

Motion 1: that the Secretary would chair the meeting and take minutes. **Unanimously accepted.**

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

Motion 2: that the minutes of the previous meeting be accepted as a true and accurate record of the meeting. **Unanimously accepted.**

5. Review of financial statements

Kym outlined some key matters arising from the financial statements, noting that:

- the cash balance of the apartments is around $83K ($64K in the administrative fund and $19K in the sinking fund)
- the primary's administrative fund has $100K in the bank, though there are several invoices from Remondis (waste collection) and CBR (cleaning) expected to be presented shortly for payment
- Origin has not charged around $12K for electricity charges for February and March 2023 that exceeded the 270-day limit for backdating; we're also still

awaiting Origin's advice/agreement to a deferred payment plan for the remaining $37K, which will obviously also affect the primary's cash position
- the recent air-conditioning invoices to owners inadvertently double-charged for the month of November 2023, which will be rectified by Strata Data in the next invoice
- outstanding levy contributions total around $9200, with one lot owner $5300 in arrears, which we intend to ask Strata Data to review
- we're expecting Strata Data will shortly source quotes for the community corporation's insurance for next FY, which need to be paid on or near 1 July.

6. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- The next social function will be 'Christmas in July' at 4pm Sunday 14 July in the the 1st floor meeting area, with BYO drinks and light refreshments; Jan undertook to source 2-3 trestle tables from residents
- We're planning to circulate the next newsletter week commencing 20 May
- Bob updated the meeting on the outcomes from the primary corporation's management meeting held on 10 May
- Strata Data is continuing to liaise with Tritan/Aestus for details of swipe cards, fobs and garage remotes on issue to them, including the registration number of vehicles using the basement carpark
- Jan Fletcher volunteered to source quotes (as already agreed by the primary) from Rundle Blinds and Country Blinds for blinds and/or curtains for the 1st floor meeting area for consideration by the primary corporation
- Bob advised another suggestion was the installation of an air-conditioning unit in the 1st floor meeting area similar to and/or linked to the one in the gym

Motion 3: CC42094 requests that Strata Data, subject to the agreement of the primary, seeks a quote from DCM to install an air-conditioning unit in the 1st floor meeting area similar to and/or linked to the one in the gym. **Unanimously accepted.**

- Rob Chamberlain is continuing discussions with a company about fixing anchor points to enable abseiling from the 10th floor for window cleaning
- Bob undertook to ask Strata Data to seek advice/suggestions from Tritan/ Aestus regarding external window cleaning given the problems we're experiencing in getting anyone to quote; also to ask Strata Data for their suggestions of anyone else in the industry who might be approached to quote

Motion 4: that CC42094 requests that Strata Data seeks advice/suggestions from Tritan/Aestus on how we might proceed with sourcing quotes for window cleaning given that everyone we've contacted has declined, citing the complexities of accessing apartment balconies to install the abseiling davit arm and exiting lower apartments after their descent, both of which involve considerable coordination with owners/ tenants, and the expertise needed to lift and replace heavy balcony tiles to access the davit holes and anchor points. Strata Data is also asked to advise on

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anyone else in the industry who might be approached to quote or offer other options, noting we've had rejections/no responses from Full Bloom, SA Window Cleaning, I Clean Carpets & Windows, and Sky High Access. **Unanimously accepted.**

- The cleaning of carpets on all floors was recently completed with seemingly very good results; the next clean is scheduled for mid-August
- Revisions to the proposed layout of the bin room, as previously advised, will be progressed as soon as Strata Data's contractor fixes the protective strips on the gyprock walls (which has been delayed because of a miscommunication from the primary corporation to Strata Data)
- We're still awaiting advice from the townhouses regarding their trial of a hard waste collection which, if successful, will be offered to individual apartments
- We haven't heard anything further from Unley Council regarding a possible rebate on rates in lieu of waste collection
- Ken Sedun advised that herbs in the courtyard garden have been refreshed and that planning to espalier a new lemon tree on the eastern fence-line is in hand
- The meeting discussed the informal approach from the café proprietors to use the main foyer during the winter months, agreeing the following motion, which we'll ask Strata Data to formally advise to the café proprietors, CC42096 and our cleaning company

Motion 5: that permission be granted to the café proprietors to use the main foyer for seating on a temporary basis until 31 August 2024, with the proviso they ensure their public liability insurance is extended to include the main foyer, they are responsible to clean any spills, they limit the set-up to 3 tables and 12 chairs, and their set-up doesn't impede the thoroughfare or access to the mailboxes.
Unanimously accepted.

- Strata Data is continuing to liaise with Tritan Corporation regarding the timetable for additional clean-up work as part of the tiling rectification
- Grant Hancock updated on the planned instructions to owners for inspecting and cleaning the under-tile drains on their balconies, noting we're waiting for copies of the plans for the 8th and 9th floors, which have been requested by Strata Data from Tritan/Aestus
- We're still seeking further quotes regarding the repair/repaving of the garage entry, for interlocking pavers either bedded on a sand or concrete base, with recent requests for quotes sent to Landscaping Adelaide and Antony Cement
- The unserviceable recirculating hot water pump, identified during a recent inspection by Origin's plumbing contractor, has now been replaced, noting also that the plumber identified significant corrosion in both hot water recirculating pumps and that another plumber had earlier suggested that corrosive sediment may be building up in the cold water storage tanks, which may have contributed to the damaged seals in the cold water recirculating pumps (which have both needed to be replaced in the past 2 years)

Motion 6: that CC42094 recommends to the primary corporation that quotes be sought for an ongoing/preventative maintenance plumbing contract, for

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consideration by the primary corporation, which Rob Chamberlain has offered to progress. **Unanimously accepted.**

- Grant Hancock tabled a comprehensive document identifying the marks and cracks in common area walls etc, which has now been passed to Strata Data to source quotes for cleaning in the first instance

Motion 7: that CC42094 requests that Strata Data source quotes to clean the marks on various walls throughout the development, as identified in the document prepared by Grant Hancock, for due consideration by the relevant corporations, and on the basis that Strata Data would subsequently seek separate quotes to repaint/repair any marks or cracks etc not able to be rectified by cleaning. **Unanimously accepted.**

- Bob advised the sauna is still not working and is awaiting further investigation by Steam & Sauna on its wiring configuration

Motion 8: that CC42094 requests that Strata Data asks Tritan/Aestus for details of the company which installed the sauna, as well as its instruction manual, to assist Steam & Sauna to rectify the current fault. **Unanimously accepted.**

- Bob advised the renewal/acceptance of a fire services maintenance contract was not accepted by the primary meeting on 10 May as the townhouses' representative requested further information on the proposed contracts and whether the checking of smoke alarms in the townhouses would be included, with the matter deferred to an EGM of the primary in June 2024
- The meeting discussed the disputed invoices from Johnson Controls for intercom repairs to two apartments dating from 2022

Motion 9: that CC42094 requests that Strata Data discontinue recovery action regarding the disputed invoices from Johnson Controls for intercom repairs, expressing its appreciation also that Strata Data has said it would be prepared to waive the recovery costs so far incurred. **Unanimously accepted.**

- Bob advised that Strata Data has agreed in-principle with the suggestion that Stephen Dillon takes over responsibility for the fitting/removal of protective lift covers for move-in/outs; however, we haven't yet had the opportunity to discuss how best to manage this, which will need further consideration
- Bob advised that progress in the pre-action claim had been on the agenda of the primary meeting but unfortunately was deferred because of a lack of time
- The meeting agreed to defer again the revision of by-laws.

7. Other business - nil

The meeting closed at 8.30 pm.

The next Committee Meeting is scheduled for 7pm Monday 10 June 2024

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 8 April 2024

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Murray Welsh, Ken Sedun, Grant Hancock and Rob Chamberlain

Apologies: Sam Lamb, Sue Hutchinson, Judy Ferrante and Jan Fletcher

Agenda

1. Welcome and apologies

Bob welcomed all, noting that Gary Wilkins has resigned from the committee following the sale of their apartment.

2. Meeting chair

Motion 1: that the Secretary would chair the meeting and take minutes. **Unanimously accepted.**

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

Motion 2: that the minutes of the previous meeting be accepted as a true and accurate record of the meeting. **Unanimously accepted.**

5. Review of financial statements

Kym outlined some key matters arising from the financial statements, noting that:

- the cash balance is around $63K ($47K in the administrative fund and $16K in the sinking fund)
- our contribution to the primary corporation's electricity account from Origin back-dated to February 2023 hasn't been paid as Strata Data is disputing on our behalf whether Origin can back-charge more than 270 days
- we're also still awaiting Origin's advice/agreement to a deferred payment plan, given their delay in issuing this account, which may assist the primary

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corporation's cashflow position, particularly given the insurance bill that will become payable on 1 July.

6. Acceptance of breach policy

Motion 3: that our corporation accepts the breach procedure/policy as recommended by Strata Data, a copy of which will be available on the community app and portal. **Unanimously accepted.**

7. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- A social function is planned for Christmas in July, with details to be provided shortly
- The next newsletter will likely be held over until early May, given we currently have very few items for inclusion
- Strata Data has received an email from Tritan/Aestus disputing decisions made by a meeting of the apartments' management committee in November 2022 in relation to Tritan/Aestus' use of fire stairs to move between the basement carpark and the 179 building

Motion 4: that we recommend to the primary corporation that it ratifies the decision made by the management committee of the apartments in November 2022 not to allow staff and tenants of Tritan/Aestus to utilise the fire stairs to move between the basement carpark and the ground floor of our building in order to access the premises at 179 Greenhill Road on the grounds of security concerns as outlined in correspondence to Tritan/Aestus in early December 2002 and in accordance with the security-related provisions of the encumbrance registered with the Land Titles Office. **Unanimously accepted.**

- Strata Data has also received an email from Tritan/Aestus alleging that certain committee members of the apartments have access to multiple floors of the apartment building, as do certain friends and colleagues of the committee; it was agreed that Strata Data should be advised that only three committee members have such access, all duly connected with their committee responsibilities, and that the committee is not aware of any other committee member or resident having such access
- Strata Data has also received an email from Tritan/Aestus disputing the authorisation of the management committee of the apartments to have changed the key to the 10th floor, thereby preventing Tritan/Aestus staff from accessing that floor to inspect and maintain the solar panels and associated infrastructure the property of apartment 902

Motion 5: that we recommend to the primary corporation that it ratifies the decision made by Paula Tricarico, in her earlier capacity of presiding officer of the primary corporation, to change the key to the 10th floor based on concerns that unauthorised

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persons could access that floor without appropriate work-safe accreditation and working-at-height permits. **Unanimously accepted.**

Motion 6: that we recommend to the primary corporation that it appoints Rob Chamberlain as building manager to oversight access to the 10th floor, which would include ensuring that persons wanting access to that floor have appropriate work-safe accreditation and have applied for a permit to do so for each occasion before they are provided with a key held in a key safe managed by Rob Chamberlain. **Unanimously accepted.**

- Strata Data is continuing to liaise with Tritan/Aestus for details of swipe cards, fobs and garage remotes on issue to them, including the registration number of vehicles using the basement carpark; Strata Data is also requesting the same (for cards etc) from property agents
- We're awaiting a report from the primary regarding our request that it sources quotes for blinds and/or curtains for the 1st floor meeting area, as well as investigating the cost of an air-conditioning unit similar to and/or linked to the one in the gym
- Rob Chamberlain is continuing discussions with a company regarding the possibility of fixing anchor points to enable abseiling from the 10th floor for window cleaning
- The revised arrangements for the bin room are continuing to work well; the proposed layout as previously advised, with floor markings and explanatory signage, will be progressed as soon as Strata Data's contractor fixes the protective strips on the gyprock walls
- We're awaiting advice from the townhouses regarding their trial of a hard waste collection which, if successful, will be offered to individual apartments
- Given that the planned meeting of the primary corporation has been postponed, it was agreed that Bob would seek out-of-session from the primary to progress the recommendations from last meeting regarding expenditure by Kathy Sedun for an espaliered lemon tree and the purchase of herbs and fertilisers etc
- Strata Data is continuing to liaise with Tritan Corporation regarding the timetable for additional clean-up work as part of the tiling rectification
- Grant Hancock updated on the planned instructions to owners for inspecting and cleaning the under-tile drains on their balconies, noting that we're waiting for an estimate/quote from Maintenance Matters to undertake the work if owners aren't able/willing to do so
- We're still seeking further quotes for interlocking pavers either bedded on a sand or concrete base
- Strata Data has issued a work order but we're still waiting for a contractor to replace the unserviceable recirculating hot water pump identified during a recent inspection by Origin's plumbing contractor
- Grant is in the process of compiling a list of cracks in common area walls with a view to having them repaired, and has already completed the first three floors
- Origin has advised that it's unable to install an automatic restart mechanism on the hot water/gas supply system; the meeting agreed not to proceed with their

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suggestion it may be possible to fit an alert system to the recirculating hot water pumps, given that the cost would likely exceed the benefit
- Rob Chamberlain explained again the quotes he's compiled for potential fire service contractors, noting that all would meet the prerequisites for completion of a Form 3 (annual certification of safety compliance as required by local councils), that they already include the checking of smoke alarms and that the contract would include all secondary corporations

Motion 7: that we recommend to the primary corporation that it accepts our recommendation of Diverse Fire Systems as the approved fire services contractor for CC42090 for a 3 year period, with the start date dependent on the notice required to be given to the current contractor. **Unanimously accepted.**

- Rob Chamberlain advised he's scheduled a meeting with Schindler Lifts this week to discuss their maintenance program, and particularly our concern at the eastern main lift stopping without reason at 2nd and 4th floors
- It was agreed we should ask Strata Data to chase Origin regarding the unserviceable hot water unit (which is Origin's responsibility to maintain)
- We're still waiting for quotes from specialist sauna technicians to inspect/ rectify the sauna
- Strata Data has advised they're still waiting for advice from Johnson Controls regarding disputed invoices for intercom repairs to two apartments dating from 2022
- The committee discussed the current move-in/out procedures, with concerns expressed the booking of a dedicated lift was inconveniencing other residents, that the protective lift covers were being left in place too long and that placing bollards in the public carspaces on George Street was inconveniencing other residents; it was agree to continue the discussion at the next meeting but, in the meantime, that we'd discuss with Strata Data the offer from Stephen Dillon to take over the fitting and removal of protective lift covers
- The committee discussed progress in the pre-action claim, noting that our offer of a mediated meeting had been declined; it was agreed we should ask the primary corporation to discuss a way forward at its next meeting

Motion 8: that we recommend to the primary corporation that it includes the matter of the pre-action claim on the agenda of its next meeting, with a view to resolving a way forward. **Unanimously accepted.**

- The committee agreed to defer action to revise the by-laws.

8. Other business - nil

The meeting closed at 8.50 pm.

The next Committee Meeting is scheduled for 7pm Monday 13 May 2024

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 12 February 2024

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Murray Welsh, Ken Sedun, Sam Lamb, Sue Hutchinson, Grant Hancock

Apologies: Judy Ferrante, Jan Fletcher, Rob Chamberlain, Gary Wilkins

Agenda

1. Welcome and apologies

Bob welcomed all, noting apologies from Judy, Jan, Rob and Gary.

2. Meeting chair

Motion 1: that the Secretary would chair the meeting and take minutes. **Unanimously accepted.**

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

Motion 2: that the minutes of the previous meeting be accepted as a true and accurate record of the meeting. **Unanimously accepted.**

5. Review of financial statements

Kym outlined some key matters arising from the financial statements, noting that:

- The cash balance is around $30K ($16K in admin and $14K in sinking), with an additional $10K outstanding in levy contributions, as well as two disputed invoices currently being reviewed by Strata Data
- We've queried an invoice for air-conditioning maintenance/servicing that includes common area facilities, currently charged to the apartments

Ken Sedun advised he hasn't been consulted in relation to the approval of gardening invoices, as resolved at the last meeting, and that the current scope of work doesn't seem defined.

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Motion 3: that, subject to concurrence of the primary corporation, Ken should meet with the gardening contractor to confirm/discuss the scope of work and be consulted in the approval process for future gardening invoices. **Unanimously accepted.**

The meeting noted the primary corporation is currently being invoiced the hire charges for pots and plants in the main foyer and lift foyer, notwithstanding that the main foyer is common property of the apartments and the lift foyer is common property of the primary.

Motion 4: that we recommend to the primary corporation the lease costs for pots and plants in the main foyer and lift foyer be shared equally between the primary and apartments' corporations with effect 1 January 2024. **Unanimously accepted.**

6. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- No social activities planned, though we're expecting to organise something around Easter
- Next newsletter will be circulated <16 February
- A security container has been installed in the lift foyer to enable contractors to be provided with swipe card access via separate locked boxes
- Our security contractor will shortly be replacing the swipe card reader on the main foyer entry door with a keypad to enable contractors etc to access the main foyer and lift foyer via a code
- We've investigated the appropriate safe work practices and accreditation needed for persons requiring access to the 10th floor

Motion 5: that we recommend to the primary corporation that access to the 10th floor be restricted to those with appropriate safe work accreditation and that permits will need to be applied for and issued to any person requiring access to that floor. **Unanimously accepted.**

- Additional CCTV cameras have been installed inside and outside the bin room and in the garden courtyard
- The disabled toilet has now been rekeyed to enable use by residents/visitors
- We've one quote for solar film for the western-facing windows in the 1st floor meeting area (for $2400) but are awaiting further quotes, noting we need to check the windows don't already incorporate an embedded solar film
- Strata Data will be asked to enquire whether Tritan Corporation is intending to clean the main foyer windows as part of the retiling rectification, given that the windows adjacent to the retiling seem particularly dirty/dusty
- Strata Data is awaiting window cleaning quotes from SA Windows and I Clean Carpets and Windows, noting a representative from SA Windows we met on-site in mid-January was concerned by the complexities of balcony access/davit arm positioning on 8th & 9th floors, overhang/accessibility issues on the southern side and the coordination needed to access/exit apartments on lower levels on the southern side of the building

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- The bin chute has been closed and the bin room layout reorganised as previously advised, with permanent floor markings and explanatory signage to be progressed shortly
- We're going to ask Strata Data to organise a work order to install marine plywood, as already sourced by Rob Chamberlain, on the bin room walls to avoid damage by the bins

Motion 6: that Rob Chamberlain be formally thanked for his work in managing the closure of the bin chute and reorganisation of the bin room and associated waste collection practices. **Unanimously accepted.**

- The primary corporation has been requested to investigate a yearly or 6-monthly hard waste collection for the entire development, in consultation with Unley Council and the townhouses impacted by a collection site outside the southern laneway
- While the retiling has been substantially completed, Strata Data is liaising with Tritan Corporation regarding the timetable for additional clean-up work
- Grant Hancock and Gary Wilkins have met with Tritan Corporation to request plans for the drainage system, particularly in relation to balconies, and are continuing their investigation of known water leaks from balconies but also the rainwater tank in the northeastern corner of the courtyard garden
- Strata Data is awaiting a quote from Maintenance Matters to repave/repair the garage entry driveway, currently being expanded to determine how to undertake the work while allowing access/egress from the carpark
- Rob Chamberlain is progressing/about to review new quotes for service contractors and has already received 3 from potential fire service contractors and 2 from plumbing contractors, with one more expected
- The meeting expressed concern at the continuing problems with the eastern main lift stopping without reason at the 2nd and 4th floors and suggested Rob Chamberlain discuss this with Schindler Lifts, particularly given the $ we're spending on lift maintenance each year
- Bob advised that Strata Data is sourcing quotes (for the primary corporation) to replace one of two recirculating hot water pumps identified as unserviceable during a recent inspection by Origin's plumbing contractor
- Williams Electrical has advised the replacement sauna part is expected shortly
- Bob briefed the meeting on recent power outages reportedly caused by tree branches interfering with power lines in a nearby street, noting the resultant inconvenience in having to restart the gas supply
- Bob updated the meeting on the pre-action claim, noting that negotiations regarding a conference are ongoing
- Strata Data has recently issued invoices for air-conditioning charges for July to October 2023 and should be issuing invoices for the next quarter shortly
- The meeting discussed proposals from the townhouses' corporation in relation to maintenance and operating costs of the main lifts, noting the approved plans show these as common property of the primary at basement level and the 10th floor, the two floors from where the lift operating mechanisms are serviced, and that townhouse residents currently have unrestricted connecting

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access between the basement, ground level and 1st floors, all being common property areas of the primary. The committee also noted that any proposal to apportion costs on the basis of 'use' rather than lot entitlement is not only contrary to the *Community Titles Act* but would likely result in a 'slippery slope' of claims from residents contending they weren't using particular facilities etc.

Motion 7: that the management committee of CC42094 does not agree to any change to the approved community plan(s) in relation to the main lifts, nor any change to the apportionment of costs for common area expenses other than in accordance with approved community plans and lot entitlements. **Unanimously accepted.**

- The meeting discussed the proposal from the townhouses to revert the apportionment of common area expenses to that put in place by Synergy in July 2020, whereby all common area cleaning, waste collection and electricity costs were borne by the apartments.

  The committee noted that these expenses, which included but were not confined to electricity, cleaning and waste collection, were for accounts in the name of the primary corporation, which were subsequently reallocated in about September 2021 when Munro's were appointed strata manager. Since then, cleaning costs clearly identifiable as relating to specific parts of the building have been charged to the relevant secondary corporation.

Motion 8: that the management committee of CC42094 recommends the primary corporation ratifies Munro's corrective action in 2021 of apportioning common area expenses in accordance with the account details and the lot entitlements of the secondary corporations. **Unanimously accepted.**

- Bob updated the meeting on the developer's revised waste management application to SCAP, noting an ERD Court conference scheduled for 31 January has been rescheduled to 27 March
- Councillor Doyle has advised that Unley Council is about to consider a possible rebate on rates in lieu of waste collection but is keen 'to incentivise the diversion of kitchen green waste from landfill to organic disposal', suggesting we'd need additional processes in place to qualify
- The committee agreed to defer the compilation of common area cracks, the revision of by-laws and options for the expenditure of Scout recycling revenue
- The committee agreed not to proceed further with investigating the whistling noise issue in the lift shafts.

7. Other business - nil

The meeting closed at 8.15 pm.

The next Committee Meeting is scheduled for 7pm Monday 11 March 2024

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 15 January 2024

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Murray Welsh, Rob Chamberlain, Jan Fletcher, Ken Sedun, Sam Lamb and Gary Wilkins

Apologies: Judy Ferrante, Sue Hutchinson and Grant Hancock

Agenda

1. Welcome and apologies

Bob welcomed all, noting apologies from Judy, Sue and Grant.

2. Meeting chair

It was resolved that Bob would chair the meeting and take the minutes.

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

Motion: that the minutes of the previous meeting be accepted as a true and accurate record of the meeting. **Unanimously accepted.**

5. Resignation of Presiding Officer

The meeting discussed the resignation of Paula Tricarico as Presiding Officer of CC42090 and CC42094. It was agreed, in the absence of any committee member volunteering to nominate for the position, that while CC42094 could manage without that appointment being filled until the next AGM, it was essential that CC42094 be represented in the management of CC42090.

Kym Lawrence, Rob Chamberlain, Murray Welsh and Bob Ormston volunteered to represent CC42094 in the management of CC42090, either as a collective or an individual proxy, subject to agreement of the current office bearers of CC42090.

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Motion: that the position of Presiding Officer CC42094 be left unfilled until the next AGM, unless a volunteer from other owners is forthcoming. **Unanimously accepted.**

Motion: that CC42094 be represented in the management of CC42090 by Kym Lawrence, Rob Chamberlain, Murray Welsh and/or Bob Ormston, either as a collective or an individual proxy, subject to agreement of the current office bearers of CC42090. **Unanimously accepted.**

6. Review of financial statements

Kym outlined some key matters arising from the financial statements as provided by Strata Data, noting that:

- Once the January quarterly levy contribution of $67K is paid shortly, the cash balance of the administrative and sinking funds combined will be around $40K
- There are still some misallocations, such as DCM charges for air-conditioning and Jarrett Plant Hire, which arguably should be primary rather than secondary charges; these will be referred to the primary for consideration
- We're still waiting for but expect shortly from Strata Data individual air-conditioning invoices for the period 1 July to 31 October 2023
- We haven't received common area electricity invoices from Origin since February 2023 (though the 270-day rule means they're unable to back-charge our corporation for usage before April 2023)
- Remondis, our waste contractor, seemingly overcharged our corporation around $1700 for 50 bins that weren't collected in December. It was agreed to ask Strata Data to ensure that invoices from Remondis are reviewed by Rob Chamberlain or Murray Welsh before payment

Motion: that Strata Data be asked to forward invoices from Remondis for pre-payment authorisation by CC42090, in consultation with Rob Chamberlain or Murray Welsh. **Unanimously accepted.**

- It was agreed the consumables being provided by CBR Cleaning could be provided more cheaply by the committee

Motion: that Strata Data be asked to advise CBR Cleaning not to supply replacement consumables, with immediate effect, and that the committee will undertake this service in lieu. **Unanimously accepted.**

- Ken Sedun asked that invoices from our gardening contractor be reviewed to check whether certain additional tasks, which seemingly haven't been completed, have been invoiced

Motion: that Strata Data be asked to review recent gardening invoices, in consultation with Ken Sedun, to ensure that tasks not yet completed haven't been invoiced. **Unanimously accepted.**

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7. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- No social activities are planned, though hopefully we'll organise something around Easter
- Next newsletter will be circulated <22 January
- Maintenance Matters are planning to install the security container in the lift foyer (giving contractors etc swipe card access) on 3 February
- We're awaiting advice from Strata Data on OHS considerations relating to access by contractors and residents to 10th floor
- We're expecting shortly a quote from D&A Security for additional CCTV cameras
- The disabled toilet has been fitted with a privacy lock, and the 10th roof hatch has been rekeyed but Access Hardware still to rekey the disabled toilet; Strata Data will be asked to follow-up
- We've asked for but are still waiting for quotes to reduce glare/heat in the 1st floor meeting area
- Strata Data has requested window cleaning quotes from SA Windows and I Clean Carpets and Windows
- Rob Chamberlain, in consultation with Murray Welsh, is recommending closure of the bin chute and reorganisation of the bin room layout to facilitate more effective and accurate recording of waste collection, as well as getting a quote to install strips of steel plating on the walls to avoid damage by the bins

Motion: that the bin chute be closed until further notice and the bin room layout reorganised to facilitate more effective and accurate recording of waste collection, subject to agreement of the primary corporation. **Unanimously accepted.**

- We'll include in the forthcoming newsletter concerns about residents not placing deposit containers in the correct bin
- We've been unable to identify a suitable location for hard waste collection, given most potential sites would either block a footpath or result in a repeated mess on someone's doorstep. Another option would be to arrange a yearly or 6-monthly collection for the entire development from a designated point, which at least would minimise the impact. Bob undertook to check with Council whether the area immediately outside the southern laneway might be suitable, noting it's adjacent to a bus stop; depending on their response, then to consult with the townhouses for their view
- The retiling has substantially been completed, with some further minor work promised over the coming few weeks
- Strata Data has sought and is waiting for a quote from Maintenance Matters to repave/repair the garage entry driveway
- Rob Chamberlain is continuing to conduct site visits for various service contractors as possible alternatives to current ones
- Williams Electrical advise they're still waiting for the replacement sauna part from Germany

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- Bob updated the meeting on the pre-action claim, noting that negotiations for a mediated conference are continuing
- Strata Data is expected to issue individual invoices shortly for air-conditioning charges for the period 1 July to 31 October 2023
- Bob updated the meeting on the developer's revised waste management application to SCAP, noting a conference has been scheduled with the ERD Court for 31 January
- The committee agreed to defer to future meetings the report on as-built plans for drainage etc, the compilation of a list of cracks in common areas, the whistling noise in the lift shafts, advice from Council regarding a possible rebate on rates in lieu of waste collection, the revision of by-laws and options for the expenditure of Scout recycling revenue.

8. Other business

- The committee recorded its appreciation for the contribution of Paula as Presiding Officer both of our corporation and CC42090.

The meeting closed at 8.15 pm.

The next Committee Meeting is scheduled for 7pm Monday 12 February 2024

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 11 December 2023

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Presiding Officer – Paula Tricarico
Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Murray Welsh, Rob Chamberlain, Judy Ferrante, Grant Hancock, Sam Lamb and Gary Wilkins

Apologies: Jan Fletcher, Sue Hutchinson and Ken Sedun

Agenda

1. Welcome and apologies

Paula welcomed all, noting apologies from Jan, Sue and Ken.

2. Meeting chair

It was resolved that Paula would chair the meeting and Bob would take the minutes.

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

It was resolved to accept the minutes of the previous meeting.

5. Review of financial statements

Kym advised that Strata Data has provided their first set of financial statements, including income and expenditure against budget. While some refinements are still needed, he reported:

- The overall bank balance was ±$45K, comprising ±$36K in the admin fund and ±$9K in the sinking fund
- Several major items of expenditure remain outstanding, notably window cleaning and common area electricity from February
- The amount outstanding on levy contributions has reduced considerably
- Our understanding remains that Origin will not be able to back-charge usage >9 months, which potentially means we can't be charged for February 2023

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- The financial aspects of the handover between Munro's and Strata Data will be reviewed as part of the annual audit.

6. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- Thanks to Jan, Sue and Jill Welsh for organising the recent social function
- The next newsletter will be circulated by mid-December
- Updated move in/move out procedures will shortly be uploaded to the SD Community app, with the committee agreeing lift padding should only be installed/taken down on Monday, Wednesday or Friday (when the cleaners are routinely in attendance)
- While Strata Data has advised that fire wardens are not mandatory, it was agreed Bob Ormston should continue in that role, with Paula as back-up
- The security sub-committee is organising with Strata Data to install a security container in the lift foyer containing individual swipe card safes for certain contractors
- A work order has been placed to upgrade the disabled toilet lock, as well as installing a privacy latch
- The quote for CCTV cameras is on hold pending completion of the retiling on the northern boundary (as a position outside the bin room is under consideration)
- It was agreed the security sub-committee should continue to disable unused swipe cards
- Given that Sky High Access still hasn't advised if they're willing to undertake the window cleaning, Strata Data will be asked to source new quotes ASAP
- We're still waiting for a quote for solar film for the 1st floor meeting area from the glazier who replaced the damaged window
- Carpet cleaning is scheduled for all floors for Friday 15 December
- Rob has volunteered to rotate bins under the bin chute for the near term (rather than the corporation paying cleaners to do so) and will be making recommendations on further cost efficiencies
- Paula/Strata Data will be seeking updated advice from Tritan regarding bin collection during the tiling rectification – and will circulate a roster of committee volunteers to move bins to the 179 carpark as needed
- The meeting deferred the identification of a pick-up point for hard waste collection
- Work is scheduled to recommence on the retiling this week, obviously dependent on continuing fine weather
- Grant and Gary agreed to research plans etc relating to the drainage system, particularly from balconies, and seek advice from Tritan
- Paula is compiling a list of gyprock-related cracks in common areas with a view to them being repaired by the corporation
- We're still waiting for a replacement sauna part from Germany but hoping it may arrive and be installed before Christmas

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- Advice from Strata Data that faulty apartment door seals are the responsibility of owners will be included in the newsletter
- The damaged solar inverter is being replaced this week under warranty
- The committee agreed it would not support the installation of external blinds, acknowledging concerns about potential damage in the event of high winds etc, as well as the aesthetics/external appearance of the building – and that any proposal would require a special general meeting with 75% agreement
- Grant undertook to continue investigations regarding the whistling noise from the lift shafts/fire stairs
- Paula will ask Strata Data for details of their contractor panels for plumbing and fire services
- Paula updated the meeting on progress with the pre-action claim, deferring discussion on the next steps to the next meeting
- Strata Data is expected to issue air-conditioning accounts for July-September shortly
- Paula and Strata Data met recently with townhouse representatives regarding the apportionment of common area expenses, agreeing the townhouses' presiding officer should present any concerns to the primary corporation
- CHU has advised the water damage claim for Apt 702 will be referred to Tritan/Aestus' insurer
- Paula updated on the developer's revised application to the State Planning Commission, noting the ERD Court has scheduled a conference for 20 December
- Bob advised no further news from Council or Councillor Doyle regarding a possible rebate on rates in lieu of waste collection
- Revision/update of by-laws deferred to next meeting
- Expenditure of Scout recycling deferred to next meeting.

7. Other business

- It was agreed an item should be included in the newsletter encouraging dog owners to access McLeay Park rather than the courtyard garden
- Paula has asked Strata Data to source quotes to repair/rehabilitate the garage entry, noting it may require Council approval
- Gary noted that Greg Clark had responded with urgency to his request to rectify a loose screen on the 10th floor
- Murray requested the café proprietors be asked to ensure they double-bag coffee grinds before depositing them in the bin room.

The meeting closed at 9.15 pm.

The next Committee Meeting is scheduled for 7pm Monday 15 January 2024

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 13 November 2023

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Presiding Officer – Paula Tricarico
Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Ken Sedun, Murray Welsh, Sue Hutchinson, Jan Fletcher, Rob Chamberlain, Judy Ferrante, Grant Hancock and Gary Wilkins

Apologies: Sam Lamb

Agenda

1. Welcome and apologies

Paula welcomed all, noting apology from Sam.

2. Meeting chair

It was resolved that Paula would chair the meeting and Bob would take the minutes.

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

It was resolved to accept the minutes of the previous meeting.

5. Review of financial statements

Kym advised that Strata Data hasn't yet been able to provide financial statements but noted that:

- The overall bank balance was ±$42K, comprising ±$33K in the admin fund and ±$9K in the sinking fund
- ±$6K was still due in outstanding levies
- cleaning invoices were still presenting difficulties, with some needing to be sent back 2-3 times for revision
- the primary still hasn't received electricity accounts since February.

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There was a brief discussion on the timeframe before electricity charges/accounts lapse and whether, once we do get an account, we should seek extended time to pay and/or source quotes from other suppliers; deferred for consideration at the next meeting.

6. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- Christmas/end-of-year social function on Sunday 10 December still on track, with payments to be made by 1 December
- November newsletter will be circulated shortly
- Fire drill was successful, with 5 residents subsequently advising their personal evacuation plans
- Committee agreed Strata Data should engage cleaning contractor to fit lift padding for move in/outs; also that the committee will provide lift locking service on roster basis as coordinated by Paula
- Key pad has been installed on main foyer entry door with individual codes for main users
- Committee agreed to installation of wall-mounted cupboard in lift foyer to contain separate swipe card safes for contractors
- Work order has been placed to rekey ground floor disabled toilet and install internal privacy lock
- Fobs are now available as alternative to swipe cards; cost will be around $35 (to be confirmed with Strata Data)
- Security sub-committee to source quote for CCTV coverage of main garage entry (and George Street entry door), courtyard garden and bin room
- Quote for solar film for 1st floor meeting room's western window will be sourced as part of replacing damaged ground floor window; other options including motorised blind(s) will also be considered
- Given that still no dates from Sky High Access for window cleaning, Strata Data to check if they're committed to proceeding (but it was agreed the cleaning should be deferred until the tiling rectification isn't producing more dust etc)
- Committee agreed to continue current carpet cleaning arrangement (all floors every 4 months) rather than more selective approach
- Once the ground floor retiling temporarily closes external bin room access, rostered committee members will move filled bins to collection area in 179 car park as coordinated by Paula
- Identifying a site for hard waste collection deferred to next meeting
- Committee agreed to schedule a working bee to move spare pavers to bike store, with details to be included in forthcoming newsletter
- Quote for engineering evaluation deferred to next meeting, pending advice from Strata Data on possible engineering firms
- Committee congratulated Rob and Grant on fire-compliance audit, noting that several apartments had damaged door seals which presumably are the responsibility of the owner/resident (to be confirmed by Strata Data)

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- Noted that Williams Electrical still waiting for replacement sauna part
- Rob to liaise with Strata Data about using their nominated plumbing and fire services contractors; advice on meeting with Schindler deferred to next meeting
- Paula to follow-up with Commercial & Legal about pre-action claim letter to Cowell Clarke
- Committee noted advice from Strata Data they're waiting for new contract with DCM to enable air-conditioning meters to be read and accounts progressed
- Paula updated on recent meeting with Legal Services Commission about revised waste management application and the developer's appeal to the ERD Court
- Preliminary advice from Unley Council about possible rebate on rates in lieu of waste collection to be included in forthcoming newsletter
- Revision/update of by-laws deferred to next meeting
- Expenditure of Scout recycling deferred to next meeting.

7. Other business

- Paula advised that Unley Council approval no longer needed for external blinds; it was agreed to seek advice from Strata Data regarding need for Special General Meeting to approve
- It was noted the café will possibly be operational by Christmas and that any request to use the main foyer would need to be considered by the committee
- It was noted there's an increasing number of cracks appearing in common area walls/ceilings; it was discussed whether to include in forensic engineering evaluation and/or seek quote from Strata Data to repair (for consideration at next meeting)
- Paula agreed to contact the real estate agent for the café to remove their sign ASAP.

The meeting closed at 8.40 pm.

The next Committee Meeting is scheduled for 7pm Monday 11 December 2023

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MINUTES OF COMMITTEE MEETING
COMMUNITY CORPORATION 42094 INC

Date/time: 7pm Monday 9 October 2023

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance:

Presiding Officer – Paula Tricarico
Secretary – Bob Ormston
Treasurer – Kym Lawrence
Members – Ken Sedun, Murray Welsh, Sue Hutchinson, Gary Wilkins and Sam Lamb
Visitor – Carman Adams, Strata Data

Apologies: Jan Fletcher, Rob Chamberlain, Judy Ferrante and Grant Hancock

Agenda

1. Meeting chair

It was resolved that Paula would chair the meeting and Bob would take the minutes.

2. Introduction

Paula welcomed all, especially Carman Adams from Strata Data.

3. Declaration of financial interests

No interests were declared.

4. Previous minutes

It was resolved to accept the minutes of the previous meeting.

5. Transition/handover between body corporate managers

Carman updated the meeting, noting that records were handed over from Munro's on 4 October and are currently being incorporated into Strata Data's management system. Carman expects to send an introductory email to all owners/residents shortly. Carman also briefly explained Strata Data's app, which will enable owners and residents to be kept informed, as well as reporting faults etc.

6. Financial accounts and budgets

Kym addressed the financial statements as circulated, highlighting that the apartments' admin fund has around $40K and the sinking fund $10K. Kym noted that several expenditure items from last FY have still yet to be incorporated, notably the

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apportionment of electricity costs from March 2023, and that the other major expense in the next few months will be window cleaning. Kym will also discuss with Strata Data the several owner-related disputed invoices.

7. Action sheet

Items were discussed as per the circulated action sheet. Key outcomes were:

- Contact details for Strata Data and the incoming committee have been circulated to residents/owners and included on notice boards and in the updated residents' information guide
- Details of the end-of-year/Christmas function are on the notice boards and in the forthcoming newsletter
- The annual fire drill is scheduled for 10am Tuesday 17 October
- The security sub-committee has arranged for a keypad to be added to the swipe card reader on the entry door to the main foyer
- Window cleaning will likely need to be delayed until Sky High Access has undertaken a site visit to fully understand the complexities of access/egress
- The gardens are in excellent condition, with plants trimmed and new herbs planted; primary corporation will be asked to approve $400 for new plants
- Gary to send a proposed notice to Paula for affixing to all bin chutes advising what can/cannot be deposited
- Replacement tiles have been delivered on-site and Strata Data was requested to contact Tritan to confirm that work should proceed ASAP
- A fire-compliance audit of apartment entry doors will be conducted by the committee in the next couple of weeks at the request of Unley Council
- Rob and Kym will be meeting with Schindler shortly to review continuing problems with the main lifts and what is covered in the maintenance contract
- The committee agreed Strata Data's debt recovery processes, though Strata Data will seek committee approval before commencing legal action
- The developer's solicitors have responded to the pre-action legal claim, currently being considered by the primary corporation's committee
- The developer is submitting a revised/compromise waste management application to the State Planning Commission, scheduled for 8 November
- Strata Data will progress air-conditioning accounts for July-September once the meter readings are received, which are expected shortly
- Committee members were requested to review the current by-laws with a view to discussing suggested changes at the next meeting
- Bob to check if Council will provide a hard waste collection for residents and seek an update on possible rate rebate in lieu of waste collection.

8. Other business - nil

The meeting closed at 8.40 pm.

The next Committee Meeting is scheduled for 7pm Monday 13 November 2023

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MINUTES OF COMMITTEE MEETING OF

COMMUNITY CORPORATION 42094 INC

Date: Monday 17 April 2023

Time: 6.00pm

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance: Presiding Officer – Bob Ormston

Treasurer – Jason Mallon

Members – Stephen Dillon, Rob Chamberlain, Ken Sedun, Jan Fletcher and Murray Welsh

In attendance – Neville Whittlesea (Munro's)

Apologies – Kym Lawrence and Paula Tricarico

1. Meeting Chair

It was resolved that Bob Ormston would chair the meeting and take the minutes.

2. Previous Minutes

It was resolved to accept the minutes of the previous meeting.

3. Financial Accounts

The financial accounts were tabled as distributed by Munro.

There was considerable discussion on whether the $20K for rekeying etc had been identified and moved to the primary budget. Given that the three secondary corporations had agreed to the expenditure, Bob contended the necessary transfers should already have been transacted

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by Munro's. Bob undertook to raise the matter with Joshua Baldwin at their meeting scheduled for 18 April.

The outstanding levies were discussed. It was resolved that Munro's should attempt follow-up action for a further one month before legal action is initiated.

4. Re-Keying

Munro's are awaiting a final quote from Access Hardware to rekey the apartments. Neville indicated that Access Hardware can likely undertake the rekeying across a 3-4 day period, most likely in mid/late May. It was agreed the actual process, especially the issuing of keys, needs to be managed carefully, especially given the number of tenants and residents who work full-time.

Neville updated the committee on the reconciliation of the insurance claim related to the recent intrusions, noting that the majority of expenditure has been paid by the insurer, with only minor claims yet to be submitted for the laptop and remedial work by D&A Security.

[redacted]

[redacted]

6. Common Property Issues

Items were discussed and progressed as per the schedule distributed separately, noting that the retiling of the area outside the bin room has still not been rectified, despite numerous emails to/from the developer.

7. Other Business

Munro's has yet to obtain quotes from Sky High Access and SA Windows for window cleaning. It was agreed Munro's should do so ASAP, regardless of whether the anchor points etc have been certified.

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The committee discussed an informal quote from the gardener to supply and plant 3 magnolias along the eastern border of the courtyard garden, likely costing <$1000. It was agreed to defer a decision until the financial position of the primary corporation is clearer.

The committee discussed a quote provided by Jan to purchase 2 occasional chairs for the main foyer, as well as a nest of 2 small tables. The total cost would be $840. The committee agreed the expenditure from the apartment secondary, noting it would need to be referred to the primary corporation if we wanted that corporation to fund the expenditure.

The committee asked Munro's to put signs in the gym asking users to clean the equipment after use, in accordance with the by-laws. Also a sign saying that equipment other than corporation property should neither be used nor stored in the gym.

The committee agreed the by-laws should be reviewed, particularly to include provision for residents to put pot plants on their balconies. It was also agreed the by-laws need to address the issue of residents storing loose/boxed items in their carspaces, as well as regulations regarding the use of gym equipment as above.

The committee noted that the current insurance policy expires on 30 June and that tenders will need to be invited for its renewal. Ditto the renewal of the contract for strata management.

8. Meeting Close

The meeting closed at 7.20 pm.

The next Committee Meeting is scheduled for Monday 15 May at 6.00pm.

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MINUTES OF COMMITTEE MEETING OF

COMMUNITY CORPORATION 42094 INC

Date: Monday 6th March 2023

Time: 6.00pm

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance: Bob Ormston – Presiding Officer

Kym Lawrence – Secretary

Steve Dillon, Rob Chamberlain, Ken Sedun,

Jan Fletcher, Murray Welsh, Paula Tricarico

Remote Access: Neville Whittlesea – Body Corporate

Apology: Jason Mallon

1. **Meeting Chair** – It was resolved that Bob Ormston would chair the meeting, and Kym Lawrence would take the minutes.

2. **Previous Minutes**- It was resolved to accept the minutes of the previous meeting.

3. **Financial Accounts**

   The financial accounts were tabled as distributed by Munro.
   The costs associated with the break-in were discussed. It was resolved that all costs associated with the external security would be forwarded directly to the insurers and they would settle the accounts.
   The primary corporation would meet the costs or re-keying less the $5000 contribution from the insurer.
   Kym Lawrence queried why there had been no contribution recorded from the secondaries to the primary for the budget of $20,000 for re-keying. As the budgets were all passed at AGM's , and there has been a unanimous agreement to re-key by the Primary committee, the monies should have been transferred to meet the re-keying cost and as there were sufficient funds in the secondaries this should be undertaken asap.

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The outstanding levies were discussed, and it was resolved that legal action should be threatened and taken urgently.

The electricity cost paid by the secondary still need to be recovered from the primary.

4. Re-Keying

The committee expressed frustration at the lack of progress on re-keying. It further expressed frustration at Munro's misunderstanding of the approval and funding of the re-keying. Bob explained the current amended scope of works, and explained the cost would be about $12,000. Kym explained again that there was sufficient cash in the secondaries to fund the re-keying, credit issues and special levies were not relevant, and the re-keying needed to be expedited.

Kym explained that it was understood that there were 50 after market remotes, but 26 replacement remotes were issued to Tritan/Aestus, and this exhausted the initial supply. Another 20 remotes have been ordered. It was agreed that there should be no more than 2 remotes issued per car park.

A security committee has been established comprising Kym, Jason. Rob, Neville and Adam Burns. The difficulties of unaccounted swipe cards was elaborated on. It was resolved that the committee would continue to monitor and recommend access restrictions going forward. Cards and remotes that had not been used for 12 months would be cancelled.

[redacted]

[redacted]

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6. Common Property Issues

Items were discussed and progressed as per the schedule distributed separately.

Martin Eason, Great Scot Handyman services had been engaged for minor works.

7. Other Business

The issue of planter boxes was discussed and the plans were ambiguous as to whether planter boxes were the responsibility of apartments or the corporation. Apartment 210 showed garden as part of the apartment.

8. Meeting Close

The meeting closed at 7.20 pm.

The next Committee Meeting was scheduled for Monday 17 April at 6.00pm.

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MINUTES OF COMMITTEE MEETING OF

COMMUNITY CORPORATION 42094 INC

Date: Monday 6th February 2023

Time: 6.00pm

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance: Bob Ormston – Presiding Officer

Kym Lawrence – Secretary

Jason Mallon - Treasurer

Steve Dillon, Rob Chamberlain, Ken Sedun,

Jan Fletcher, Murray Welsh

Neville Whittlesea – Body Corporate

Apology: Paula Tricarico

1. **Meeting Chair** – It was resolved that Bob Ormston would chair the meeting, and Kym Lawrence would take the minutes.

2. **Previous Minutes**- It was resolved to accept the minutes of the previous meeting.

3. **Financial Accounts**

   The financial accounts were tabled as distributed by Munro. Munro will continue to forward financials to Committee members after the end of each month and meetings will now be scheduled for the first Monday in each month. There were still cash adjustments required between Primary and Secondary but overall, both Primary and Secondary were within budget.

   It was agreed that there were shortcomings in monitoring contractors work, and it was resolved that there needs to be an upgrade in management of this area, with consideration in the future to look at how to accomplish this.

4. **Re-Keying**

   Bob detailed the discussions with assessors, insurers and underwriters and elaborated on the consequences of not re-keying the building and particularly the ramifications on insurance renewals. He also detailed recommendations on separating the master key system, upgrading the access of swipe card reader on the front door and replacing the aftermarket remotes with legitimate Innerrange system compliant remotes.

   After detailed discussion it was unanimously resolved that Bob as Presiding Officer of the Apartment Secondary should vote at a meeting of the Primary Corporation in favour of re-keying the building in accordance with recommendations from Insurers and Access Hardware.

5. **Business Arising and Common Property Issues**.

   Items were discussed and progressed as per the attached schedule. Additionally, the following resolutions were passed.

   The committee resolved to move from Plantscape to Jarrett Plant Hire for plants in the apartment foyers.

   [redacted]

   The committee discussed the possibility of engaging an engineering review of the construction of apartment balconies including tiling, water proofing and drainage.

   The committee agreed that Bob Ormston would continue follow up on FORM 1,2, & 3 with Katnich Dodd.

   The committee resolved that Munros would research window cleaning options with Sky High Access Australia.

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The committee was further updated on waste collection actions. It was resolved notices would be placed on all bin chute hatches indicating that if procedures were not followed access would be closed.

6. Other Business

It was resolved to undertake maintenance on the garage door as recommended by the service contractor.

It was resolved that Neville Whittlesea would advise Gary & Joyce Wilkins in writing on the current status of window cleaning.

7. Meeting Close

The meeting closed at 7.30 pm.

The next Committee Meeting was scheduled for Monday March 6th at 6.00pm.

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MINUTES OF COMMITTEE MEETING OF

COMMUNITY CORPORATION 42094 INC

Date: Monday 15th May 2023

Time: 6.00pm

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance: Bob Ormston – Presiding Officer

Kym Lawrence – Secretary

Steve Dillon, Ken Sedun,

Jan Fletcher, Murray Welsh, Paula Tricarico

Apology: Rob Chamberlain

1. **Meeting Chair** – It was resolved that Bob Ormston would chair the meeting, and Kym Lawrence would take the minutes.

2. Bob Ormston confirmed the appointment of Flavia Ger as our Munro manager and advised that she could not attend meetings out of business hours. He also confirmed the resignation of Jason Mallon as treasurer.

3. **Previous Minutes**- It was resolved to accept the minutes of the previous meeting.

4. **Financial Accounts**
   The financial accounts were tabled as distributed by Munro.
   Kym Lawrence elaborated on the accounts and emails he had sent to Munro and copied to the Committee. He explained that under Corporation accounting policy all income and all major expenditure was to be treated on an accrual accounting basis, to reflect income and expenditure in the period that it was relevant to. This then enabled budgets to be set on a comparable basis that ensured levies were set at a commensurate level. Therefore, there were several amendments that were required to accounts.

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The funding of the re-keying was discussed. It was agreed that prime responsibility for security rested with the Primary Corporation. Budgeting for the re-keying was undertaken in the Primary in the Sinking Fund account. It was agreed that the re-keying should be made from this account and levies adjusted accordingly in 2023/24. Bob confirmed that the Primary Committee had unanimously agreed to the re-keying. The Townhouses and Commercial agreed and would contribute.

The outstanding levies were discussed, and it was resolved again that legal action should expedited for levy amounts but not maintenance recovery where a dispute could negate recovery.

The financial situation of the Primary was discussed, and it was detailed that a lack of cash in the Primary administration account would reluctantly require the Apartment secondary prepaying levies to fund payments.

A review of expenditure items running over budget such as cleaning costs is currently underway.

5. **Re-Keying**
   Re-keying of the Apartment building would be expedited. Keys would be distributed by Munro. Each floor would have its own master key in a key safe. SAAS would have a key safe enabling floor access.
6. **Legal Matters**
   The committee was updated on current advice.
7. **Action Sheet**
   Items were discussed as per the attached plan.
8. **Other Business**
   There were no other items

The meeting closed at 7.20 pm.

The next Committee Meeting was scheduled for Monday June 19th at 6.00pm.

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MINUTES OF COMMITTEE MEETING OF

COMMUNITY CORPORATION 42094 INC

Date: Monday 31st November 2022

Time: 6.00pm

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance: Bob Ormston – Presiding Officer

Kym Lawrence – Secretary

Jason Mallon - Treasurer

Steve Dillon, Rob Chamberlain, Ken Sedun,

Jan Fletcher, Paula Tricarico, Murray Welsh

Neville Whittlesea – Body Corporate

1. **Meeting Chair** – It was resolved that Bob Ormston would chair the meeting, and Kym Lawrence would take the minutes.

2. **Previous Minutes**- It was resolved to accept the minutes of the previous meeting.

3. **Financial Accounts**
   The financial accounts and the format as distributed were discussed. It was noted that different formats had been presented at various meetings and it was difficult to understand the reports. It was resolved that Jason Mallon, Kym Lawrence and Ken Sedun would meet at Munro's and finalise a format to be distributed monthly prior to meetings. It was noted that there still needed to be adjustments for items such as electricity expense between the secondary and the primary.

4. **Business Arising and Common Property Issues**.

   Items were discussed and progressed as per the attached schedule (updated) Additionally, the following resolutions were passed.

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The committee agreed that Munro Property should continue follow up on FORM 1,2, & 3 with Katnich Dodd.

The committee resolved that Munros should research alternative window cleaning options.

The committee was updated in detail on the application to amend waste collection and associated issues relating to encumbrances and rights of way.

The committee was advised that the coffee shop tenants were intending to vacate their lease.

5. Other Business

The committee resolved to work with Munros on establishing contacts for maintenance and repairs within apartments where costs are the responsibility of the apartment owner.

6. Meeting Close

The meeting closed at 7.30 pm.

The next Committee Meeting was scheduled for end January 2023

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MINUTES OF COMMITTEE MEETING OF

COMMUNITY CORPORATION 42094 INC

Date: Monday 31st October 2022

Time: 6.00pm

Location: 1st Floor, 1 George Street, Parkside SA 5063

In Attendance: Bob Ormston – Presiding Officer

Kym Lawrence – Secretary

Steve Dillon, Rob Chamberlain, Ken Sedun,

Jan Fletcher, Paula Tricarico, Murray Welsh

Neville Whittlesea – Body Corporate

Apologies: Jason Mallon

1. **Meeting Chair** – It was resolved that Bob Ormston would chair the meeting, and Kym Lawrence would take the minutes.

2. **Previous Minutes**- It was resolved to accept the minutes of the previous meeting.

3. **Financial Accounts**
   In the absence of Jason Mallon, there was a brief discussion on the financial accounts. Committee members requested that accounts be circulated at least 2 days prior to the Committee meeting as most members did not have the opportunity to review the accounts.

   It was resolved that Jason would give a detailed report at the next meeting. It was noted that invoice approval processes were not being followed.

4. **Business Arising and Common Property Issues**. Items were discussed and progressed as per the attached schedule. Additionally, the following resolutions were passed.

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The committee agreed that Munro Property should continue follow up on FORM 1,2, & 3 of the ESP Act, and compliance reconciliation, after Neville Whittlesea gave a progress report and proposed to further review files with Bob Ormston.

There was extensive discussion on the current window cleaning. It was resolved that the methodology needed to be reviewed in detail and agreed before engaging further cleaning.

The committee discussed air conditioning reading and invoicing and agreed that given the system limitations invoices would be sent one month after the end of the quarter when readings could be undertaken.

The committee discussed the attendance by Johnson Controls to Stephen Dillon's apartment to fix the intercom. It was resolved that the Corporation would credit the Dylan's with $140 off their next levy to compensate the cost.

5. Other Business

The committee discussed noise complaints. It was resolved that Munros would send a formal complaint to Apartment 504 re noise.

6. Meeting Close

The meeting closed at 7.30 pm.

The next Committee Meeting was scheduled for Monday 28th November 2022 at 6pm.

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RESOLUTIONS AFFECTING COMMUNITY CORPORATION 42094 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 4/10/2023

THE RELEVANT MINUTES should be consulted for the precise wording of resolutions.

DATE **RESOLUTION**

15/09/20 **Adoption of By-Laws**

Resolved that:-

- Community Corporation 42094 Inc accept the By-Laws as lodged with the Lands Titles Office: and
- any additional approvals and/or polices be addressed where required via a duly convened General Meeting of
- the Community Corporation: and
- any approvals and/or polices be read in line with the Community Corporation By-Laws.

Air-Conditioning Recovery Rate

Resolved that the unit cost rate at which electricity supply for owners' use of their A/C is billed, at cost, c/kWh, effective from each quarterly billing cycle and subject to periodic review to ensure the rate remains consistent with prevailing electricity prices.

Debt Recovery – Special Resolution

- Synergy Strata Management be instructed to recover all overdue contributions, without the need for further authority: and
- all fees and charges associated with the debt recovery initially to be covered by the corporation, with the debt
- recovery costs being recovered by the action and applied to the owners account: and
- Synergy Strata Management may instruct a debt recovery company to recover overdue contributions from an
- owner, provided that the correct debt recovery procedures have been adhered too: and
- Corporation 42094 Inc will charge owners' interest on all overdue contributions after 30 days of the due date: and
- the rate is to be set at 15% per annum calculated daily: and
- Synergy Strata Management and/or the debt recovery company is authorised to pursue these debts by acting
- against the owner in the Magistrates Court: and
- Synergy Strata Management, a solicitor and/or the debt recovery company be granted approval to attend any court hearing on behalf of Corporation 42094 Inc and all associated costs are as per the Contract of Appointment Body Corporate Manager.

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Information folder for apartment owners and residents

current as at 4 October 2023

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Our community

Our objectives

- To provide a safe and secure residence for all apartment residents living at One on the Park
- To provide a friendly, respectful and welcoming environment for all residents
- To encourage an ethos where residents feel part of an inclusive, vibrant community and have the opportunity to build supportive neighbourly and social connections
- To develop and maintain pride in the cleanliness, safe operation and physical presentation of the apartment building and its common services
- To enhance and take pride in the reputation of One on the Park as a building of impressive architecture and a desirable address
- To ensure the corporation is managed efficiently and in accordance with best-practice corporate and financial management
- To ensure common-area services are safely operated and regularly maintained, and that appropriate budgetary provision is made for the longer-term maintenance and upgrade of the building and its services
- To embrace and implement appropriate environmental and sustainability initiatives, particularly relating to energy savings and the optimal use of natural and renewable resources
- To maintain and progressively enhance our gardens and landscaping, with a particular focus on appropriate plantings and the efficient use of irrigation
- To ensure the heritage-value specimen tree in the garden courtyard is appropriately protected and maintained.

Body corporate/management committee structure

One on the Park is managed as a body corporate in accordance with the *Community Titles Act 1996*. A management committee is elected by owners at each annual general meeting of the apartments' corporation, assisted by a body corporate manager appointed on contract by the committee. The corporation is governed by legally enforceable by-laws, a copy of which is available on our website https://sites.google.com/view/oneonthepark/home

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Contact details

to get help

for urgent issues, such as

- urgent plumbing, gas or electrical leakages or problems
  (but see note below regarding gas or hot water)
- failure of essential operating systems (lifts, carpark entry door etc)

resident owners and tenants should contact Strata Data 8372 2787 (business hours)
0401 164 989 (after hours)

for non-urgent matters, such as

- non-urgent plumbing, gas or electrical problems
  (but see note below regarding gas or hot water)
- non-urgent maintenance/services-related issues
- requests for additional keys or swipe cards

resident owners should contact
Strata Data 8372 2787 or contact@stratadata.com.au
(9am-5pm Monday-Friday)

tenants should contact their property manager or landlord our body corporate manager at Strata Data
is Carman Adams, assisted by Gabby Nace
contactable at 8372 2787 or contact@stratadata.com.au
(9am-5pm Monday-Friday)

GAS OR HOT WATER NOT WORKING

Please note that if there is a power outage, the gas supply to our building will automatically cut off as a safety measure, which means the hot water system will also be inoperative. If this occurs, residents are asked not to contact Strata Data or the after-hours emergency number but one of the following committee members, who will restart the gas supply:

- Bob Ormston 0408 801 950
- Kym Lawrence 0409 699 432

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to get advice or information

Secretariat & community well-being – Bob Ormston 0408 801 950

- management meetings
- correspondence and records
- newsletters and website
- information folders and welcome kits
- fire drills/evacuation procedures
- pets and behaviour/noise complaints

Social sub-committee – Jan Fletcher 0448 355 880 or
Sue Hutchinson 0412 549 780

- social activities

Building access/security/modifications – Kym Lawrence 0409 699 432 or
Grant Hancock 0411 887 086

- security, including CCTV
- emergency access
- move-ins/outs
- owner/resident external apartment modifications/permissions

Cleaning and presentation – Murray Welsh 0419 036 513 or Rob Chamberlain 0408 245 256

- common area cleaning, including windows
- waste disposal

Common area furniture & décor - Jan Fletcher 0448 355 880 or Sue Hutchinson 0412 549 780

- including main foyer and 1st floor furniture, pot plants and artwork

Gardening and irrigation – Stephen Dillon 0412 798 844

- gardening and irrigation
- BBQ and courtyard garden area maintenance

Common property facilities – Rob Chamberlain 0408 245 256

- non-urgent enquiries relating to the use, safe operation and maintenance of common property (not individual apartment) services within the building, including
    - air conditioning
    - lifts
    - plumbing, hot water, gas
    - electrical, NBN and Foxtel connections

  - intercom/visitor access system
  - venting
  - fire equipment
  - foyer entry doors
  - carpark entry door
  - gym equipment & sauna

- common property/building maintenance internal & external

Corporate/financial – Kym Lawrence 0409 699 432

- budgets/financial reports
- levy contributions
- forward planning/sinking fund
- insurance

to get help or assistance relating to mental health or domestic or family violence

Mental health

Anyone needing help or assistance is urged to consider contacting one of the following help lines:

Lifeline 131 114

Beyond Blue 1300 224 636

or https://www.health.gov.au/health-topics/mental-health-and-suicide-prevention/mental-health-and-suicide-prevention-contacts

Domestic violence

Anyone experiencing or affected by domestic or family violence is urged to consider contacting one of the following help lines:

White Ribbon 1800 737 732

Domestic Violence Crisis Line 1800 800 098

If translating or interpreting assistance is needed, please call 13 14 50

or https://www.lifeline.org.au/get-help/information-and-support/domestic-and-family-violence/

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Newsletter and website

The management committee produces a regular newsletter, aiming to keep apartment owners and tenants updated with One on the Park news. It is distributed as an e-version to residents and investor owners.

The committee also maintains a website with information for residents. It includes copies of the information guide, latest newsletter, by-laws, user guides for installed systems and appliances, information on the paint types, tiles, benchtops, splashbacks and flooring details in common use throughout the building, and some general information about what to see and do in Adelaide. The website is at https://sites.google.com/view/oneonthepark/home

Social activities

The social sub-committee organises a number of functions and activities each year to which all residents are invited.

They typically are held in the back garden courtyard or in the 1st floor meeting area on a BYO basis or a nominal charge per head to cover the cost of catering. Details are circulated to residents by email, newsletter, noticeboards and/or flyers in mail- boxes.

Use of the courtyard garden and BBQ

Residents and their guests are welcome to use the back courtyard garden and BBQ area for private functions, which must conclude by 10pm. Bookings should be made manually on the booking sheet near the BBQ. Users are requested to clean the BBQ and table-top, and neatly reposition the chairs before leaving.

Reporting unacceptable behaviour or noise complaints

In the first instance, residents should raise concerns regarding a one-off situation of unacceptable behaviour or excessive noise with the neighbour in question. If it relates to excessive noise and continues, residents could consider calling the Police on 131 444.

If the situation relates to an ongoing or repeated behavioural or noise-related problem that is annoying and/or considered unacceptable but not warranting Police intervention, the issue should be reported to the body corporate manager.

Move-in-move-out procedures

Any owner, resident or contractor requiring to move into the building and transporting large items/furniture or using the Lift for transporting any items which may potentially damage the Lifts (scratches/dents or any other sort of damage), it is mandatory that that the below protocol is followed:

Any move-in or move-out requiring the dedicated use of a lift and/or the movement of major items of furniture must be advised to the cleaner at

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least 3 days in advance, with tenants doing this through the SDCommunity App.
A service provider from CBR will be in contact to arrange payment and installation times. Once payment has been received, CBR Cleaning will coordinate the fitting of the protective lift covers and dedicated use of a lift for an agreed period of time, as per the below guidelines:

1. Request to book the Lift at least 3 days in advance using the SDCommunitiLink app.
2. Booking options in the app include: Lift Booking 1 – Lift Booking (Includes Lift Blanket Only) with NO Lift Locking, or Lift Booking 2 (Includes Lift Blanket and Lift Locking). Lift locking provides the capability to open/close the lift doors as required during your allocated booking time.
3. Once the request has been submitted, the user is to contact CBR Cleaning on 0419529535 OR 0420202826 OR admin@cbrcleaning.com.au to arrange payment and discuss details of the day/time for which they want the Lift Blanket installed & removed;
4. Once the payment has been made, the Resident will confirm the payment by sending a copy of the bank transfer to admin@cbrcleaning.com.au.
5. Fees: to install and remove the lift covers is $85.00 (2 cleaners perform this task).
6. Lift blankets are installed on cleaning days which are Mondays, Wednesdays and Fridays.
7. CBR cleaning will be responsible to ensure that the Lift Blanket is installed for your usage of the Lift and will also take down the protective Blanket after your usage;
8. If any damage is observed in the Lifts, the costs for repairs will be on-charged by the Corporation to the Lot owner. The Lot owner will be responsible to co-ordinate with their tenants/contractors etc to recover those costs themselves.

Utilities/services

Council rates

Owners will receive quarterly accounts from the City of Unley for residential council rates, based on capital valuations from the Valuer-General. These accounts include an obligatory regional landscape levy.

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Electricity charges and solar panels

The building has an 'embedded' electricity network provided by Origin Energy, whereby the electricity is bought in bulk and provided to residents at rates discounted from standard retail prices. Although this is a centralised supply system, residents receive monthly accounts from Origin Energy for the metered consumption of their individual apartment.

Owners and residents should note that under the National Electricity Rules, embedded network customers have the right to seek access to a retailer of their choice and are not obligated to continue their individual arrangement with Origin Energy.

There are several sets of solar panels on the 10th floor. Two generate supply to the 9th floor apartments. The major set generates supply to the common areas within the development, reducing the cost of common area lighting and power.

Hot water and gas

Most but not all apartments are supplied with a natural gas connection to their cook- top and some have a gas outlet on their balcony for a BBQ. A centralised continuous-gas heating system also provides hot water to all apartments.

All residents will receive a quarterly gas account from Origin Energy which includes a metered cost for hot water, a supply charge and a charge for 1/60th of the total gas used by residents throughout the building and associated townhouses.

Residents need to be aware that if there is a power outage to the development or an evacuation as a result of a fire alarm, the gas supply will automatically cut off as a safety measure. If this occurs, apartments will temporarily have no gas or hot water. However, residents are asked not to contact the body corporate manager, as we have several committee members who know how to restart the centralised gas hot water heating/supply system and will do so as soon as they become aware of an outage (see page 3 for their contact details).

Water and sewage

All owners will receive a quarterly account from SA Water for water usage and sewage. The water component comprises a supply charge and a usage charge of 1/60th of the total use. The sewage component is based on the property value as determined by the Valuer-General.

Waste disposal

Residents can dispose of household waste either by placing it directly in the appropriate bin in the bin room, located on the ground floor next to the lifts, or via the garbage chute on each floor.

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The garbage chute can only be used for non-recyclable waste (red bin items), which must be double-bagged to avoid spillage.

Recyclable waste (yellow bin items) cannot be put down the chute but must be taken to the bin room. Residents are asked to ensure that cardboard packaging is broken down/flattened before being put into a yellow bin.

The red and yellow bins in the bin room are emptied and cleaned on a regular basis by a commercial contractor. We currently have no capacity to recycle green waste, which should instead be placed in a red bin.

At present, there are also no arrangements in place for the disposal of hard waste, such as unwanted furniture, white goods or appliances. Minor items can be placed in a red bin but residents will need to make their own arrangements to dispose of larger items.

NBN/phone/Foxtel connections

Each apartment is configured/wired for connection to these services. Incoming residents need to contact their relevant provider to arrange connection, noting that the address may be either 1 George Street or 179 Greenhill Road, Parkside SA 5063.

Air conditioning

All apartments are provided with ducted reverse-cycle air conditioning, with the control panel typically located on an internal wall next to the intercom system. If needed, the operating instructions are on our website https://sites.google.com/view/oneonthepark/home

Apartments on floors 1-2 have their own individual air conditioning units, located in the car park. The remaining apartments are serviced by common air conditioning units, which are metered to individual apartments.

In both cases, accounts for air conditioning are sent to residents/owners on a quarterly basis.

If owners require an air conditioner electricity meter readings when their tenant vacates, the landlord or agent is required to write to the Body Corporate manager as soon as the tenant provides notice of leaving so the meter reading contractor can be arranged to attend on the day of their handover. The additional cost for this reading is $150.00 + GST and is the responsibility of the lot owner. This reading cannot occur after the tenant has left, so it needs to be arranged on the day they leave and an appointment needs to be arranged prior to them leaving.

Alternatively, the owner can request the quarterly meter readings so they can review each monthly usage and charge back to the tenant appropriately.

Smoke alarms

All apartments have one or more smoke alarms, connected to the building's fire

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management system. If the alarm is inadvertently triggered by cooking fumes etc,
the resident should attempt to negate the alarm by using a towel or similar to blow the fumes away from the alarm, as well as opening windows and putting on the rangehood and airconditioning to help dissipate the fumes.

If the alarm is not silenced within two minutes, it will automatically trigger the building's centralised fire alarm system, necessitating the evacuation of all residents and the call-out of the Metropolitan Fire Service. If it is a false alarm caused by cooking fumes etc, the apartment in question will incur a call-out fee of ≥$800.

Intercom/entry access system

All apartments have an intercom panel, typically located on an internal wall next to their air conditioning control panel. If needed, the operating instructions can be found on our website https://sites.google.com/view/oneonthepark/home

The system also allows residents to provide entry access to visitors, who need to enter the apartment number followed by the phone symbol on the intercom panel located near the glass doors in the ground floor foyer. If the resident is willing to allow entry, pressing the unlock tab on their intercom panel will allow the visitor to access the glass doors into the ground floor lift foyer and then, by pressing the relevant floor button in the lift, gain access to that floor.

The intercom allows residents to contact/communicate with other apartments. However, there is no provision for residents to allow other residents access to their floor. So if a resident wishes to visit another apartment, they need to go to the ground floor foyer and follow the same procedure as a visitor.

Garage entry/exit door

The garage door opens automatically when a vehicle approaches it to depart the carpark. It can only be opened from outside the building by use of a coded remote, obtainable from the body corporate manager or property manager/landlord. Residents are asked to remember that the battery of their remote needs to be changed periodically (about every two years).

In the event of a power failure, the door can be opened manually from inside the carpark by using the chain pulley system on the right-hand side of the door. If a resident is outside the building, they would need to enter the carpark via either the external door near the townhouses or the door leading from the main foyer to gain access to the chain pulley system (or leave their car parked in George Street).

The garage door stays open for a short time when automatically opened. However, there have been instances of unauthorised individuals entering the carpark via the open door, so residents are asked to be aware of this and, if appropriate, to report any suspicious activity to the Police.

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CCTV

There are a number of CCTV cameras throughout the building, providing security coverage of key common areas and entry points. The footage can only be accessed by the body corporate manager and would typically only be done so if requested by SA Police.

Cleaning, including window cleaning

Common areas throughout the building are cleaned regularly by a contracted cleaner. This includes the foyers on all floors, lifts, passageways and stairs, bin room, gymnasium, meeting room and courtyard garden area. They also clean the windows in the ground floor foyer and the glass doors leading into the lift foyer.

The carpets in common areas throughout the building are cleaned several times a year by a contracted cleaner, as arranged by the body corporate manager. Residents are asked to be particularly mindful of not soiling the carpets in their respective foyers when they use the bin chutes or when using shopping trolleys.

All exterior windows and the outside glass of balconies throughout the building are cleaned annually by a contracted cleaner, which typically involves abseiling from anchor points on various floors. Residents are responsible for cleaning exterior windows which are accessible to them, such as windows which can be cleaned from a balcony, as well as the inside glass of balconies.

Certain apartments on higher floors need to be aware that the cleaning system is dependent on access to their balcony for the positioning of large davits, from which abseiling ropes can be affixed, which typically requires unrestricted access through the apartment for 2-3 days twice each year.

Residents using the BBQ in the garden courtyard are reminded that it is their responsibility to clean the BBQ after use.

Reporting problems or faults in your apartment

Urgent and non-urgent problems with any of the utilities or services in your apartment – gas, water, hot water, electricity, sewage, air conditioning or intercom – should be reported using the contact details on page 3.

If resident owners experience building faults, they should liaise with the developer to discuss whether they can be remedied under building warranty provisions. Tenants experiencing any such problems should refer them to their property manager or landlord.

Problems or faults with resident- or owner-supplied white goods, furniture and window dressings are obviously not the responsibility of the developer or body corporate and need to be rectified/repaired by the owner or tenant.

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Garden, including herbs and the Ombu tree

The garden in the back courtyard and the various plantings in boxes and areas facing George Street, as well as the planter boxes on the perimeter of several apartments on lower floors, are maintained by a contracted gardener, supported by resident volunteers.

Residents are welcome to use any of the herbs in the garden, though not taking more than a quarter of any one plant.

The tree in the courtyard garden, commonly known as an Ombu (phytolacca dioica), is heritage-valued and one of what we believe is only two in South Australia. While the tree is obviously an impressive specimen, residents are advised that its flowers, sap and seedpods are potentially noxious and that children should not be allowed to climb it.

Common area furniture, artwork and pot plants

The furniture in the ground floor main foyer and 1st floor common area, and the artwork in the ground floor lift foyer, have been purchased by the body corporate for the benefit and use of all residents.

The pot plants in the ground floor main foyer and lift foyer, including their maintenance, are provided by the body corporate under a contracted arrangement.

Gymnasium and sauna

The gymnasium and sauna on the 1st floor are available for use by residents and their house guests from 6am to 10pm. Users are asked to ensure they clean the equipment after use in accordance with usual gym practices. Users must also turn off the air-conditioning and lights on departure.

Bike storage

There is a considerable number of bike racks in the ground floor and basement car parks. There is also a bike store in a room accessible from the garden courtyard. Residents are reminded that bikes are not permitted to be taken into lifts and are not to be stored in apartments.

Carparking, including visitor and disabled

Most residents will have one or more allocated carparking spaces, either in the basement, ground floor or mezzanine car parks. Residents are reminded there is a 5kmh speed limit in the car parks and that they must exercise particular care when negotiating the ramps and corners.

All levels of the carpark are equipped with a ventilation system to expel exhaust fumes etc, as well as fire-fighting sprinklers.

There is limited on-street parking on George Street, with time limits during business hours.

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Residents are asked to note that the carpark adjoining the heritage building is not available to residents or visitors during business hours. However, residents' visitors are welcome to use the carpark outside normal business hours on weekdays, after midday on Saturday and any time on Sundays.

Disabled carparking is available in the heritage building carpark, which residents' visitors with a disabled permit can use outside normal business hours as above.

Meeting area

Residents are welcome to use the 1st floor common area, adjacent to the entry stairs, for meetings or card games etc. There currently is no booking system in place for this area.

Access, security and by-laws

Access by emergency services

In the event of a fire, the Metropolitan Fire Service has master keys and swipe cards that will enable their crews to access all floors and apartments if needed.

If a resident calls 000 seeking help for a medical emergency, the SA Ambulance Service would attempt to access the relevant floor via the intercom system for the apartment in question. However, if the person needing help was unable to access their intercom panel, the SA Ambulance Service is able, if necessary, to access the building and each apartment.

Urgent access in the event of lost swipe card or apartment key

If a resident loses their swipe card and is unable to access the building, they could call a neighbour via the intercom system to gain access to the lift foyer and the lift to their respective floor. To replace the card, they would need to follow the procedure below for 'additional keys and swipe cards'.

If a resident loses their apartment key and is unable to access their apartment during normal business hours, they would need to contact the body corporate manager (if they are an owner) or their property manager or landlord (if they are a tenant) to arrange access via a master key.

If the loss occurs after hours, the resident would need to contact the body corporate manager's after-hours number, noting that such assistance would incur a call-out fee to be borne by the resident. To replace the key, they would need to follow the procedure below for 'additional keys and swipe cards'.

Additional keys, entry fobs and garage remote

Residents or owners wanting additional keys, swipe cards or entry fobs should apply to the body corporate manager. Tenants should apply to their property

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manager or landlord.

To place an order for additional **keys, entry fobs and garage remotes** the owner must make a request to Strata Data in writing via email to cadams@stratadata.com.au advising which item they are ordering and how many of each. Once the items are ready for collection, the suppliers will be in contact with you directly for payment and to arrange delivery/collection.

Please retain a record of the number on fobs and garage remotes to assist with cancelling them in the event of loss.

Fobs: $50.00 | Garage Remote: $90.00 | Apartment Keys: $25.00

Should you or your agent incur any door hardware issues, occupiers can contact Access Hardware for 24/7 Locksmith support on 1800 555 700. (This service will be at your cost).

Upon selling your apartment or termination of tenancy, residents must surrender all keys and access cards/fobs to the real estate agent or landlord.

Fire evacuation

In the event of the fire alarm being sounded, residents should evacuate the building using the fire stairs accessible on each floor (either the blue or red-marked doors) and assemble in the carpark adjoining the building.

If a resident is physically unable to use the stairs, they (and their spouse/partner/ carer) should access their nearest fire door and wait on the landing immediately inside the door, making sure they take with them their apartment door keys (to enable them to reopen the fire door from the inside) and ideally a mobile phone.

If it is a false alarm, the attending Metropolitan Fire Service responders will use the public address system to advise any residents sheltering in a fire stairs' landing that it is safe to re-enter their apartment. If it is an actual fire, MFS responders will go via the fire stairs to every level to assist any resident sheltering inside to evacuate the building.

The management committee organises a fire drill each year, usually in mid-October, which includes a practice evacuation followed by a briefing session on the correct action in event of a fire alarm, evacuation routes/means, use of lifts and fire stairs, muster points, accounting for residents and the response by those with disabilities. Details are advised to residents via the newsletter and emails from the body corporate manager.

Courier and parcel deliveries

Couriers and the postal service typically will deliver to the ground floor foyer but will not take items to particular floors. If no-one is home, some couriers will leave items near the mail-boxes or inside the main lift foyer, though others will not.

The obvious risk is that items left in the main foyer or even in the lift foyer may go

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astray, so residents are strongly advised that arrangements should be made for any deliveries of value to be signed for or delivered to a post office or Australia Post parcel collection point.

Visitors/guests

Residents are clearly welcome to receive visitors/guests to their apartments. They are also welcome to host social activities in their apartment and the courtyard garden, while noting that the courtyard garden cannot be used after 10pm and that neighbourly considerations regarding noise and loud music must be observed at all times.

Short-term house guests may use common area facilities, including the gymnasium and sauna if accompanied by the owner/resident. However, guests need to be aware there is no provision for visitor carparking within the building and that the on-street parking on George Street has time limits policed by the City of Unley.

Tradespeople

Access to the building for tradespeople responding to a common property maintenance issue will be organised by the body corporate manager.

Residents who wish to use a tradesperson to undertake work in their apartment, either organised through the body corporate manager or privately, will need to make arrangements for the tradesperson to enter the lift foyer and use the lifts, noting that such tradespeople are not permitted to access the building's carpark.

Mail-boxes

Every apartment is provided with a mail-box, located in the main entry foyer, serviced by Australia Post. Residents are requested to clear their mail-box on a regular basis. Please note also that residents are not permitted to display 'no junk mail' or similar signs on their individual mail-boxes, as the body corporate has already displayed such a sign covering all the boxes.

Newspapers

The daily delivery of newspapers can be arranged through a local newsagent (contact Deb Lake on 0407 974 195), with papers delivered to individual mail-boxes by about 5.30am.

Pets

Residents are permitted to keep small dogs (<5kg) and cats in their apartment, provided they cause no annoyance to neighbours.

Balconies, including furniture, gardens and washing

Residents are asked to be conscious that balconies are visible from the street and that their appearance reflects on the reputation and public perceptions of our building. Residents are permitted to have outdoor furniture, BBQs and potted

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plants on their balconies.

They are not, however, permitted to use balconies for clothes drying or the storage of excess furniture etc. Nor are they permitted to display lights or other decorations on balustrades, other than for a short period to celebrate a particular cultural or religious festivity.

Modifications/refurbishment

Resident owners are permitted to make non-structural modifications and refurbishments to internal areas of their apartment without needing to seek approval from the management committee.

However, they are not permitted to make modifications or additions to external areas, including balconies, without the prior approval of the management committee. The management committee may give permission for the installation of external blinds, provided they meet approved colour and design specifications.

Unauthorised use of apartments

Residents are not permitted to conduct business-type activities from their apartment that generate odours likely to affect their neighbours, such as running a catering or home-delivery food service, or an import-export business generating commercial levels of waste packaging.

Owners and residents are also not permitted to use their apartment as a B&B. If owners or residents are intending to be absent for a considerable period and wish to sub-let their apartment or have a non-relative house-sit their apartment during their absence, they should notify the body corporate manager or property manager or landlord.

This folder has been prepared by the management committee of the apartments. Any queries or feedback should be directed to the Secretary, Bob Ormston 0408 801 950

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42094 Internal Leak Policy

All residents are encouraged to check all their fittings to washing machines, dishwashers, and general appliances on a regular basis to minimise the risk of flooding.

Any cost for investigation, repair or cleaning of the common property that is a result from a leak in a apartment will be the responsibility of the individual owner and the costs will be passed on accordingly in line with corporation's by-law 16 that highlights the owners are responsible for maintaining their Lot and this is supported under Section 12 (1), 28 (b), 43 (1)(b)(c) and 101 of the Community Titles Act 1996 (as amended)

If you incur an internal leak from the above apartment (this includes balcony leaks), please follow the following procedure:

- Contact Strata Data for the above apartments contact details, so both owners can work together to rectify the leak. If you are unsure which apartment is at fault, please inspect all levels to try to confirm where the leak is coming from and if still unsure request all above lot contact details so all parties can be contacted to investigate where the cause of the leak is coming from. In this case only you can request for the corporation to reimburse you for the cost of plumbing investigation and the corporation would then pass on this cost to the Lot identified for causing the leak in line with the above legislation.
- These kinds of repairs are generally a Lot owner's responsibility, so it is in both or all owners' best interest to work together to repair the cause of the leak, to ensure the resultant damaged can be addressed in line with insurance provider's terms and conditions.
- Lot owners are recommended to engage the corporation's plumbers XXXX on XXXX as these plumbers know the property and the procedures of the corporation. The owner also reserves the right to use their own plumber. Please ensure the plumber states the cause of the leak on the invoice in case an insurance claim is required.
- Once the cause of the leak has been rectified, please send a copy of the paid invoice (that details the cause and the repair details) to Strata Data to process a claim for the below Lot that has occurred resultant damage. The owner responsible for the leak or cause is the owner responsible for the insurance excess cost.
- The Lot owner with resultant damage is to send photos of the resultant damage with clear instructions to the location of the damage to Strata Data to assist with the lodging of the insurance claim. If you want to arrange for a contractor to attend the said repairs yourself, please ensure these repairs are in line with the insurance provider's terms and conditions. If unsure, it is best to confirm with

Strata Data first to ensure full reimbursement will be received for the works. If these said works do not exceed the insurance excess cost, then an insurance claim cannot be lodged, and all resultant damage costs are the responsibility of the Lot that caused the damage.

Please note, should leak requests from Strata Data or the Corporation not be actioned straight away once contact details of suspected parties have been provided, the following parties could occur:

- Strata Data additional fees if agents or owners refuse to conduct the initial plumbing investigations to determine the Unit/Lot at fault. The additional fee would be $110.00 per hour.
- If access is not provided by the owner causing the damage Strata Data would commence force entry procedures in line with Section 101 (2)(3)(4)(4a)(4b) of the Community Titles Act 1996 (as amended) all costs associated with this action would be passed back onto the owner who caused the leak including Strata Data's additional fees to manage this process.
- The insurance provider may decline the resultant damage claim and the cost of repairs to the below Unit and common property would then fall back to the Unit owner responsible for the leak or parties that refused Strata Data's request to comply with the leak procedure.

If you incur a leak from the common roof please follow the following procedure:

- Contact Strata Data in writing and provide photos of the ceiling damage, clear instructions of the location of the said damage and the best telephone or email contact details of the person who will be providing the contractor access into your unit/apartment to investigate the cause of the leak.
- Strata Data would then arrange an investigation and make safe of the area to be undertaken to identify the cause of the leak and if funds are available arrange for the necessary repairs to take place to the roof and ceiling.
- Once the cause of the leak has been rectified, Strata Data would then lodge a claim with the insurance provider for any resultant damage that exceeds the insurance excess.

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42094 Breach Procedure/Policy

Introduction

From time to time, owners/residents may be in breach of a By Law(s) either without understanding they are in breach, or even with the knowledge, choose to ignore a bylaw(s). As a community, it is important we all work together to respect the Community Corporations By Laws and/or any rules that the committee/lot owners have approved to be used in conjunction with these By Laws.

All owners have an obligation to adhere to the By Laws for the Community Corporation 42094 Inc. as part of the purchase of property (lot). All residents, whether they be owners or tenants are bound by these By Laws. They are also responsible for ensuring their guests abide by these By Laws too.

What happens when someone is in breach of a bylaw?

This procedure is in line with the Community Titles Act 1996 and is the process the Community Corporation 42094 Inc has now adopted for all breaches of the By Laws so all residents understand how breach will be addressed.

1. Formal initiation of process

For any breach to be addressed, the notification of the breach or complaint must be put in writing (by letter or email) to Strata Data.

The correspondence should include:-

1.1 Detail of the situation that has occurred or breach that has taken place

1.2 Where possible or appropriate, provide evidence (this could be in the form of photos, video, a diary of the accounts, police report number or signed statutory document of the accounts that occured)

1.3 The Body Corporate Manager would advise they would contact the owner in breach in line with the initial formal contact (point 2). If the behaviour continues after the agreed timeframe/deadline during the conversation the person reporting the complaint would need to advise the manager in line with point 1.1 and 1.2 so they could commence the second warning notices in line with item 3 and so on.

2. Initial formal contact

Once a formal complaint or notification of a breach has been received by the Body Corporate Manager, the following would occur, depending on the seriousness of the situation:

2.1 Minor Breach that is rectified - The Body Corporate Manager would call the owner who is in breach to give them a friendly or firm warning that a written

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complaint has been received and the situation needs to be addressed as soon as possible. [End of process]

2.2 If the breach is significant - Then the call would advise them a first warning letter is on its way to them but wanted to give them a heads up and to also hear their side of the situation. (This tends to defuse the situation a little rather than just a getting letter, which can put some owners on the defence. Sometimes the person putting forward the complaint has also not been totally truthful of the situation, so it is only fair to hear both sides of the situation.

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3. Follow up communication – nonadherence to initial formal contact

If the process above has not resulted in a desired outcome, the Body Corporate Manager would then issue a formal *Notice to Comply with a by-law* and ask them to cease the activity that's creating trouble.

If the by-law is being breached by a resident, the notice will be addressed to owner as they are still deemed the responsible party and it is then their responsibility to ensure their tenant complies.

If, after the time stipulated on the previous letter has passed (again depending on the seriousness of the breach this could be immediate, 1, 2, 3 or 4 weeks) the following would occur if the breach has not been rectified or ceased:-

3.1 The Body Corporate Manager sends a formal letter/second warning letter that details what the penalty amount would be if this behaviour or breach continues. The recommended penalties would start around $250 to $300 depending on the offence and this amount can then be increased each month if the beach is ongoing).

Note: The magistrate likes to see (if the penalty is disputed) that the corporation has acted fairly when applying the penalties verse a person receiving the maximum penalty straight off, this is not viewed kindly and legal advice has been recommended to start the penalty at mid-price and then increase by $50 or $100 depending on the seriousness of the offence should it continue.

3.2 Send the Penalty notice in line with the Body Corporate/Committee's instructions and the Act. The notice would contain the following:

Example of letter

Dear XXXX

The COMMUNITY CORPORATION 42094 INC gives you notice that you have contravened or failed to comply with by-law X, section XXXX by not XXXX as requested in the final breach letters sent on XXXX and XXXX.

The penalty of $350.00 is payable to the corporation by you not later than {XXXXX}
If you do not pay the penalty as required by this notice, the penalty is recoverable from you by the corporation as a debt. If this notice is served on you as the owner of a community lot, the penalty may be recovered by the corporation under section 114 of the Community Titles Act 1996 (and interest will be payable on the penalty amount in the same way as if it were such a contribution).

Under section 34(6) of the Act you are entitled to apply to the Magistrates Court for revocation of this notice. The application must be made within 60 days after service of this notice. If you make such an application, the penalty specified in this notice is not payable unless the application is withdrawn or otherwise discontinued by you, or is

dismissed or refused by the Court (and, in such a case, the penalty will be payable on the date on which the application is so withdrawn, discontinued, dismissed or refused or on the date for payment specified in the notice, whichever occurs later).

Should you wish to discuss any aspect of this matter please feel free to contact the undersigned.

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Sinking Fund Forecast Report

1 George Street
1 George Street, Parkside, SA 5063
Scheme Number: 42090



COMPILED BY SIMON VINCENT

On 23 November 2022 for the
15 Years Commencing: 1 May 2022
QIA Job Reference Number: 181771

Professional Indemnity Insurance Policy Number 1411189338 PLP
© QIA Group Pty Ltd

PO Box 1280,
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ABN 27 116 106 453

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INTRODUCTION

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

LOCATION

1 George Street, Parkside, SA 5063

REPORT SUMMARY

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

We recommend that the Sinking Fund Report be regularly updated to ensure that an accurate assessment of how the scheme land, building and facilities are aging and to incorporate into the Report any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per lot entitlement already set (GST incl) is:	$2.20
Number of Lot Entitlements:	10000
Opening Balance:	$7,375.01
The proposed Sinking Fund Levy per lot entitlement (GST incl) is:	$4.11

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METHODOLOGY

The nominal forecast period of this report is 15 years and the costs anticipated during each of the years are detailed line by line on a yearly basis. The nominal time frame of the Report is to a large extent driven by the fact that many elements in a building's structure have a life beyond 15 years. Therefore an amount has been taken up for each item that would require replacement or substantial repair outside of the 15 year forecast period to account for these anticipated expenses. The basis for the accrual of these funds is that Owners use or consume the common property during their period of ownership and so are responsible for funding their eventual replacement. The manner in which the land, buildings and facilities actually age cannot be accurately determined without regular inspections which take into account the size, location and use of the scheme.

The report will generally categorise costs as follows:

1. Costs that occur in a predictable timeframe, in one tranche or as one project and within the 15 years forecast – a typical example of this kind of cost may be external painting or external door replacement. These items are generally described as straight costs e.g. repaint building or replace door.
2. Costs that occur in a predictable timeframe, in several tranches within the 15 years forecast – a typical example of this kind of cost may be boundary fence replacement, light fitting replacements or tree removal/lopping. These costs are generally described as an ongoing or partial replacement or provision cost.
3. Costs that occur in a predictable timeframe in one tranche or multiple tranches but will be outside the 15 years forecast – a typical example of this would be driveway resurfacing, gutter or downpipe replacements. These costs will only appear as annual accruals in the **Itemised Accruals by Year** section of the report, or may appear as a “partial” provision if there is a need for some allowance in the duration of the report.
4. Costs that are not predictable and may occur in one tranche or multiple tranches – a typical example of this cost is a burst water pipe. These costs are generally shown in the report as a repairs and replacement cost or an allowance.

The levy income has been determined by forecasting the expenditure requirement to replace or renew assets or finishes that have an effective life and making an allowance for items that do not have a finite lifespan. The levy income is initially increased each year by a variable inflationary factor to smooth the effects of major cost fluctuations given the initial fund balance and income.

No allowance has been made for interest receivable on the Sinking Fund Account, possible bank charges or tax obligations arising from bank interest.

Future replacement costs have been calculated by assessing the current replacement cost for each item to a standard the same or better than the original. These anticipated costs are increased each year at a rate of 5.0% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10.0% per annum has been applied to anticipated costs and it is applied to each individual cost in the year the cost (e.g. painting) is expected to occur (e.g. 2035), the contingency rate is not an annual compounding cost.

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The effective life for each item identified is based on its material effective life, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

We have included a line item called Capital Replacement – General which is a yearly provision for unforeseen and/or unknown capital costs and expenses. This provision will allow Owners to expend funds on items which are not specifically allowed for, without the need to call an Extraordinary General Meeting to raise a special levy to pay for those otherwise unspecified items.

If the amounts provided for are not expended in any one year they will be accumulated to meet expenditures in future years although it has been our experience that some form of capital expenditure occurs every year and not all of it is accounted for via the specific line items in our report.

An allowance has been made for buildings Registered for Goods and Services Tax (GST) and GST has been applied to the levies and expenses proposed in this report – input tax credits have been accounted for and are shown in the ***Financial Summary Table*** in this report.

This report assumes that all plant and equipment will be maintained under comprehensive maintenance agreements. Expenditure incurred for maintenance agreements is taken to be covered within the Administrative Fund Budget, as are any smaller items that would be considered routine replacement items.

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SINKING FUND FINANCIAL SUMMARY

Year		Opening Balance	Income							Expenses	Closing Balance
Report Year	Fiscal From	Beginning of Year	Contribution Total P.A. Ex GST	GST	Contribution Total P.A. Incl GST	Contribution per Entitlement Ex GST	GST	Contribution per Entitlement Inc GST	Input Tax Credits	Est Expenditure (Inc GST)	Closing Balance (End of Year)
1	01/05/2022	$7,375	$20,000	$2,000	$22,000	$2.00	$0.20	$2.20	$399	$4,386	$23,388
2	01/05/2023	$23,388	$37,325	$3,732	$41,057	$3.73	$0.37	$4.11	$507	$5,575	$55,645
3	01/05/2024	$55,645	$54,649	$5,465	$60,114	$5.46	$0.55	$6.01	$787	$8,655	$102,425
4	01/05/2025	$102,425	$71,974	$7,197	$79,171	$7.20	$0.72	$7.92	$996	$10,960	$164,435
5	01/05/2026	$164,435	$89,298	$8,930	$98,228	$8.93	$0.89	$9.82	$1,106	$12,168	$242,672
6	01/05/2027	$242,672	$106,623	$10,662	$117,285	$10.66	$1.07	$11.73	$2,613	$28,741	$323,167
7	01/05/2028	$323,167	$123,947	$12,395	$136,342	$12.39	$1.24	$13.63	$783	$8,617	$439,281
8	01/05/2029	$439,281	$141,272	$14,127	$155,399	$14.13	$1.41	$15.54	$42,976	$472,734	$150,795
9	01/05/2030	$150,795	$158,596	$15,860	$174,456	$15.86	$1.59	$17.45	$1,416	$15,575	$295,232
10	01/05/2031	$295,232	$175,921	$17,592	$193,513	$17.59	$1.76	$19.35	$10,066	$110,727	$370,492
11	01/05/2032	$370,492	$193,245	$19,325	$212,570	$19.32	$1.93	$21.26	$11,737	$129,104	$446,371
12	01/05/2033	$446,371	$210,570	$21,057	$231,627	$21.06	$2.11	$23.16	$7,229	$79,517	$584,652
13	01/05/2034	$584,652	$227,895	$22,789	$250,684	$22.79	$2.28	$25.07	$19,823	$218,056	$614,314
14	01/05/2035	$614,314	$239,289	$23,929	$263,218	$23.93	$2.39	$26.32	$10,468	$115,153	$748,919
15	01/05/2036	$748,919	$251,254	$25,125	$276,379	$25.13	$2.51	$27.64	$30,087	$330,953	$699,306

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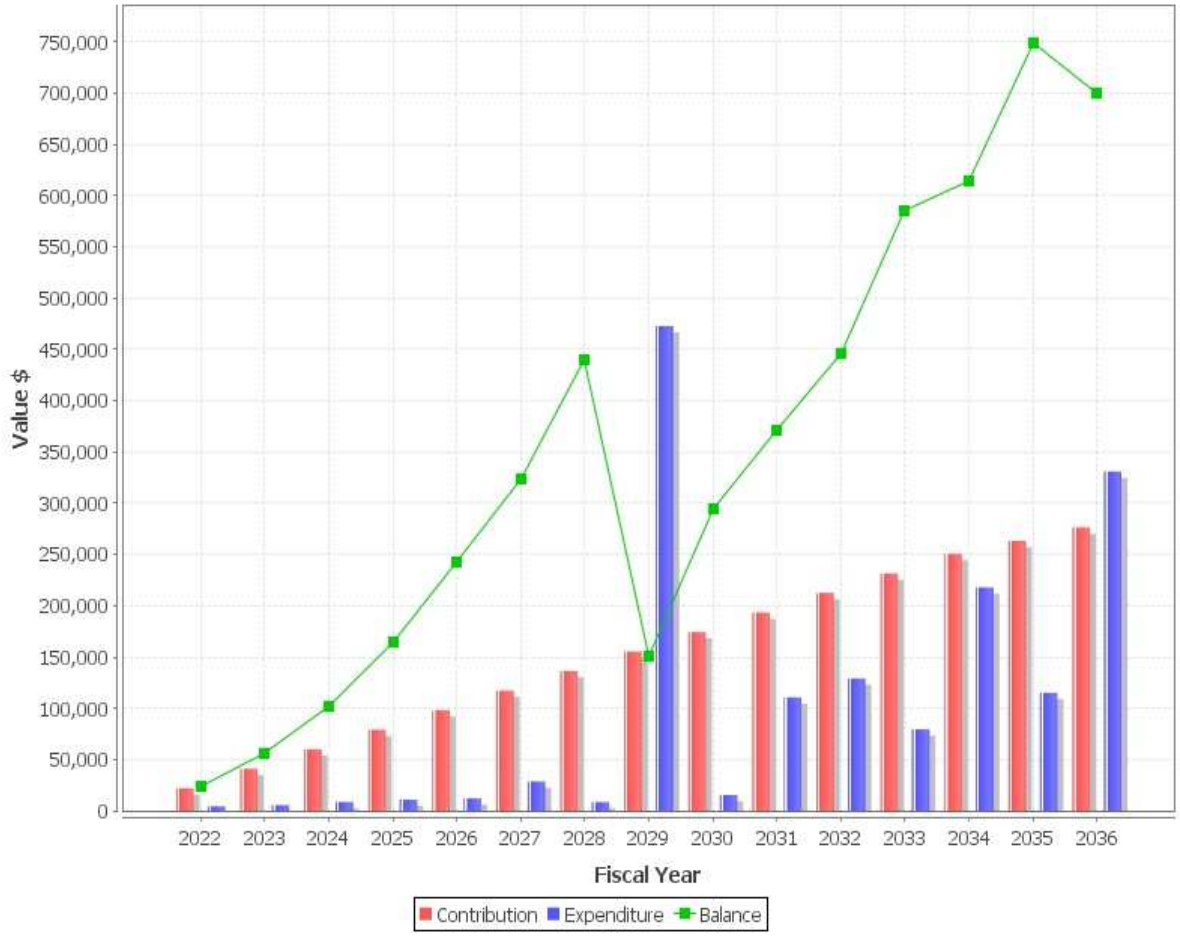
SINKING FUND FORECAST MOVEMENT



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SUMMARY OF ANNUAL FORECAST EXPENDITURE

May 2022	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$3,000
FIRE PROTECTION SYSTEMS	
- Install/Replace sensors/exit signage/emergency lighting	$1,386
Total Forecast Expenditure for year - May 2022 (Inc GST):	$4,386
Includes GST amount of :	$399

May 2023	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$3,150
EXTERNAL WORKS	
- Re-stain timber slat fencing	$1,213
RECREATION AREA	
- Re-stain timber bench seating	$1,213
Total Forecast Expenditure for year - May 2023 (Inc GST):	$5,575
Includes GST amount of :	$507

May 2024	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$3,307
FIRE PROTECTION SYSTEMS	
- Provision to replace portable fire extinguishers	$3,820
- Install/Replace sensors/exit signage/emergency lighting	$1,528
Total Forecast Expenditure for year - May 2024 (Inc GST):	$8,655
Includes GST amount of :	$787

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May 2025	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$3,472
EXTERNAL WORKS	
- Ongoing partial maintenance of pathways 3% of total	$1,203
PLANT & EQUIPMENT	
- Replace hot water system pumps	$2,942
GYM	
- Provision for ongoing replacement of gym equipment	$3,343
Total Forecast Expenditure for year - May 2025 (Inc GST):	$10,960
Includes GST amount of :	$996

May 2026	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$3,646
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$1,221
FIRE PROTECTION SYSTEMS	
- Install/Replace sensors/exit signage/emergency lighting	$1,685
RECREATION AREA	
- Provision to replace outdoor furniture	$5,616
Total Forecast Expenditure for year - May 2026 (Inc GST):	$12,168
Includes GST amount of :	$1,106

May 2027	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$3,828

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SAUNA	
- Provision to replace sauna heater	$4,717
BASEMENT	
- Repaint line marking	$6,191
- Replace main garage door motor	$3,685
EXTERNAL WORKS	
- Re-stain timber slat fencing	$1,474
RECREATION AREA	
- Replace BBQ	$3,685
- Re-stain timber bench seating	$1,474
GYM	
- Provision for ongoing replacement of gym equipment	$3,685
Total Forecast Expenditure for year - May 2027 (Inc GST):	$28,741
Includes GST amount of :	$2,613

May 2028	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$4,020
EXTERNAL WORKS	
- Ongoing partial maintenance of pathways 3% of total	$1,393
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$1,347
FIRE PROTECTION SYSTEMS	
- Install/Replace sensors/exit signage/emergency lighting	$1,857
Total Forecast Expenditure for year - May 2028 (Inc GST):	$8,617
Includes GST amount of :	$783

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May 2029	Expense Inc GST
SUPERSTRUCTURE	
- Repaint building	$258,569
- Repaint balcony ceilings	$35,754
- Scaffold/access equip allowance	$60,783
- Repaint door face	$6,501
- Capital Replacement - General	$4,221
BASEMENT	
- Repaint walls	$4,551
- Repaint door face	$7,801
DRIVEWAY	
- Repaint bollards	$975
ENTRY FOYER/LOBBIES	
- Repaint walls	$36,567
- Repaint ceiling	$17,195
- Repaint door face	$10,564
FENCING	
- Repaint boundary walls/fencing	$4,551
AMENITIES	
- Repaint ceilings	$3,250
FIRE PROTECTION SYSTEMS	
- Provision to replace portable fire extinguishers	$4,876
- Replace pressure vessel	$1,625
STAIRWELL	
- Repaint door face	$6,501

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GYM

- Repaint walls/ceiling	$4,388
- Provision for ongoing replacement of gym equipment	$4,063
Total Forecast Expenditure for year - May 2029 (Inc GST):	$472,734
Includes GST amount of :	$42,976

May 2030	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace balustrade/handrail fixings	$1,911
- Capital Replacement - General	$4,432
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$1,485
- Provision to replace door closers 10% of total	$1,433
FIRE PROTECTION SYSTEMS	
- Install/Replace sensors/exit signage/emergency lighting	$2,048
- Provision to replace hydrant valve assemblies & seals in 18 years (partial accrual)	$4,266
Total Forecast Expenditure for year - May 2030 (Inc GST):	$15,575
Includes GST amount of :	$1,416

May 2031	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$4,653
ENTRY FOYER/LOBBIES	
- Replace carpet/floor covering	$43,003
- Replace furniture/prints	$8,959
EXTERNAL WORKS	
- Ongoing partial maintenance of pathways 3% of total	$1,613

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- Re-stain timber slat fencing	$1,792
FURNITURE & FITTINGS	
- Replace solar inverters	$7,167
ROOF	
- Maintain metal roof fixings/flashings	$17,918
PLANT & EQUIPMENT	
- Replace hot water system pumps	$3,942
RECREATION AREA	
- Re-stain timber bench seating	$1,792
GYM	
- Replace carpet/floor covering	$6,450
- Provision for ongoing replacement of gym equipment	$4,479
- Replace air conditioning unit	$8,959
Total Forecast Expenditure for year - May 2031 (Inc GST):	$110,727
Includes GST amount of :	$10,066

May 2032	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$4,886
SAUNA	
- Provision to upgrade sauna	$25,399
ENTRY FOYER/LOBBIES	
- Maintain tiles 3% of total	$2,568
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$1,637
- Provision to upgrade intercom systems & associated equipment	$54,560
- Provision to replace door closers 10% of total	$1,580

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AMENITIES	
- Maintain tiles 3% of total	$2,305
FIRE PROTECTION SYSTEMS	
- Install/Replace sensors/exit signage/emergency lighting	$2,258
ROOF	
- Maintain ventilation ducting 20% of total	$2,634
- Provision to replace solar panels in 23 years (partial accrual)	$23,752
RECREATION AREA	
- Replace synthetic grass in 11 years	$7,525
Total Forecast Expenditure for year - May 2032 (Inc GST):	$129,104
Includes GST amount of :	$11,737
May 2033	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace balustrade/handrail fixings	$2,212
- Capital Replacement - General	$5,130
BASEMENT	
- Replace stormwater pumps	$8,692
EXTERNAL WORKS	
- Maintain common pipework	$7,112
AMENITIES	
- Provision to replace toilets and basins 20% of total	$3,034
FIRE PROTECTION SYSTEMS	
- Provision to replace hydrant valve assemblies & seals in 18 years (partial accrual)	$4,939
ROOF	
- Provision for partial balcony membrane replacement	$35,558

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RECREATION AREA	
- Provision to replace outdoor furniture	$7,902
GYM	
- Provision for ongoing replacement of gym equipment	$4,939
Total Forecast Expenditure for year - May 2033 (Inc GST):	$79,517
Includes GST amount of :	$7,229

May 2034	Expense Inc GST
SUPERSTRUCTURE	
- Replace external door/frame 20% of total	$1,659
- Replace planter box membrane	$14,519
- Capital Replacement - General	$5,387
BASEMENT	
- Replace exhaust/supply fans + variable speed controllers	$31,113
- Maintain/repair main garage door running gear	$2,738
EXTERNAL WORKS	
- Ongoing partial maintenance of pathways 3% of total	$1,867
FENCING	
- Provision to replace powder coated baluster fencing/gates in 28 years (partial accrual)	$10,578
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$1,805
- Provision to replace door closers 10% of total	$1,742
FIRE PROTECTION SYSTEMS	
- Provision to replace fire hose reels	$10,371
- Provision to replace portable fire extinguishers	$6,223
- Install/Replace sensors/exit signage/emergency lighting	$2,489
- Replace jacking/sprinkler pump	$5,186

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ROOF	
- Replace exhaust fans	$31,113
STAIRWELL	
- Repaint handrails	$8,297
PLANT & EQUIPMENT	
- Replace air conditioning package units and pipework	$62,226
- Replace hot water system tanks	$20,742
Total Forecast Expenditure for year - May 2034 (Inc GST):	$218,056
Includes GST amount of :	$19,823

May 2035	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$5,656
SAUNA	
- Provision to replace sauna heater	$6,969
BASEMENT	
- Repaint line marking	$9,147
- Maintain ventilation ducting 20% of total	$4,574
- Provision to replace main garage door in 28 years (partial accrual)	$3,594
- Replace main garage door motor	$5,445
DRIVEWAY	
- Maintain driveway 20% of total	$4,574
ENTRY FOYER/LOBBIES	
- Maintain tiles 3% of total	$2,973
EXTERNAL WORKS	
- Re-stain timber slat fencing	$2,178
- Replace timber slat fencing in 14 years	$4,356

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AMENITIES	
- Maintain tiles 3% of total	$2,668
- Provision to replace toilets and basins 20% of total	$3,345
ROOF	
- Provision for partial balcony membrane replacement	$39,203
- Maintain ventilation ducting 20% of total	$3,049
RECREATION AREA	
- Replace BBQ	$5,445
- Re-stain timber bench seating	$2,178
- Replace timber bench seating in 14 years	$4,356
GYM	
- Provision for ongoing replacement of gym equipment	$5,445
Total Forecast Expenditure for year - May 2035 (Inc GST):	$115,153
Includes GST amount of :	$10,468

May 2036	Expense Inc GST
SUPERSTRUCTURE	
- Replace external door/frame 20% of total	$1,829
- Provision to replace balustrade/handrail fixings	$2,561
- Maintain awnings	$2,744
- Capital Replacement - General	$5,939
FURNITURE & FITTINGS	
- Provision to replace mail boxes in 25 years (partial accrual)	$6,792
- Ongoing partial replacement of exterior lighting	$1,990
- Provision to replace door closers 10% of total	$1,921
AMENITIES	
- Maintain shower waterproofing	$4,574

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FIRE PROTECTION SYSTEMS	
- Overhaul hydrant/sprinkler booster pumps and controllers in 23 years (partial accrual)	$11,320
- Provision to upgrade Fire Panel & associated detection equipment	$75,465
- Install/Replace sensors/exit signage/emergency lighting	$2,744
- Provision to replace hydrant valve assemblies & seals in 18 years (partial accrual)	$5,717
ROOF	
- Provision to replace guttering/downpipes in 33 years (partial accrual)	$13,835
- Provision to replace solar panels in 23 years (partial accrual)	$28,871
PLANT & EQUIPMENT	
- Refurbish lift interiors in 15 years	$32,015
- Provision for mechanical upgrade of lifts in 23 years (partial accrual)	$132,636
Total Forecast Expenditure for year - May 2036 (Inc GST):	$330,953
Includes GST amount of :	$30,087

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ITEMISED EXPENDITURE BY YEAR

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
SUPERSTRUCTURE																		
- Repaint building	$159,100	2029	10								258569							
- Repaint balcony ceilings	$22,000	2029	10								35754							
- Scaffold/access equip allowance	$37,400	2029	10								60783							
- Repaint door face	$4,000	2029	10								6501							
- Replace external door/frame 20% of total	$800	2034	2													1659		1829
- Provision to replace balustrade/handrail fixings	$1,120	2030	3									1911			2212			2561
- Maintain awnings	$1,200	2036	3															2744
- Replace planter box membrane	$7,000	2034	15													14519		
- Capital Replacement - General	$2,597	2022	0	3000	3150	3307	3472	3646	3828	4020	4221	4432	4653	4886	5130	5387	5656	5939
SAUNA																		
- Provision to upgrade sauna	$13,500	2032	13											25399				
- Provision to replace sauna heater	$3,200	2027	8						4717								6969	
BASEMENT																		
- Replace exhaust/supply fans + variable speed controllers	$15,000	2034	15													31113		
- Repaint line marking	$4,200	2027	8						6191								9147	
- Repaint walls	$2,800	2029	10								4551							
- Maintain ventilation ducting 20% of total	$2,100	2035	4														4574	
- Repaint door face	$4,800	2029	10								7801							
- Provision to replace main garage door in 28 years (partial accrual)	$1,650	2035	7														3594	

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Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
- Maintain/repair main garage door running gear	$1,320	2034	15													2738		
- Replace main garage door motor	$2,500	2027	8						3685								5445	
- Replace stormwater pumps	$4,400	2033	14												8692			
DRIVEWAY																		
- Maintain driveway 20% of total	$2,100	2035	4														4574	
- Repaint bollards	$600	2029	10								975							
ENTRY FOYER/LOBBIES																		
- Repaint walls	$22,500	2029	10								36567							
- Repaint ceiling	$10,580	2029	10								17195							
- Maintain tiles 3% of total	$1,365	2032	3											2568			2973	
- Replace carpet/floor covering	$24,000	2031	12										43003					
- Repaint door face	$6,500	2029	10								10564							
- Replace furniture/prints	$5,000	2031	12										8959					
EXTERNAL WORKS																		
- Maintain common pipework	$3,600	2033	6												7112			
- Ongoing partial maintenance of pathways 3% of total	$900	2025	3				1203			1393			1613			1867		
- Re-stain timber slat fencing	$1,000	2023	4		1213				1474				1792				2178	
- Replace timber slat fencing in 14 years	$2,000	2035	16														4356	
FENCING																		
- Provision to replace powder coated baluster fencing/gates in 28 years (partial accrual)	$5,100	2034	5													10578		
- Repaint boundary walls/fencing	$2,800	2029	10								4551							

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Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
FURNITURE & FITTINGS																		
- Provision to replace mail boxes in 25 years (partial accrual)	$2,970	2036	5															6792
- Ongoing partial replacement of exterior lighting	$870	2026	2					1221		1347		1485		1637		1805		1990
- Provision to upgrade intercom systems & associated equipment	$29,000	2032	13											54560				
- Provision to replace door closers 10% of total	$840	2030	2									1433		1580		1742		1921
- Replace solar inverters	$4,000	2031	12										7167					
AMENITIES																		
- Maintain shower waterproofing	$2,000	2036	17															4574
- Repaint ceilings	$2,000	2029	10								3250							
- Maintain tiles 3% of total	$1,225	2032	3											2305			2668	
- Provision to replace toilets and basins 20% of total	$1,536	2033	2												3034		3345	
FIRE PROTECTION SYSTEMS																		
- Overhaul hydrant/sprinkler booster pumps and controllers in 23 years (partial accrual)	$4,950	2036	4															11320
- Provision to upgrade Fire Panel & associated detection equipment	$33,000	2036	17															75465
- Provision to replace fire hose reels	$5,000	2034	15													10371		
- Provision to replace portable fire extinguishers	$3,000	2024	5			3820					4876					6223		
- Install/Replace sensors/exit signage/emergency lighting	$1,200	2022	2	1386		1528		1685		1857		2048		2258		2489		2744
- Replace jacking/sprinkler pump	$2,500	2034	15													5186		
- Replace pressure vessel	$1,000	2029	10								1625							
- Provision to replace hydrant valve assemblies & seals in 18 years (partial accrual)	$2,500	2030	3									4266			4939			5717

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Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
ROOF																		
- Provision to replace guttering/downpipes in 33 years (partial accrual)	$6,050	2036	6															13835
- Maintain metal roof fixings/flashings	$10,000	2031	6										17918					
- Provision for partial balcony membrane replacement	$18,000	2033	2												35558		39203	
- Replace exhaust fans	$15,000	2034	15													31113		
- Maintain ventilation ducting 20% of total	$1,400	2032	3											2634			3049	
- Provision to replace solar panels in 23 years (partial accrual)	$12,625	2032	4											23752				28871
STAIRWELL																		
- Repaint handrails	$4,000	2034	15													8297		
- Repaint door face	$4,000	2029	10								6501							
PLANT & EQUIPMENT																		
- Refurbish lift interiors in 15 years	$14,000	2036	17															32015
- Provision for mechanical upgrade of lifts in 23 years (partial accrual)	$58,000	2036	2															132636
- Replace air conditioning package units and pipework	$30,000	2034	15													62226		
- Replace hot water system pumps	$2,200	2025	6				2942						3942					
- Replace hot water system tanks	$10,000	2034	15													20742		
RECREATION AREA																		
- Provision to replace outdoor furniture	$4,000	2026	7					5616							7902			
- Replace BBQ	$2,500	2027	8						3685								5445	
- Re-stain timber bench seating	$1,000	2023	4		1213				1474				1792				2178	
- Replace timber bench seating in 14 years	$2,000	2035	16														4356	

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Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
- Replace synthetic grass in 11 years	$4,000	2032	13											7525				
GYM																		
- Repaint walls/ceiling	$2,700	2029	10								4388							
- Replace carpet/floor covering	$3,600	2031	12										6450					
- Provision for ongoing replacement of gym equipment	$2,500	2025	2				3343		3685		4063		4479		4939		5445	
- Replace air conditioning unit	$5,000	2031	12										8959					
Total				4386	5575	8655	10960	12168	28741	8617	472734	15575	110727	129104	79517	218056	115153	330953
Includes GST amount of				399	507	787	996	1106	2613	783	42976	1416	10066	11737	7229	19823	10468	30087

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ITEMISED ACCRUALS BY YEAR

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
SUPERSTRUCTURE																		
- Repaint building	$159,100	2029	10	27078	55510	85363	116709	149622	184181	220468	**258569**	33486	68646	105564	144328	185030	227768	272642
- Repaint balcony ceilings	$22,000	2029	10	3744	7676	11804	16138	20689	25468	30486	**35754**	4630	9492	14597	19957	25585	31495	37700
- Scaffold/access equip allowance	$37,400	2029	10	6365	13049	20067	27435	35172	43296	51826	**60783**	7872	16137	24815	33928	43496	53542	64091
- Repaint door face	$4,000	2029	10	681	1396	2146	2934	3762	4631	5543	**6501**	842	1726	2654	3629	4652	5726	6855
- Replace external door/frame 20% of total	$800	2034	2	94	192	295	404	518	637	763	894	1033	1178	1331	1491	**1659**	892	**1829**
- Provision to replace balustrade/handrail fixings	$1,120	2030	3	173	355	546	747	958	1179	1411	1655	**1911**	702	1438	**2212**	812	1665	**2561**
- Maintain awnings	$1,200	2036	3	127	261	401	548	703	865	1035	1214	1402	1599	1807	2024	2252	2492	**2744**
- Replace planter box membrane	$7,000	2034	15	820	1680	2584	3533	4529	5575	6674	7827	9038	10310	11645	13047	**14519**	1399	2867
- Capital Replacement - General	$2,597	2022	0	**3000**	**3150**	**3307**	**3472**	**3646**	**3828**	**4020**	**4221**	**4432**	**4653**	**4886**	**5130**	**5387**	**5656**	**5939**
SAUNA																		
- Provision to upgrade sauna	$13,500	2032	13	1788	3665	5636	7706	9879	12161	14556	17072	19713	22487	**25399**	2704	5543	8524	11654
- Provision to replace sauna heater	$3,200	2027	8	693	1422	2186	2989	3832	**4717**	730	1496	2301	3146	4033	4964	5942	**6969**	1078
BASEMENT																		
- Replace traffic mirrors in 18 years	$700	2039	20	66	135	208	284	364	448	536	629	726	828	936	1048	1167	1291	1421
- Replace exhaust/supply fans + variable speed controllers	$15,000	2034	15	1757	3601	5537	7571	9706	11948	14302	16773	19368	22093	24954	27959	**31113**	2997	6145
- Repaint line marking	$4,200	2027	8	910	1866	2869	3923	5029	**6191**	958	1964	3020	4129	5293	6515	7799	**9147**	1415
- Repaint walls	$2,800	2029	10	477	977	1502	2054	2633	3242	3880	**4551**	589	1208	1858	2540	3257	4009	4799
- Maintain ventilation ducting 20% of total	$2,100	2035	4	233	478	736	1006	1290	1587	1900	2229	2573	2935	3316	3715	4134	**4574**	1290

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Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
- Repaint door face	$4,800	2029	10	817	1675	2575	3521	4514	5557	6651	**7801**	1010	2071	3185	4354	5582	6872	8226
- Provision to replace main garage door in 28 years (partial accrual)	$1,650	2035	7	183	376	578	790	1013	1247	1493	1751	2022	2307	2605	2919	3248	**3594**	621
- Maintain/repair main garage door running gear	$1,320	2034	15	155	317	487	666	854	1051	1259	1476	1704	1944	2196	2460	**2738**	264	541
- Replace main garage door motor	$2,500	2027	8	542	1111	1708	2335	2994	**3685**	570	1169	1798	2458	3151	3879	4643	**5445**	842
- Replace stormwater pumps	$4,400	2033	14	546	1119	1722	2354	3017	3714	4446	5215	6021	6869	7758	**8692**	878	1800	2768
DRIVEWAY																		
- Maintain driveway 20% of total	$2,100	2035	4	233	478	736	1006	1290	1587	1900	2229	2573	2935	3316	3715	4134	**4574**	1290
- Repaint bollards	$600	2029	10	102	209	322	440	564	695	831	**975**	126	259	398	544	698	859	1028
ENTRY FOYER/LOBBIES																		
- Repaint walls	$22,500	2029	10	3829	7850	12072	16505	21160	26047	31179	**36567**	4736	9708	14929	20411	26167	32211	38557
- Repaint ceiling	$10,580	2029	10	1801	3691	5677	7761	9950	12248	14661	**17195**	2227	4565	7020	9598	12304	15146	18130
- Maintain tiles 3% of total	$1,365	2032	3	181	371	570	779	999	1230	1472	1726	1993	2274	**2568**	943	1933	**2973**	1092
- Replace carpet/floor covering	$24,000	2031	12	3419	7009	10778	14736	18892	23255	27837	32648	37699	**43003**	4852	9946	15295	20912	26809
- Repaint door face	$6,500	2029	10	1106	2268	3488	4768	6113	7525	9007	**10564**	1368	2804	4313	5896	7559	9305	11139
- Replace furniture/prints	$5,000	2031	12	712	1460	2245	3070	3936	4845	5799	6802	7854	**8959**	1011	2072	3187	4357	5585
EXTERNAL WORKS																		
- Maintain common pipework	$3,600	2033	6	447	916	1409	1926	2469	3039	3638	4267	4927	5620	6348	**7112**	1401	2872	4417
- Ongoing partial maintenance of pathways 3% of total	$900	2025	3	279	572	880	**1203**	442	906	**1393**	512	1049	**1613**	592	1214	**1867**	685	1405
- Re-stain timber slat fencing	$1,000	2023	4	592	**1213**	342	701	1078	**1474**	416	852	1311	**1792**	505	1036	1593	**2178**	614

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Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
- Replace timber slat fencing in 14 years	$2,000	2035	16	222	456	701	958	1228	1512	1810	2122	2451	2796	3158	3538	3937	**4356**	402
FENCING																		
- Provision to replace powder coated baluster fencing/gates in 28 years (partial accrual)	$5,100	2034	5	597	1224	1883	2574	3300	4062	4862	5703	6585	7511	8484	9506	**10578**	2443	5008
- Repaint boundary walls/fencing	$2,800	2029	10	477	977	1502	2054	2633	3242	3880	**4551**	589	1208	1858	2540	3257	4009	4799
FURNITURE & FITTINGS																		
- Provision to replace mail boxes in 25 years (partial accrual)	$2,970	2036	5	315	645	992	1357	1739	2141	2563	3006	3471	3959	4472	5010	5575	6169	**6792**
- Ongoing partial replacement of exterior lighting	$870	2026	2	221	453	697	952	**1221**	657	**1347**	724	**1485**	799	**1637**	880	**1805**	971	**1990**
- Provision to upgrade intercom systems & associated equipment	$29,000	2032	13	3840	7873	12107	16553	21221	26122	31269	36673	42347	48304	**54560**	5808	11907	18310	25034
- Provision to replace door closers 10% of total	$840	2030	2	130	266	410	560	718	884	1058	1241	**1433**	771	**1580**	850	**1742**	937	**1921**
- Replace solar inverters	$4,000	2031	12	570	1168	1796	2456	3149	3876	4639	5441	6283	**7167**	809	1658	2549	3485	4468
AMENITIES																		
- Maintain shower waterproofing	$2,000	2036	17	212	435	668	914	1171	1442	1726	2024	2337	2666	3011	3374	3755	4154	**4574**
- Repaint ceilings	$2,000	2029	10	340	698	1073	1467	1881	2315	2771	**3250**	421	863	1327	1814	2325	2862	3426
- Maintain tiles 3% of total	$1,225	2032	3	162	333	511	699	897	1104	1321	1549	1789	2041	**2305**	846	1735	**2668**	980
- Provision to replace toilets and basins 20% of total	$1,536	2033	2	191	391	601	822	1053	1297	1552	1820	2102	2398	2708	**3034**	1632	**3345**	1799
FIRE PROTECTION SYSTEMS																		
- Overhaul hydrant/sprinkler booster pumps and controllers in 23 years (partial accrual)	$4,950	2036	4	525	1075	1654	2261	2899	3568	4271	5009	5784	6598	7453	8350	9292	10281	**11320**

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Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
- Provision to upgrade Fire Panel & associated detection equipment	$33,000	2036	17	3497	7169	11025	15073	19324	23788	28474	33395	38562	43988	49684	55666	61946	68541	**75465**
- Provision to replace fire hose reels	$5,000	2034	15	586	1200	1846	2524	3235	3983	4767	5591	6456	7364	8318	9320	**10371**	999	2048
- Provision to replace portable fire extinguishers	$3,000	2024	5	1212	2484	**3820**	882	1809	2782	3803	**4876**	1126	2309	3550	4854	**6223**	1437	2946
- Install/Replace sensors/exit signage/emergency lighting	$1,200	2022	2	**1386**	745	**1528**	822	**1685**	906	**1857**	999	**2048**	1101	**2258**	1214	**2489**	1339	**2744**
- Replace jacking/sprinkler pump	$2,500	2034	15	293	600	923	1262	1618	1991	2384	2796	3228	3683	4159	4660	**5186**	500	1024
- Replace pressure vessel	$1,000	2029	10	170	349	536	733	940	1158	1386	**1625**	210	431	663	907	1162	1431	1713
- Provision to replace hydrant valve assemblies & seals in 18 years (partial accrual)	$2,500	2030	3	387	793	1220	1668	2138	2632	3150	3694	**4266**	1567	3212	**4939**	1813	3718	**5717**
ROOF																		
- Provision to replace guttering/downpipes in 33 years (partial accrual)	$6,050	2036	6	641	1314	2021	2763	3543	4361	5220	6122	7070	8064	9109	10205	11357	12566	**13835**
- Maintain metal roof fixings/flashings	$10,000	2031	6	1425	2920	4491	6140	7872	9690	11599	13603	15708	**17918**	3530	7237	11128	15215	19506
- Provision for partial balcony membrane replacement	$18,000	2033	2	2234	4580	7043	9629	12344	15195	18189	21332	24633	28098	31737	**35558**	19123	**39203**	21083
- Replace exhaust fans	$15,000	2034	15	1757	3601	5537	7571	9706	11948	14302	16773	19368	22093	24954	27959	**31113**	2997	6145
- Maintain ventilation ducting 20% of total	$1,400	2032	3	185	380	584	799	1024	1261	1510	1770	2044	2332	**2634**	967	1983	**3049**	1119
- Provision to replace solar panels in 23 years (partial accrual)	$12,625	2032	4	1672	3427	5271	7206	9238	11372	13612	15965	18435	21029	**23752**	6698	13732	21117	**28871**
STAIRWELL																		
- Repaint handrails	$4,000	2034	15	468	960	1477	2019	2588	3186	3814	4473	5165	5892	6655	7456	**8297**	799	1639
- Repaint door face	$4,000	2029	10	681	1396	2146	2934	3762	4631	5543	**6501**	842	1726	2654	3629	4652	5726	6855

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Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
PLANT & EQUIPMENT																		
- Refurbish lift interiors in 15 years	$14,000	2036	17	1484	3041	4677	6395	8198	10092	12080	14168	16360	18661	21078	23615	26280	29077	**32015**
- Provision for mechanical upgrade of lifts in 23 years (partial accrual)	$58,000	2036	2	6147	12601	19377	26493	33964	41809	50046	58695	67776	77312	87324	97837	108876	120466	**132636**
- Replace air conditioning package units and pipework	$30,000	2034	15	3513	7202	11075	15142	19412	23895	28603	33546	38737	44186	49909	55917	**62226**	5995	12290
- Replace hot water system pumps	$2,200	2025	6	683	1399	2152	**2942**	580	1188	1827	2498	3202	**3942**	777	1592	2448	3347	4291
- Replace hot water system tanks	$10,000	2034	15	1171	2401	3692	5047	6471	7965	9534	11182	12912	14729	16636	18639	**20742**	1998	4097
RECREATION AREA																		
- Provision to replace outdoor furniture	$4,000	2026	7	1016	2084	3204	4381	**5616**	971	1990	3060	4183	5363	6601	**7902**	1366	2799	4305
- Replace BBQ	$2,500	2027	8	542	1111	1708	2335	2994	**3685**	570	1169	1798	2458	3151	3879	4643	**5445**	842
- Re-stain timber bench seating	$1,000	2023	4	592	**1213**	342	701	1078	**1474**	416	852	1311	**1792**	505	1036	1593	**2178**	614
- Replace timber bench seating in 14 years	$2,000	2035	16	222	456	701	958	1228	1512	1810	2122	2451	2796	3158	3538	3937	**4356**	402
- Replace synthetic grass in 11 years	$4,000	2032	13	530	1086	1670	2283	2927	3603	4313	5058	5841	6662	**7525**	801	1642	2525	3453
GYM																		
- Repaint walls/ceiling	$2,700	2029	10	460	942	1449	1981	2539	3126	3741	**4388**	568	1165	1791	2449	3140	3865	4626
- Replace carpet/floor covering	$3,600	2031	12	513	1051	1617	2210	2834	3488	4175	4897	5654	**6450**	728	1492	2294	3137	4021
- Provision for ongoing replacement of gym equipment	$2,500	2025	2	776	1590	2445	**3343**	1798	**3685**	1982	**4063**	2185	**4479**	2409	**4939**	2656	**5445**	2928
- Replace air conditioning unit	$5,000	2031	12	712	1460	2245	3070	3936	4845	5799	6802	7854	**8959**	1011	2072	3187	4357	5585
TOTAL ACCRUALS				**101321**	**206021**	**312538**	**421987**	**536960**	**641764**	**772588**	**446274**	**572849**	**613353**	**643003**	**734649**	**713213**	**804655**	**692469**

*** Bold blue items listed above are expense items that occur in that year.**

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REPORT INFORMATION

The values included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every endeavour has been undertaken to accurately compile a budget for the maintenance, repair, renewal or replacement of the items of a non-routine nature that have been identified in this report. However as there is no definitive scope of works for maintenance, repair, renewal or replacement of the items contained in this report it is expected that if said items were put to tender, the quotations received would vary significantly dependent upon the timing and scope of works to that will be undertaken. For this reason it is recommended that several quotations are sourced as far in advance of any anticipated work as possible.

The installation date, present condition and estimated life of each item is determined at the time of the site inspection from a visual inspection, the age of the building (where this information is provided) and any other relevant information provided by the Owners at the time of inspection. This information is then communicated in the report by way of nominated total life cycle in comparison with expected remaining life. The life cycles of each of the items will vary depending upon where the building is located, for example buildings near a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This Sinking Fund plan is not a building dilapidation report, building diagnostic report, warranty inspection, defects report, engineering report or structural assessment of the building. Where information in respect of any of these items at time of ordering, it has been incorporated into the report wherever possible. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a cursory visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection. The primary purpose of the inspection is to determine the materials used in the construction of the building that need to be maintained, estimate the quantities of same, identify the plant and equipment in the common areas of the building and make a recommendation as to the timing of the repairs and replacements identified for restorative purposes only. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property.

The report does not and cannot make comment upon: defects that may have been concealed; the assessment of which may rely on certain weather conditions and the presence or absence of timber pests. The report will allow for ordinary inclusion, but does not consider or make recommendations as to the specific condition of specialist items and equipment such as gas fittings and supply systems; heritage listing conditions or requirements; fire protection fittings and systems; HVAC fittings and systems site drainage; electrical or data systems or wiring, building plumbing systems including sewerage, potable and stormwater pipe work and fittings; security concerns; detection and identification of illegal building work; and the durability of exposed finishes.

The inspector did not identify and assess safety hazards and did not carry out a risk assessment relating to any hazards upon the common property as part of this report. The report is not an Asbestos report and no assessment was made of asbestos products. The report is not Pool Safety or Window Safety report and no assessment was made as to the compliance or otherwise of any pool barrier or common property windows.

AREAS NOT INSPECTED

- Part or parts of the common property building interior that were not readily accessible
- Part or parts of the building exterior were not readily accessible
- Part or parts of the roof exterior that were not readily visible from ground or floor level or obstructed at the time of inspection because of exceeding height, vegetation or neighbouring buildings.
- Part or parts of the Common Property plant and equipment where specialised knowledge or equipment is required to carry out the inspection, particularly in respect of its' operation.
- Part or parts of the retaining walls, fencing where not readily accessible or inaccessible or obstructed at the time of inspection because of on alignment, vegetation.

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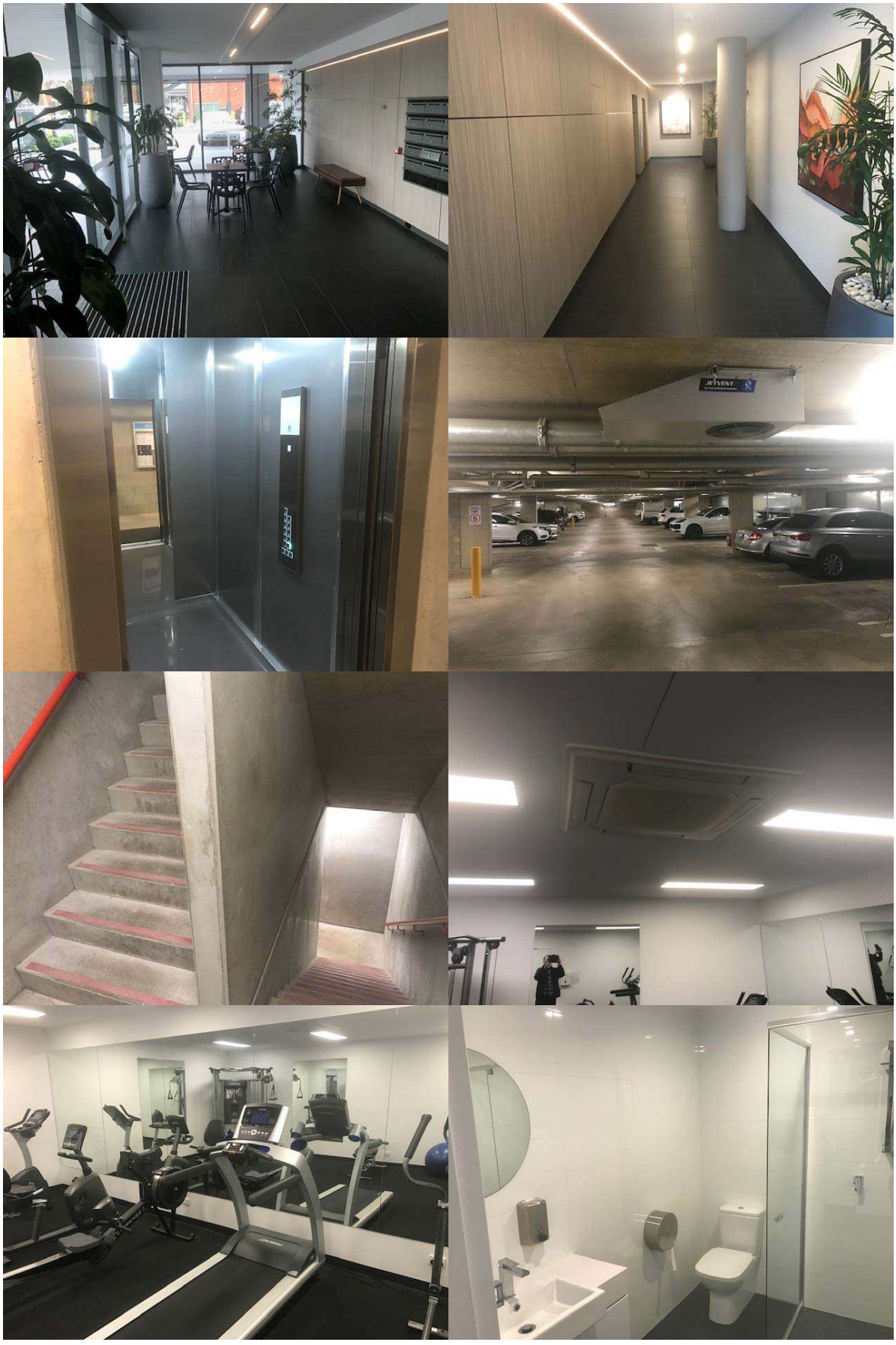

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Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0006048562
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	02/07/2024 to 02/07/2025 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 42090, 42094, 42095 & 42096 INC.
Situation	1 GEORGE STREET PARKSIDE SA 5063

Policies Selected

Policy 1 – Insured Property
Building: $38,140,000
Common Area Contents: $381,400
Loss of Rent & Temporary Accommodation (total payable): $5,721,000

Policy 2 – Liability to Others
Sum Insured: $30,000,000

Policy 3 – Voluntary Workers
Death: $200,000
Total Disablement: $2,000 per week

Policy 4 – Fidelity Guarantee
Sum Insured: $200,000

Policy 5 – Office Bearers' Legal Liability
Sum Insured: $5,000,000

Policy 6 – Machinery Breakdown
Sum Insured: $100,000

Policy 7 – Catastrophe Insurance
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses
Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)
Sum Insured: $250,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

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Flood Cover is included.

Date Printed 24/09/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

PURPOSE:	SECONDARY COMMUNITY STRATA	AREA NAME:	PARKSIDE	RE-APPROVED: 19/09/2022	C42094
MAP REF:	6628/42/R	COUNCIL:	THE CORPORATION OF THE CITY OF UNLEY		SUBSTITUTE SHEET SHEET 1 OF 15
LAST PLAN:	C42090	DEVELOPMENT NO:	090/C403/22/001/1719, 090/C027/18/001/58534, 090/C033/20/001/60604	DEPOSITED: 21/05/2020	114121_text_01_v14_Version_14

AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD
1ST FLOOR 11 KING WILLIAM ST
KENT TOWN SA 5067
PH: 81301666
FAX: 83620099

AGENT CODE: ALSY

REFERENCE:

SURVEYORS CERTIFICATION: I Mark Antony Peter Williams , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
19th day of September 2022 Mark Antony Peter Williams Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PT CT	6224	953		LOT(S)	12	C	42090	ADELAIDE		

OTHER TITLES AFFECTED: CT 6237/980 , CT 6237/984 , CT 6237/945 , CT 6237/946 , CT 6237/955 , CT 6237/962 , CT 6237/969 , CT 6237/982 , CT 6237/989 , CT 6237/990

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: PRIMARY PLAN IS C42090

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C42094

SHEET 2 OF 15

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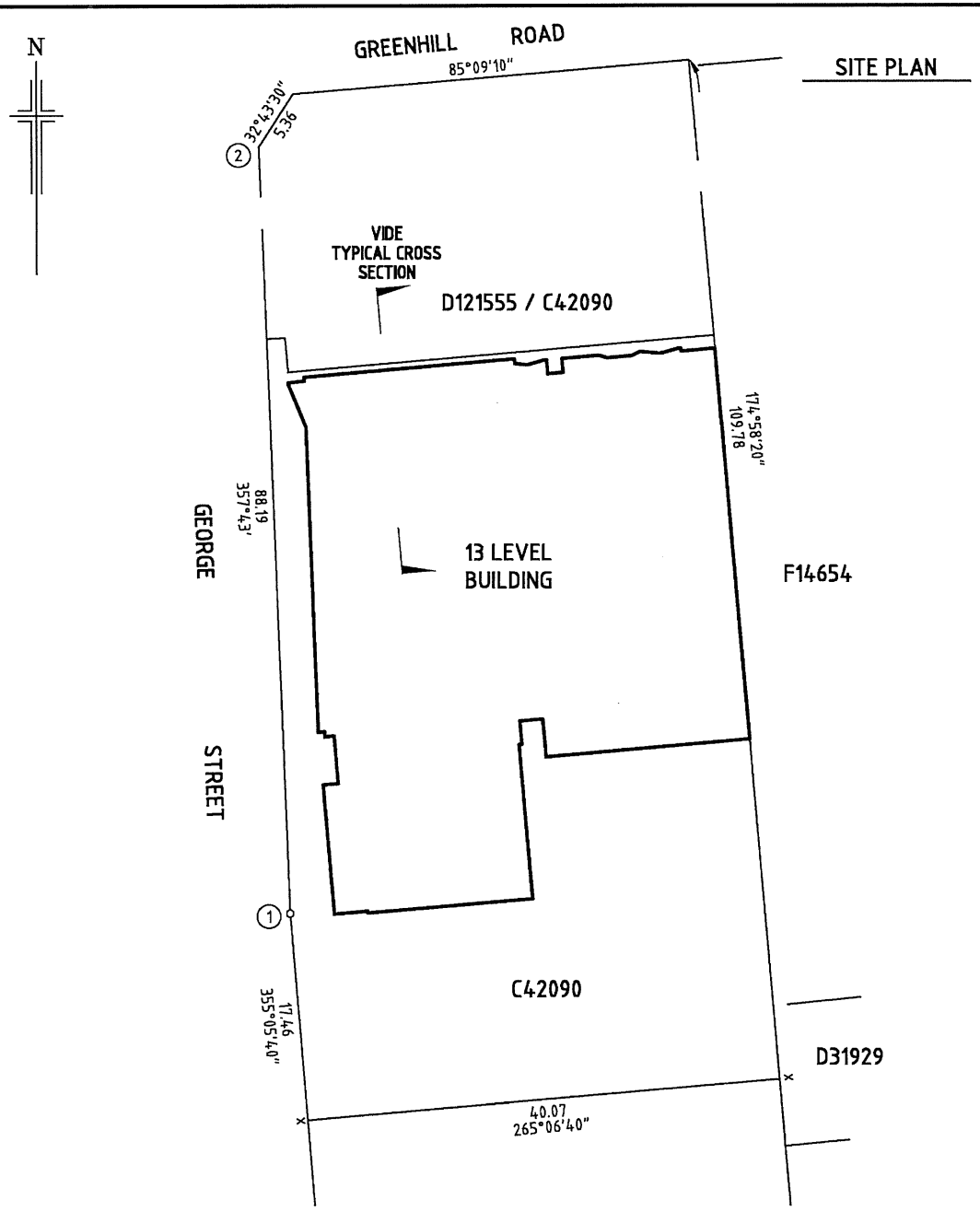
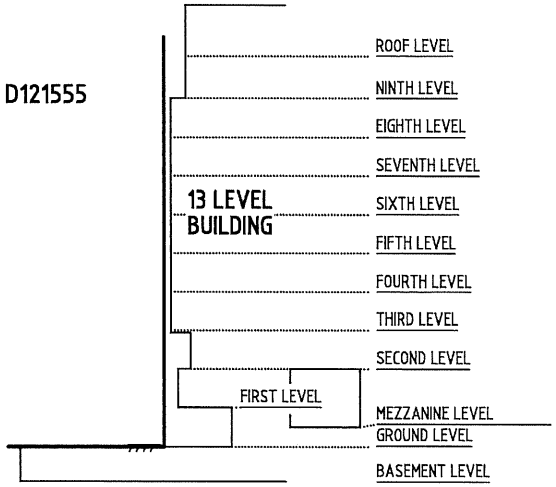
BEARING DATUM: (1) - (2) 357°43'
DERIVATION: D121555 ADOPTED

SITE PLAN





TYPICAL CROSS SECTION

NOT TO SCALE

0 4 8 12 16 20
SCALE METRES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020	

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C42094

SHEET 3 OF 15

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THE LOWER AND UPPER LIMITS OF A LOT SUBSIDIARY SHOWN AS CARPARK ARE EXISTING FLOOR LEVEL SLAB AND 2.50 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED IN HEIGHT BY OVERHANGING STRUCTURES BELOW 2.50 METRES (SEE TYPICAL CROSS SECTIONS).

THE LOWER LIMIT OF A LOT SUBSIDIARY SHOWN AS STORE IS 1.25m ABOVE EXISTING FLOOR LEVEL SLAB (SEE TYPICAL CROSS SECTION).

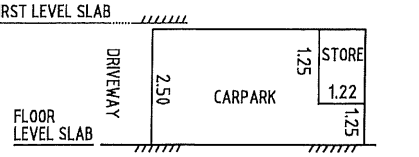
BASEMENT LEVEL PLAN

0 2 4 6 8 10

SCALE METRES

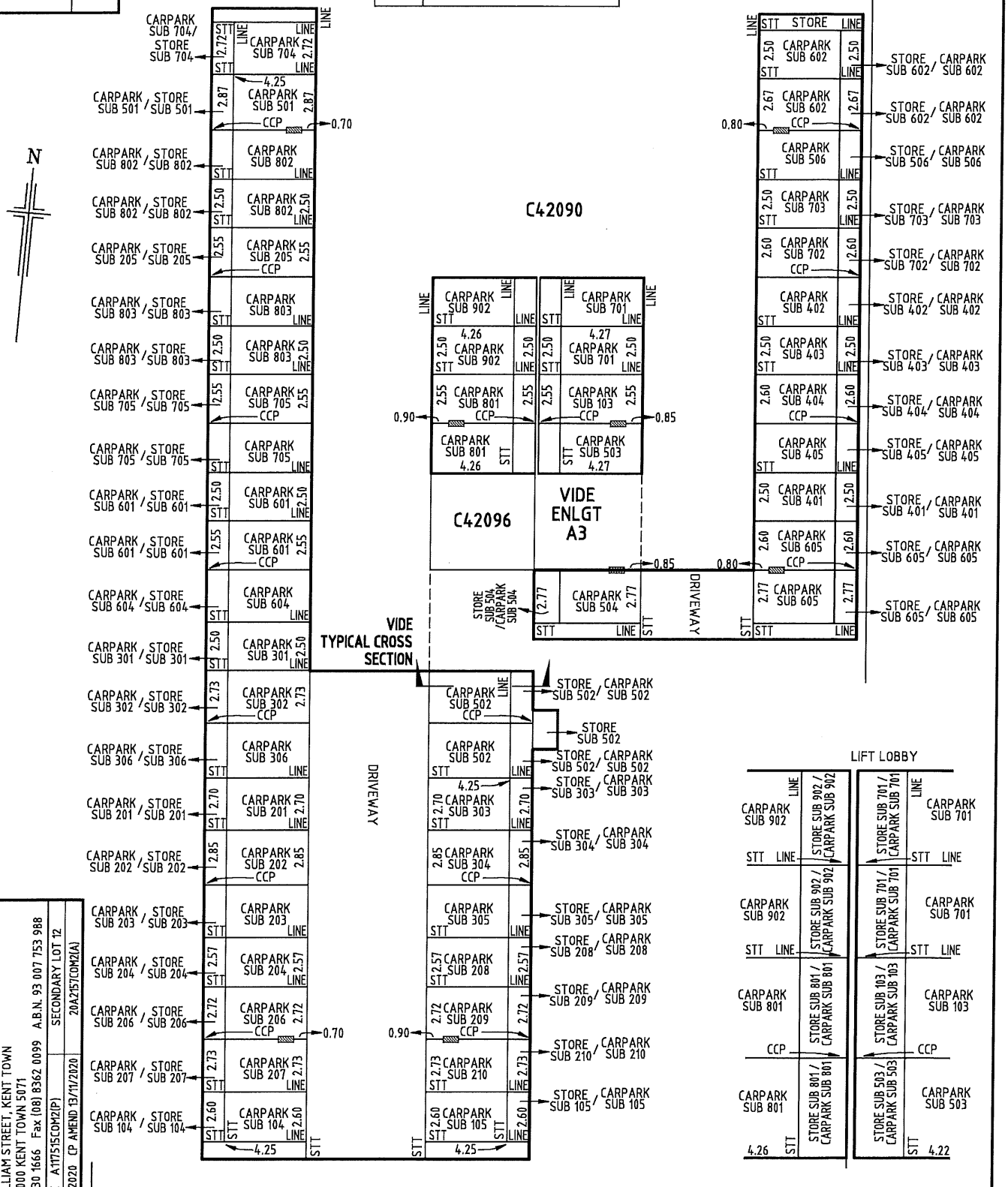
SUBSTITUTE SHEET

LEGEND	
▨	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
STT	STRAIGHT



TYPICAL CROSS SECTION FOR BASEMENT LEVEL

NOT TO SCALE



ENLARGEMENT A3

NOT TO SCALE

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE	A11751SCOM2(P)	SECONDARY LOT 12
JG	15/04/2020 CP AMEND 13/11/2020	20A21S7COM2(A)

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SHEET 4 OF 15

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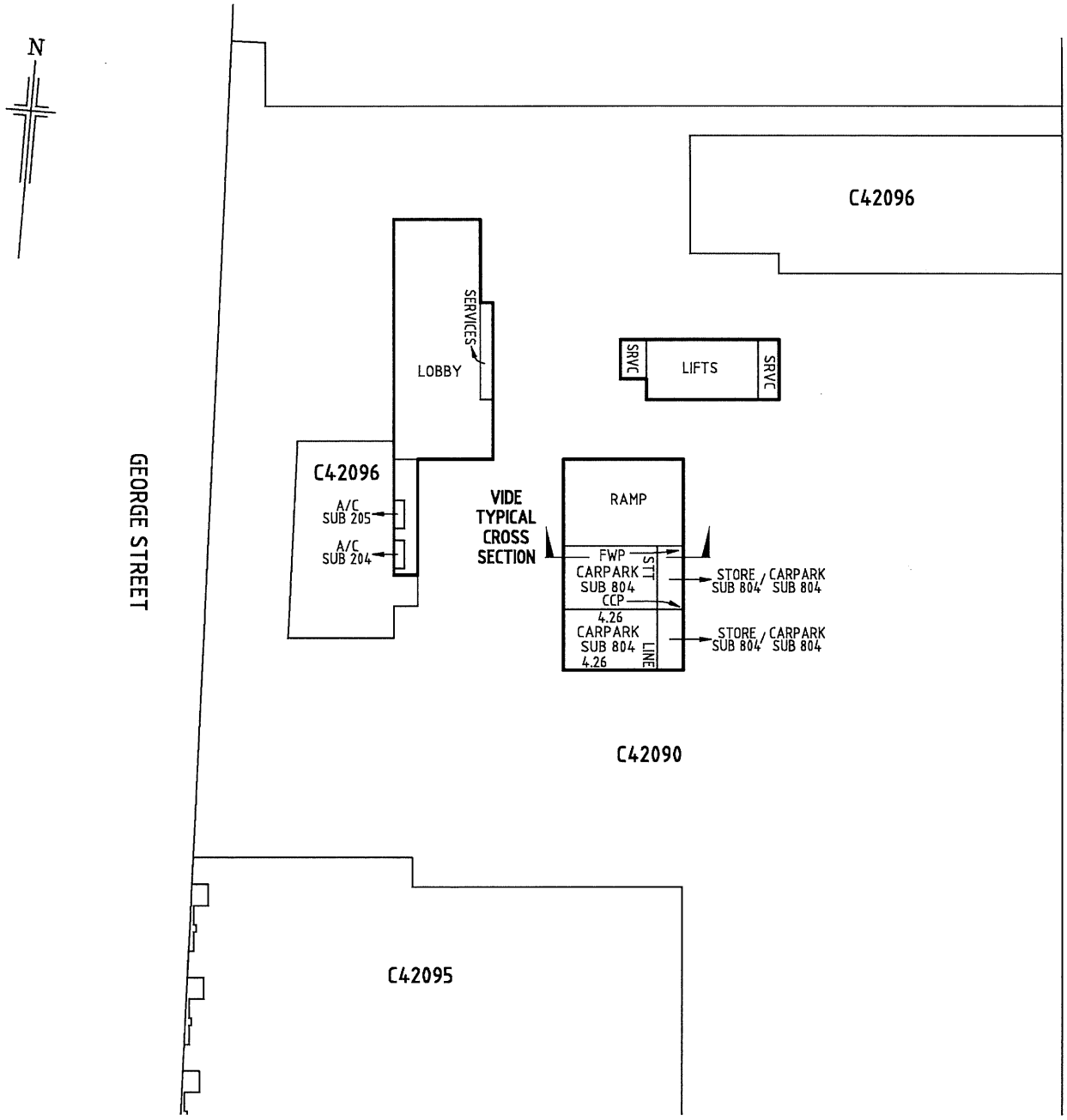

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SCALE METRES

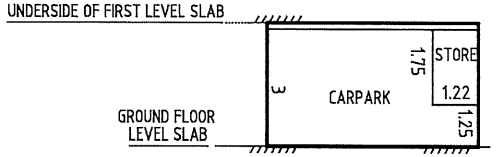
GROUND LEVEL PLAN

THE LOWER AND UPPER LIMITS OF A LOT SUBSIDIARY SHOWN AS CARPARK ARE EXISTING FLOOR LEVEL SLAB AND 3 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED IN HEIGHT BY OVERHANGING STRUCTURES BELOW 3 METRES (SEE TYPICAL CROSS SECTIONS).

THE LOWER LIMIT OF A LOT SUBSIDIARY SHOWN AS STORE IS 1.25m ABOVE EXISTING FLOOR LEVEL SLAB (SEE TYPICAL CROSS SECTION).

ALL ANCILLARY PIPES, DUCTS AND FITTINGS ASSOCIATED WITH THE FUNCTION OF THE LOT SUBSIDIARY SHOWN AS AIRCONDITIONER SHALL FORM PART OF THE RESPECTIVE LOT SUBSIDIARY.

LEGEND	
A/C	AIR CONDITIONER
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
SRVC	SERVICES
STT	STRAIGHT



TYPICAL CROSS SECTION FOR GROUND LEVEL

NOT TO SCALE

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020	

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C42094

SHEET 5 OF 15

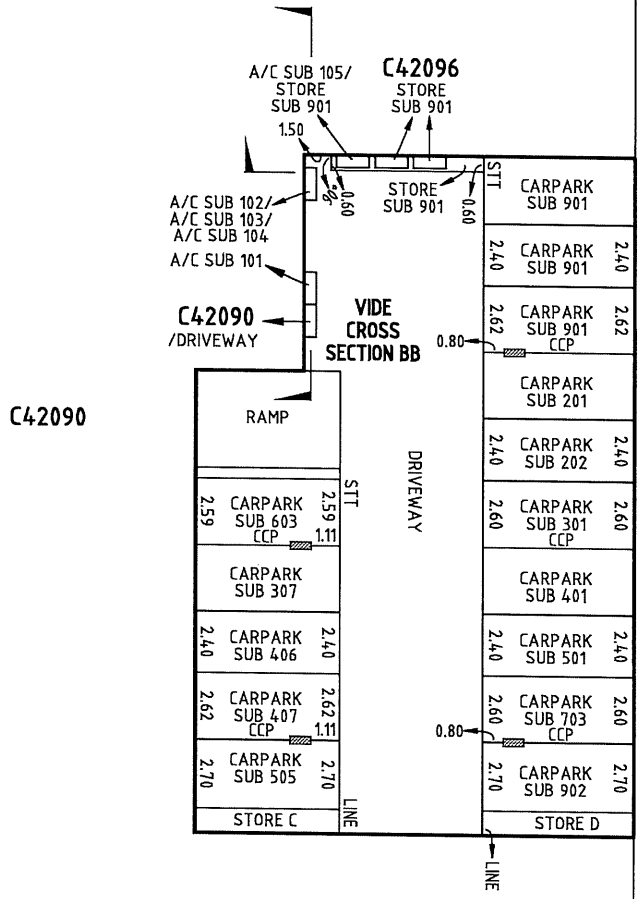
114121_pland_4_V03_Version_14

SUBSTITUTE SHEET

N

GEORGE STREET

LEGEND	
▨	DENOTES COLUMN
A/C	AIR CONDITIONER
CCP	COLUMN AND CENTRELINE PRODUCED
IFW	INSIDE FACE OF WALL
STT	STRAIGHT



VIDE CROSS SECTION AA

0 2 4 6 8 10

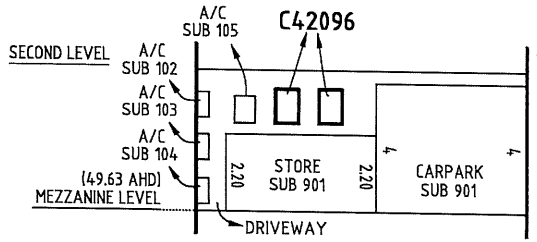
SCALE METRES

MEZZANINE LEVEL PLAN

THE LOWER AND UPPER LIMITS OF A LOT SUBSIDIARY SHOWN AS CARPARK ARE EXISTING FLOOR LEVEL SLAB AND 4.00 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED IN HEIGHT BY OVERHANGING STRUCTURES BELOW 4.00 METRES.

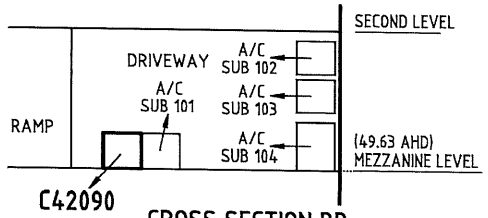
ALL ANCILLARY PIPES, DUCTS AND FITTINGS ASSOCIATED WITH THE FUNCTION OF THE LOT SUBSIDIARY SHOWN AS AIRCONDITIONER SHALL FORM PART OF THE RESPECTIVE LOT SUBSIDIARY.

ON CROSS SECTIONS AA AND BB THERE IS NOT A FIRST FLOOR LEVEL.



CROSS SECTION AA

NOT TO SCALE



CROSS SECTION BB

NOT TO SCALE

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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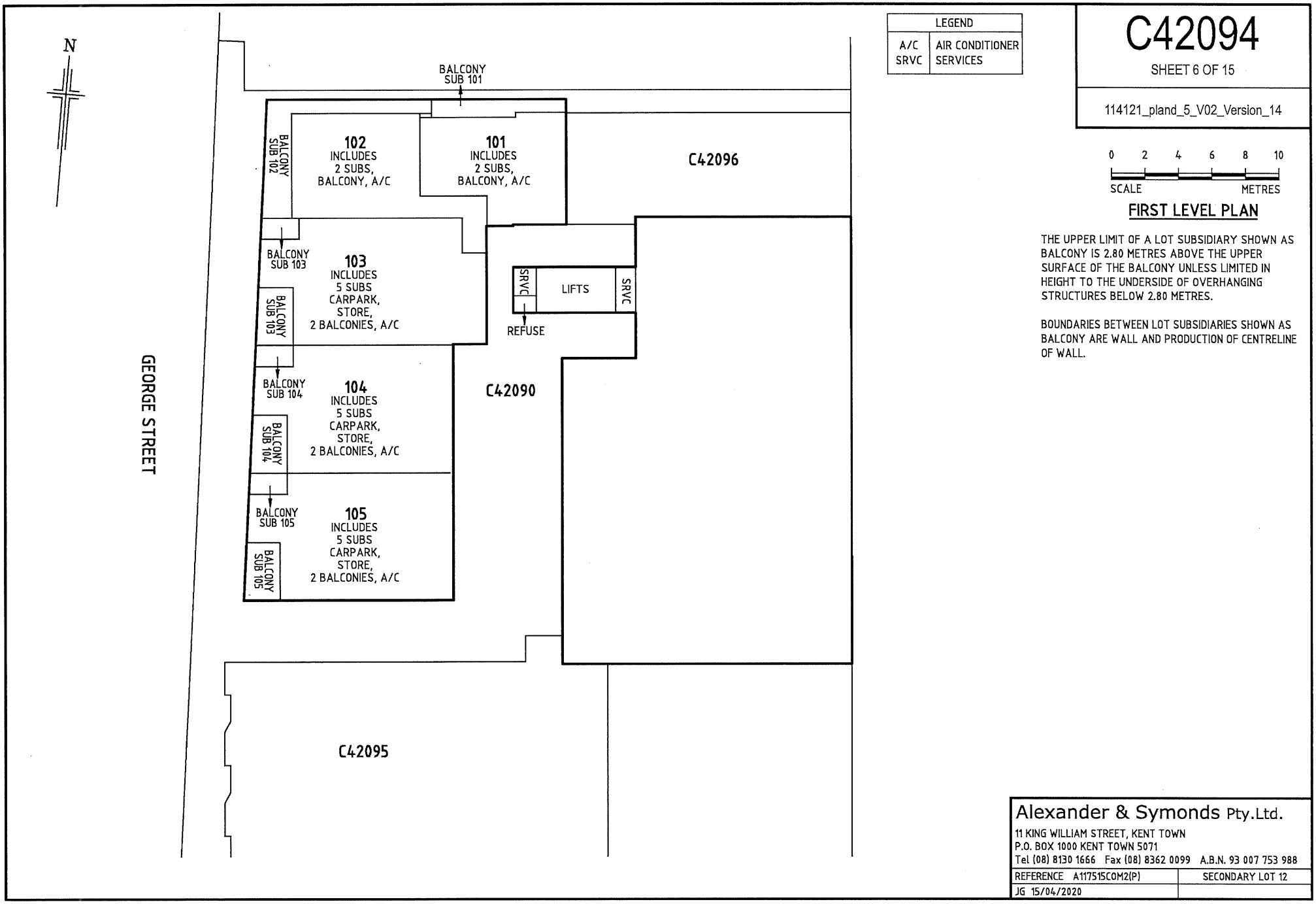

LEGEND	
A/C	AIR CONDITIONER
SRVC	SERVICES

C42094

SHEET 6 OF 15

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0 2 4 6 8 10

SCALE METRES

FIRST LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALL AND PRODUCTION OF CENTRELINE OF WALL.

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11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020	

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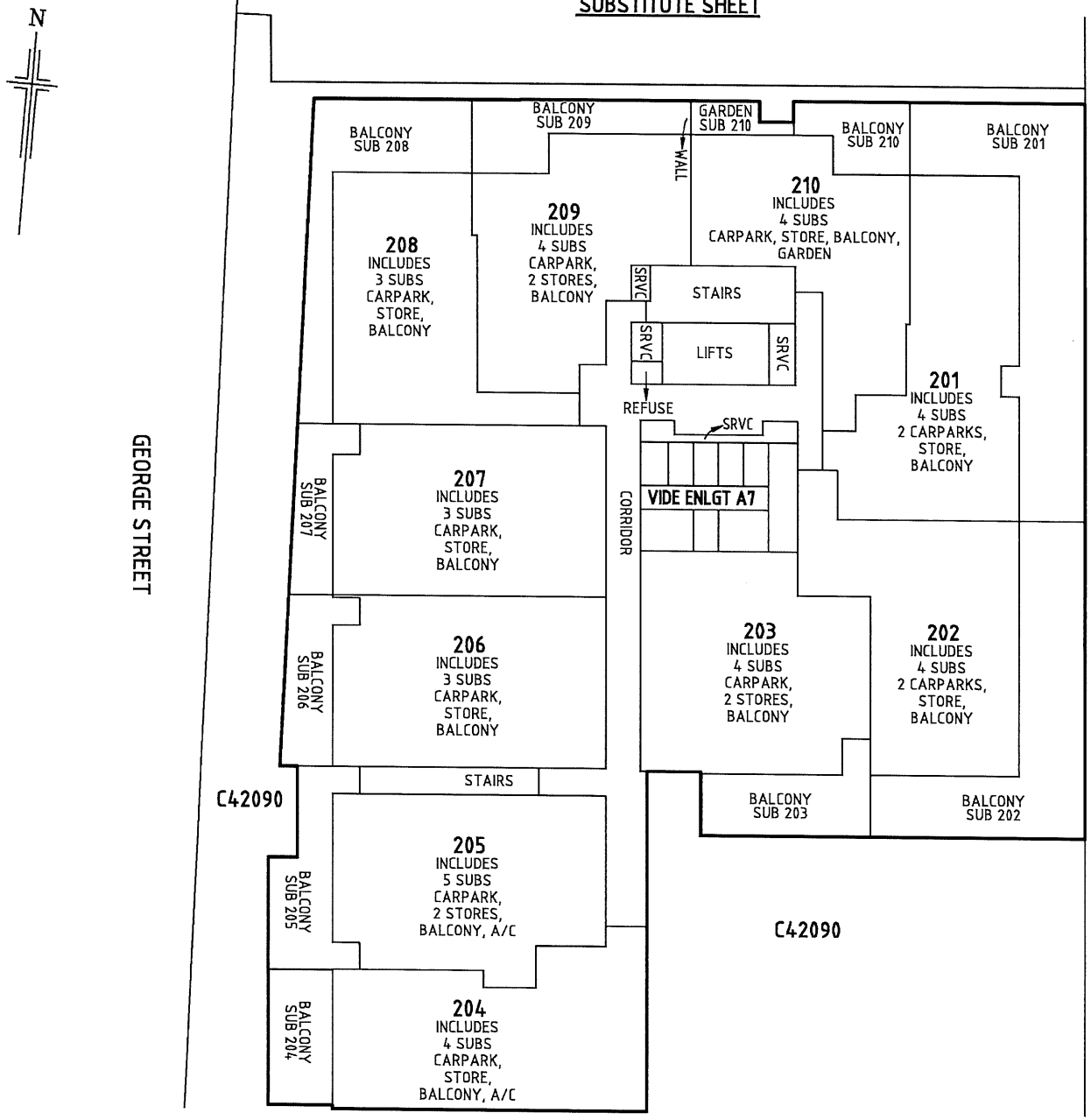
C42094

SHEET 7 OF 15

114121_pland_6_V02_Version_14

SUBSTITUTE SHEET

LEGEND	
A/C	AIR CONDITIONER
IFW	INSIDE FACE OF WALL
SRVC	SERVICES



0 2 4 6 8 10

SCALE METRES

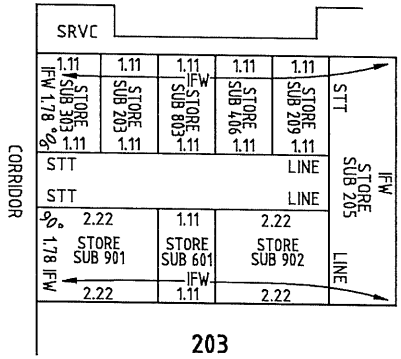
SECOND LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALL AND PRODUCTION OF CENTRELINE OF WALL.

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS GARDEN IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE EXISTING FLOOR LEVEL SLAB UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

THE BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS STORE ARE CAGE WALL WHERE NOT OTHERWISE SHOWN.



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ENLARGEMENT A7

NOT TO SCALE

Alexander & Symonds Pty.Ltd.

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P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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SHEET 8 OF 15

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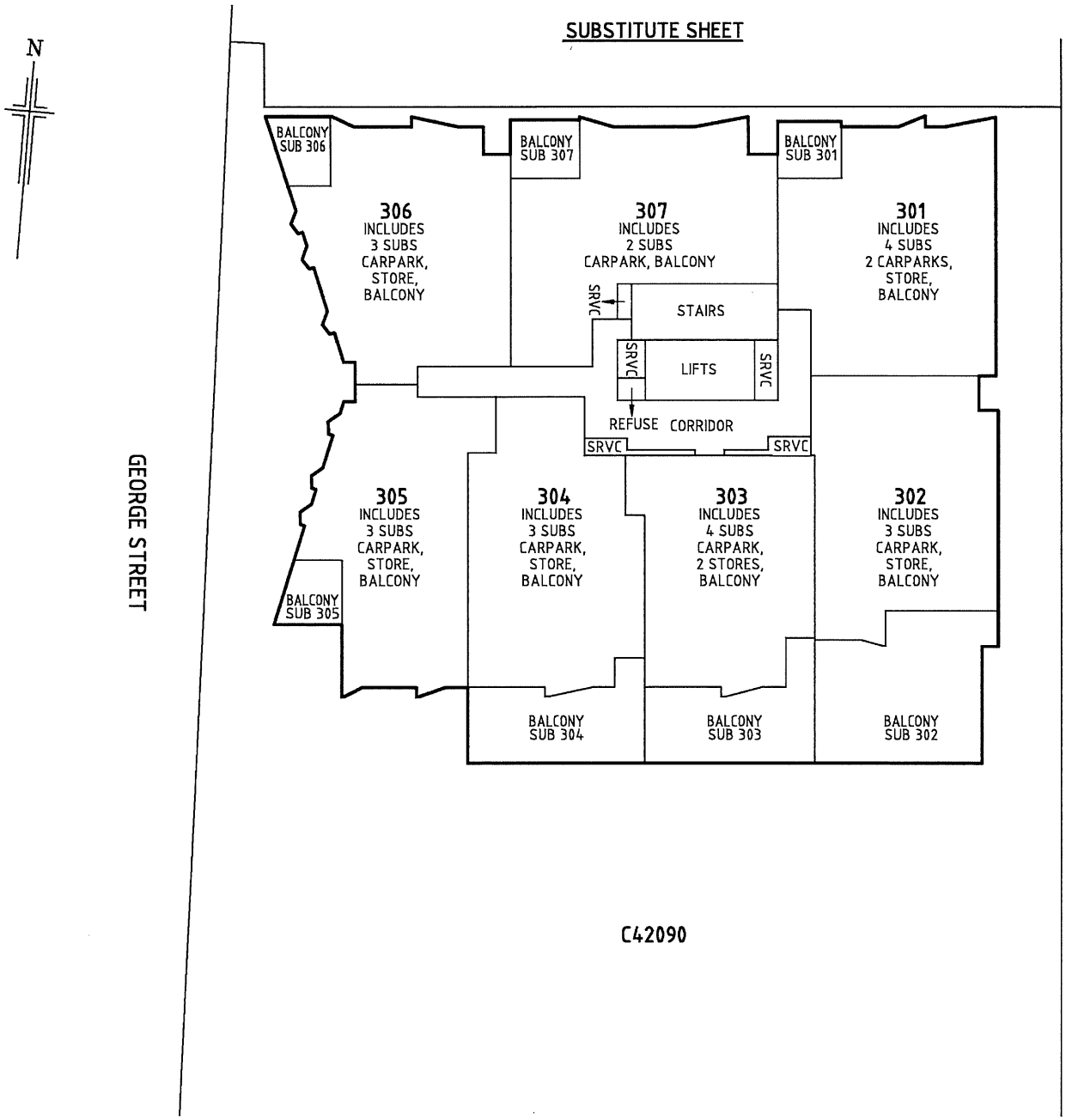
SUBSTITUTE SHEET



0 2 4 6 8 10

SCALE METRES

THIRD LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALL AND PRODUCTION OF CENTRELINE OF WALL.

LEGEND	
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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SUBSTITUTE SHEET

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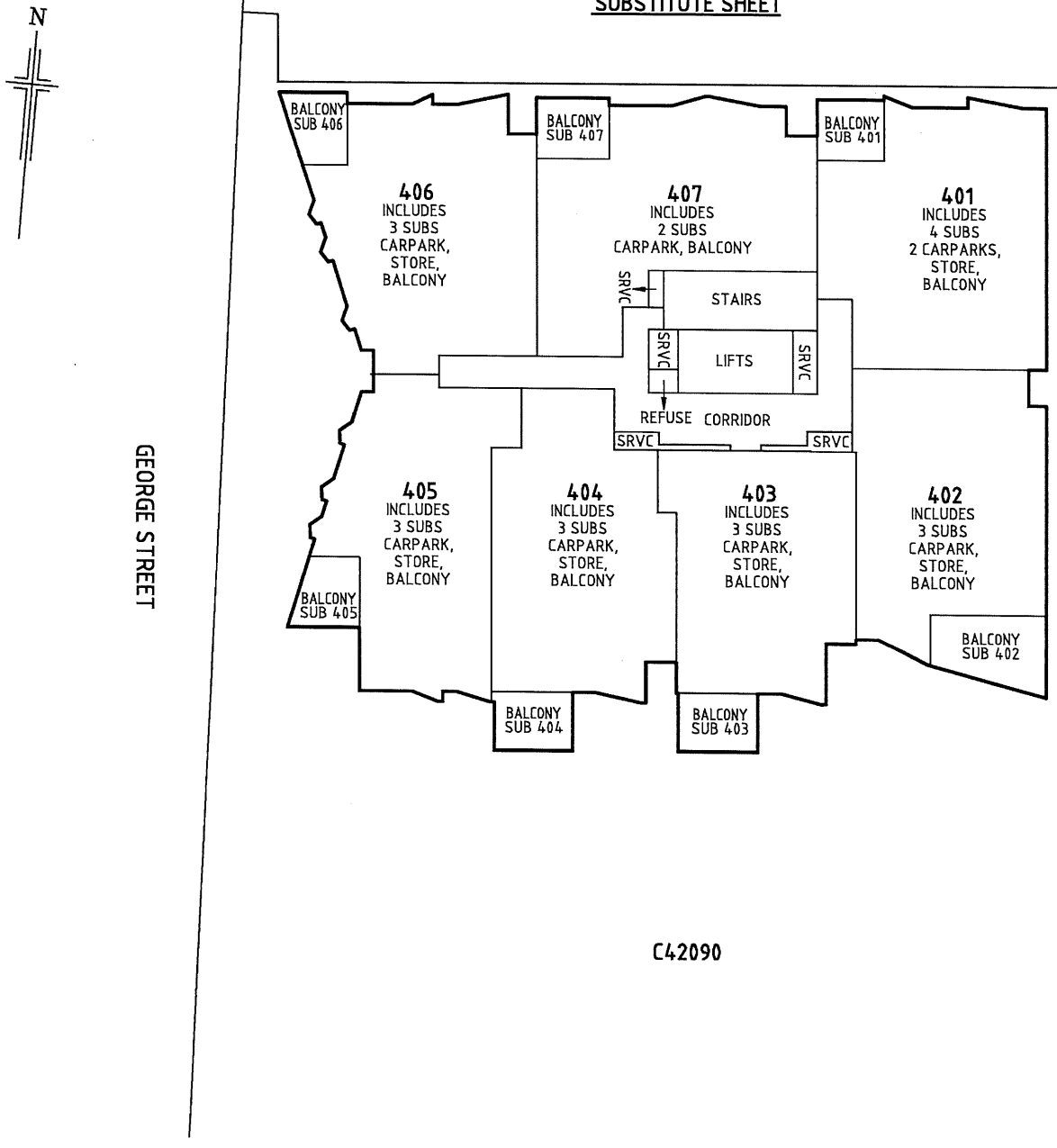

0 2 4 6 8 10

SCALE METRES

FOURTH LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

LEGEND	
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
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P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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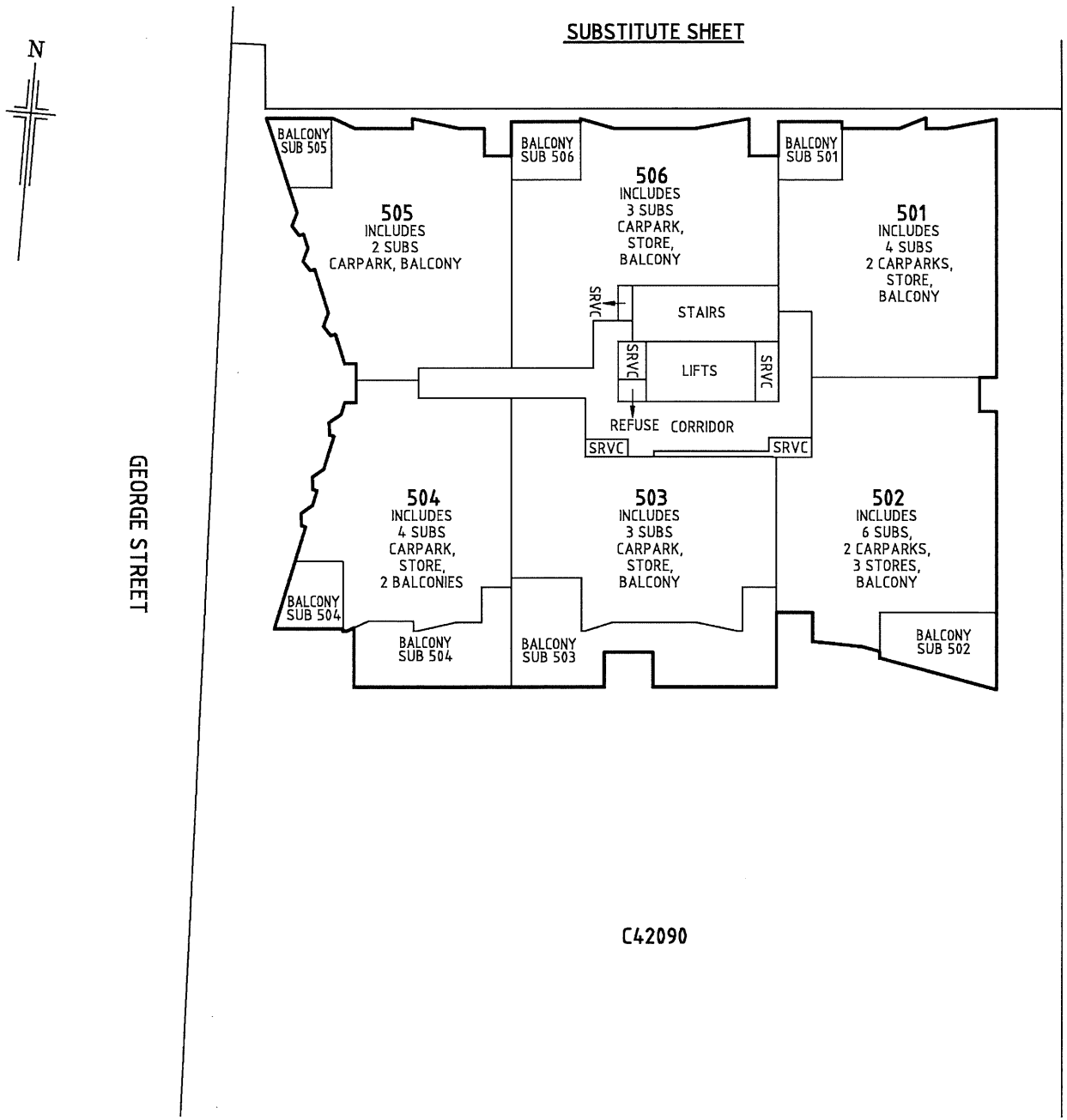

0 2 4 6 8 10

SCALE METRES

FIFTH LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALL AND PRODUCTION OF CENTRELINE OF WALL.

LEGEND	
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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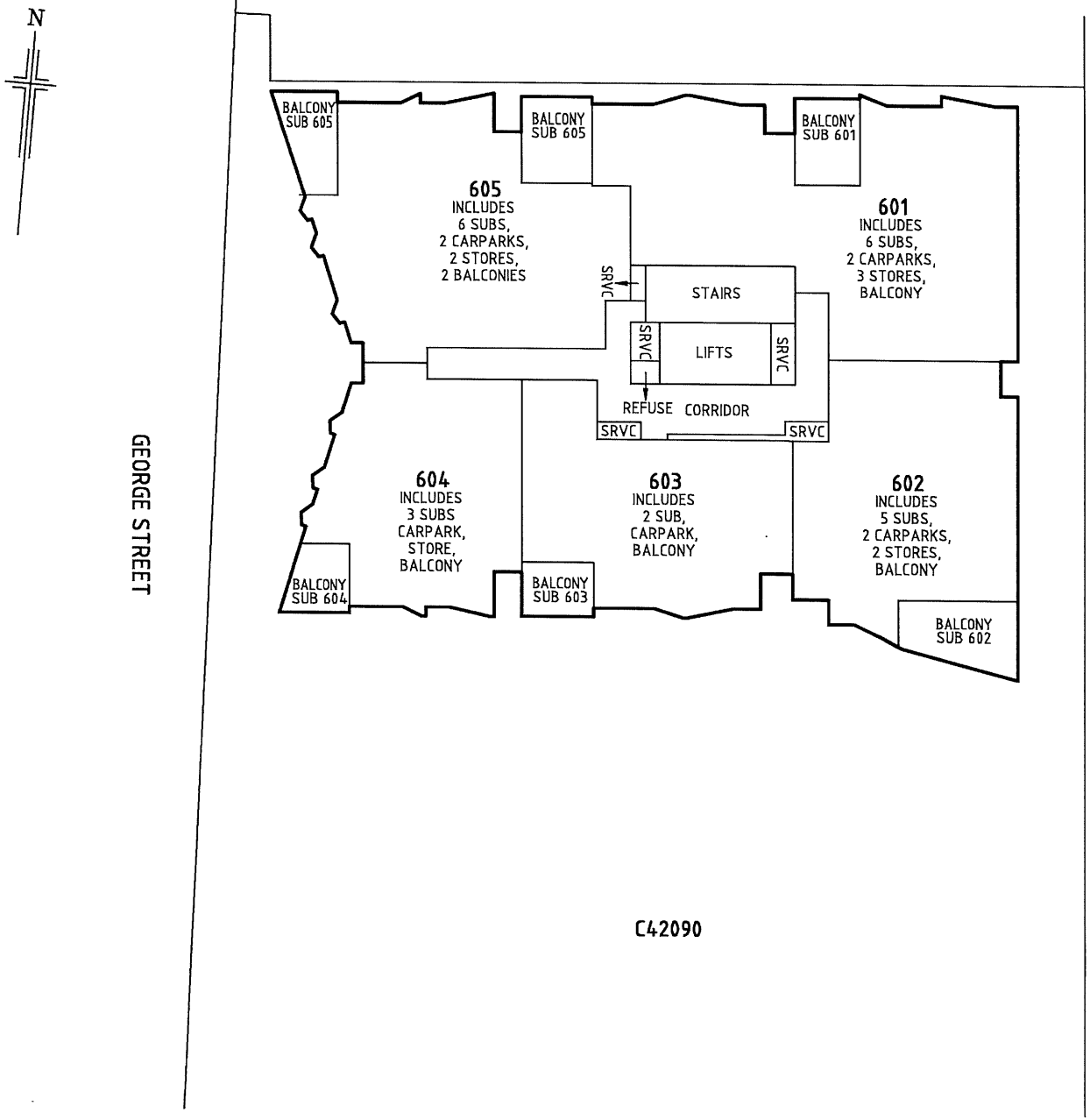

0 2 4 6 8 10

SCALE METRES

SIXTH LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

LEGEND	
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020	

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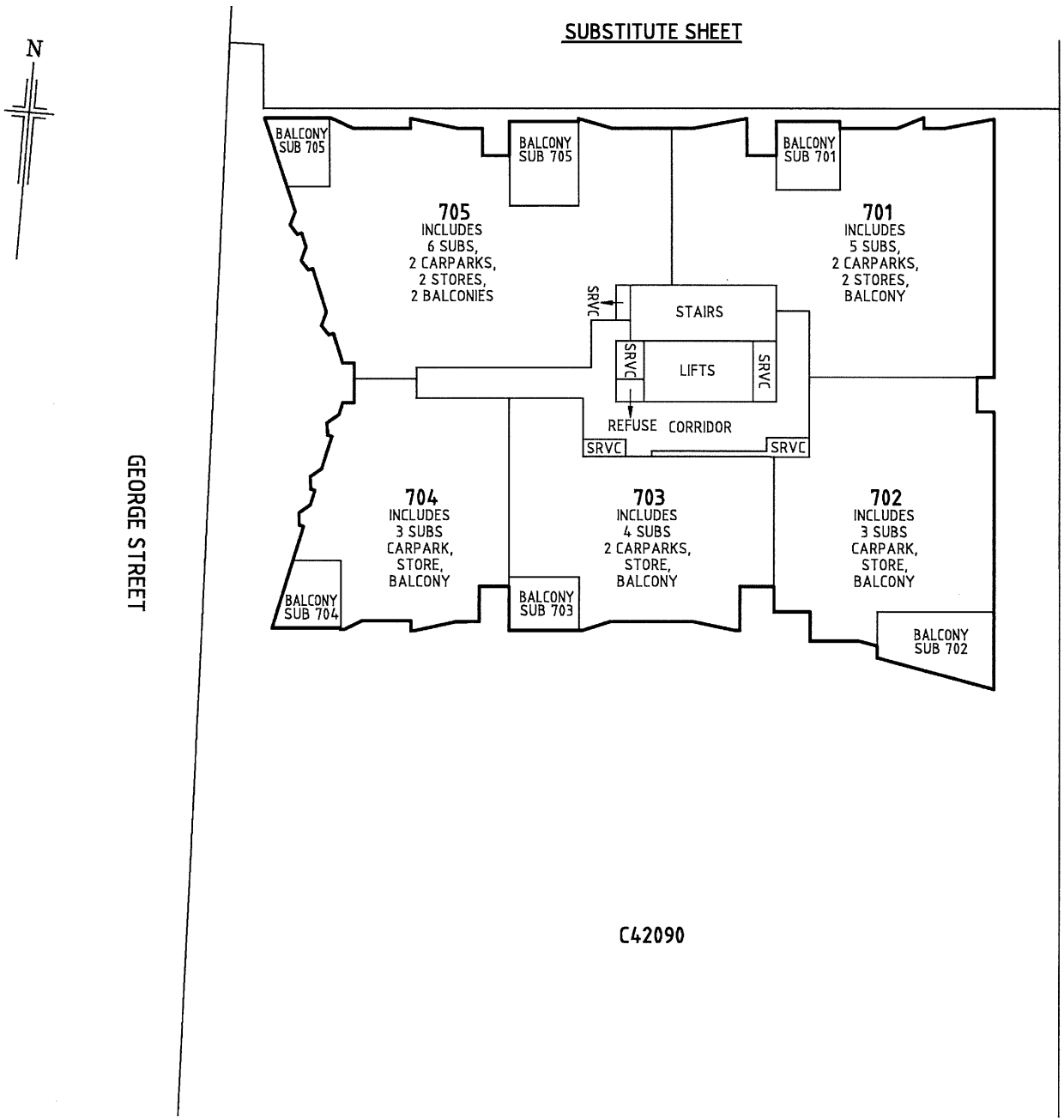

0 2 4 6 8 10

SCALE METRES

SEVENTH LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

LEGEND	
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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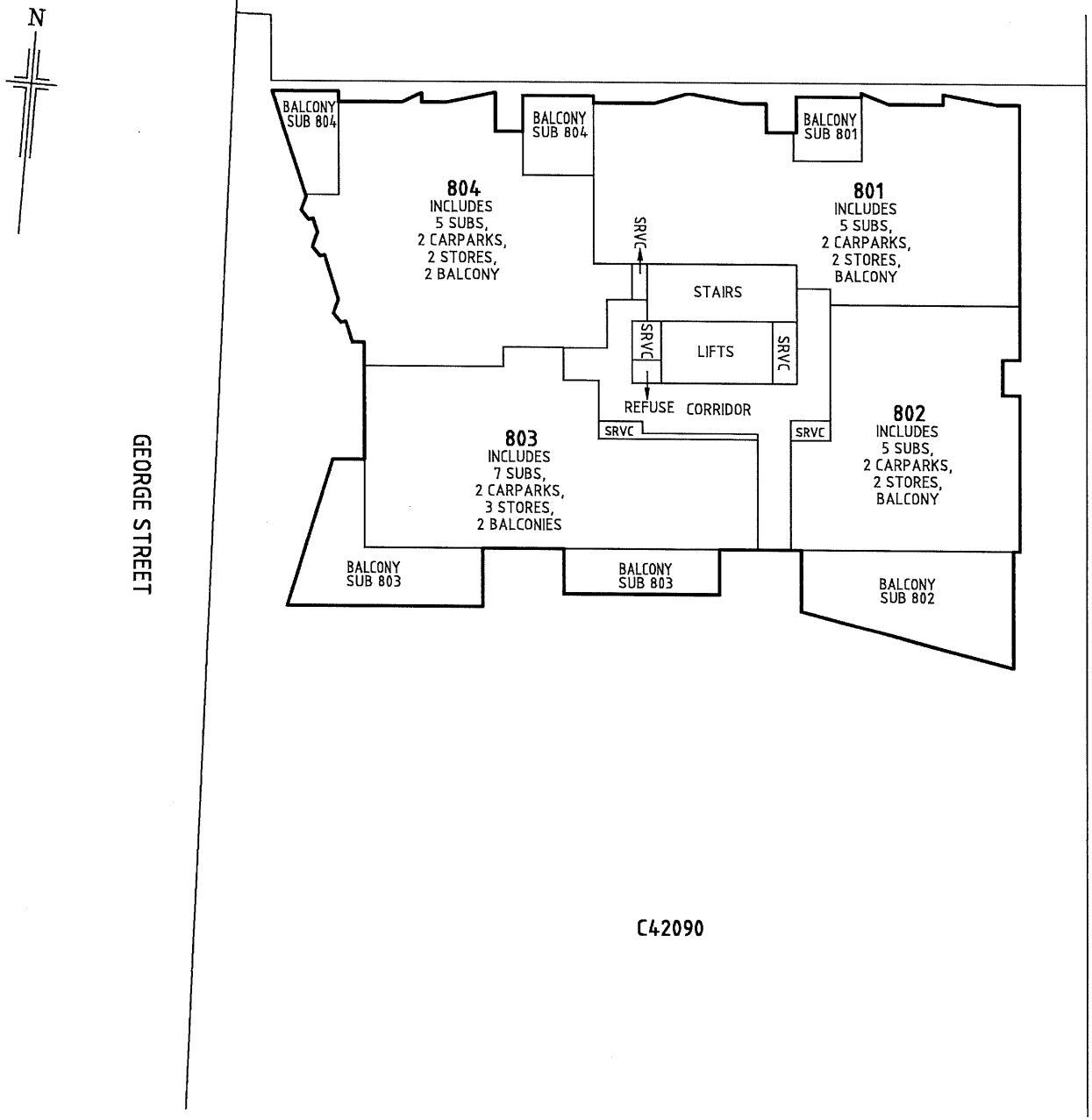

0 2 4 6 8 10

SCALE METRES

EIGHTH LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

LEGEND	
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020	

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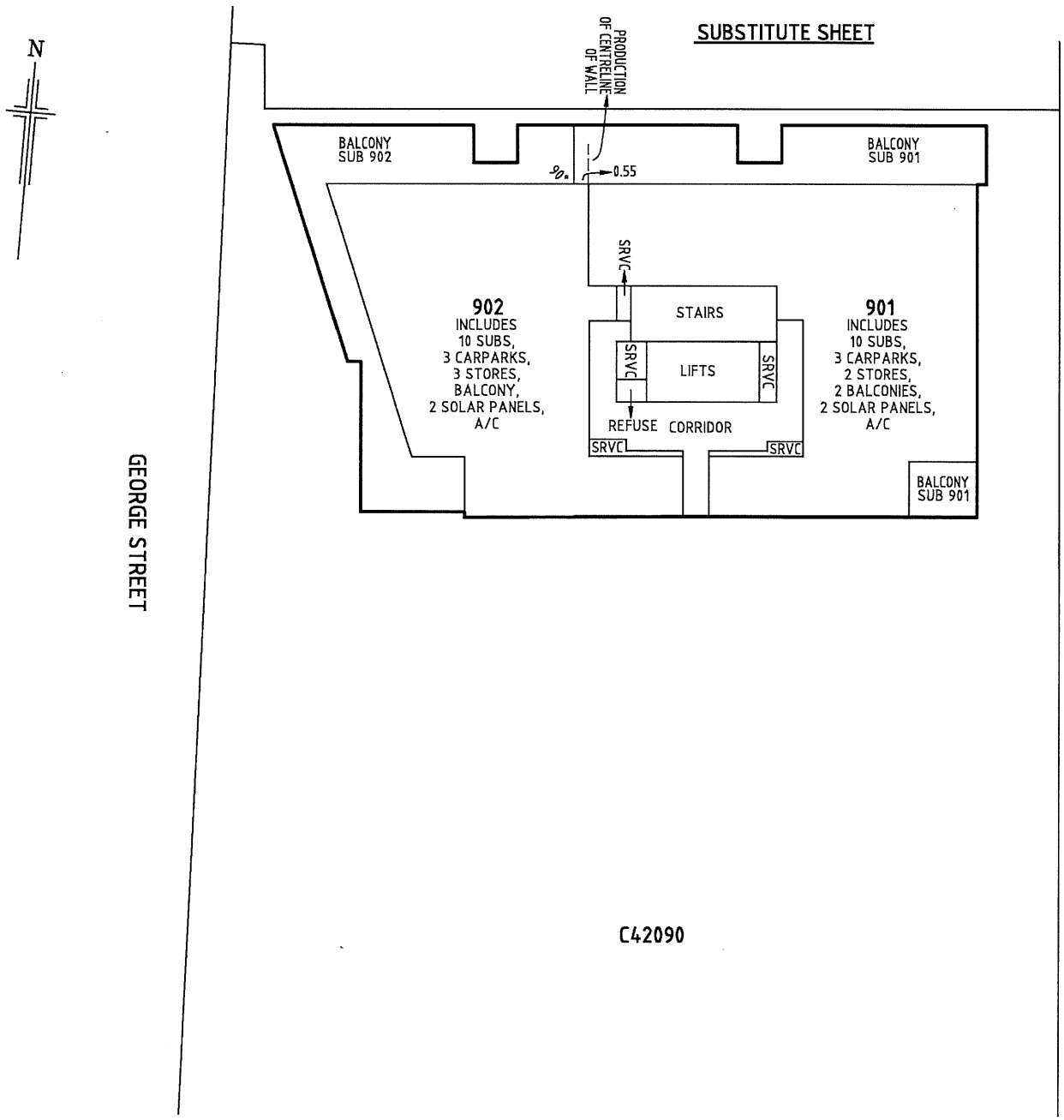

0 2 4 6 8 10

SCALE METRES

NINTH LEVEL PLAN

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.80 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.80 METRES.

LEGEND	
A/C	AIRCONDITIONER
SRVC	SERVICES

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020 CP AMEND 16/02/2022	20A2157COM2(A)

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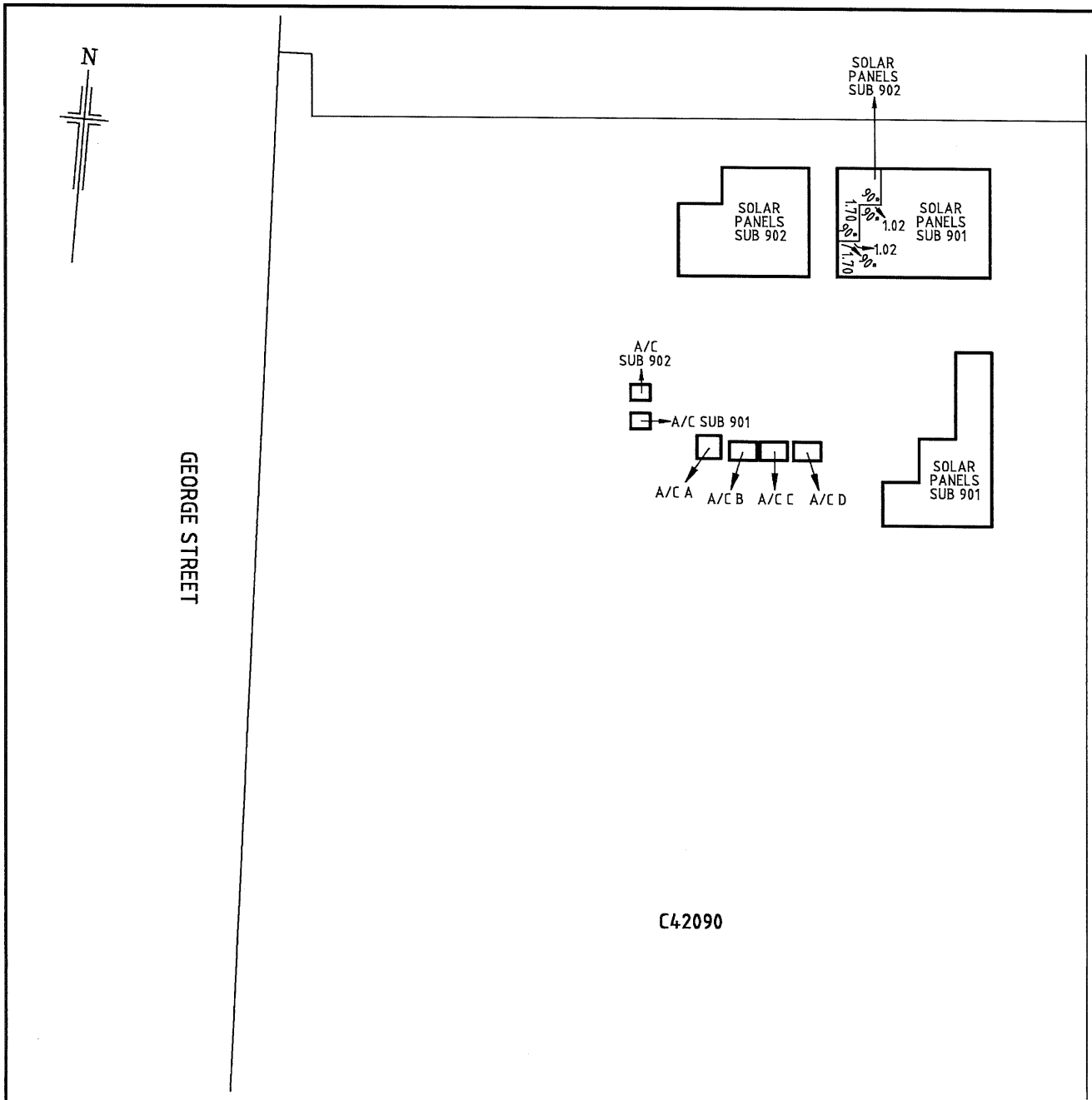

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SCALE METRES

ROOF LEVEL PLAN

ALL ANCILLARY PIPES, DUCTS AND FITTINGS ASSOCIATED WITH THE FUNCTION OF THE LOT SUBSIDIARY SHOWN AS AIRCONDITIONER SHALL FORM PART OF THE RESPECTIVE LOT SUBSIDIARY.

ALL ANCILLARY INVERTERS, CONDUITS, WIRING AND FITTINGS ASSOCIATED WITH THE FUNCTION OF THE LOT SUBSIDIARY SHOWN AS SOLAR PANELS SHALL FORM PART OF THE RESPECTIVE LOT SUBSIDIARY.

LEGEND	
A/C	AIRCONDITIONER

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A117515COM2(P)	SECONDARY LOT 12
JG 15/04/2020	

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LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
101	75	
102	90	
103	130	
104	130	
105	130	
201	140	
202	125	
203	155	
204	150	
205	160	
206	155	
207	150	
208	135	
209	140	
210	130	

COMMUNITY PLAN NUMBER

C 42094

SHEET 1 OF 4

ACCEPTED 21.9.2022

REGISTRAR-GENERAL

P.20

DEV. No 090/C403/22

SUBSTITUTE SHEET

CERTIFICATE OF LAND VALUER

I Mark Robins being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 10th day of August 2022

.....

Signature of Land Valuer

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LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
301	195	
302	180	
303	160	
304	175	
305	170	
306	180	
307	180	
401	200	
402	180	
403	160	
404	170	
405	165	
406	205	
407	175	
501	200	

COMMUNITY PLAN NUMBER

C 42094

SHEET 2 OF 4

ACCEPTED 21.9.2022

REGISTRAR-GENERAL

DEV. No 090/c403/22

SUBSTITUTE SHEET

CERTIFICATE OF LAND VALUER

I Mark Robins being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 10th day of August 2022

Signature of Land Valuer

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LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
502	220	
503	180	
504	180	
505	200	
506	170	
601	330	
602	225	
603	180	
604	170	
605	305	
701	275	
702	210	
703	200	
704	180	
705	305	

COMMUNITY PLAN NUMBER

C 42094

SHEET 3 OF 4

ACCEPTED 21.9.2022

REGISTRAR-GENERAL

DEV. No 090/C403/22

SUBSTITUTE SHEET

CERTIFICATE OF LAND VALUER

I Mark Robins being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 10th day of August 2022

Signature of Land Valuer

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LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
801	305	
802	220	
803	270	
804	290	
901	450	
902	445	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER

C 42094

SHEET 4 OF 4

ACCEPTED 21.9.2022

REGISTRAR-GENERAL

DEV. No 090/C403/22

SUBSTITUTE SHEET

CERTIFICATE OF LAND VALUER

I Mark Robins being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 10th day of August 2022

Signature of Land Valuer

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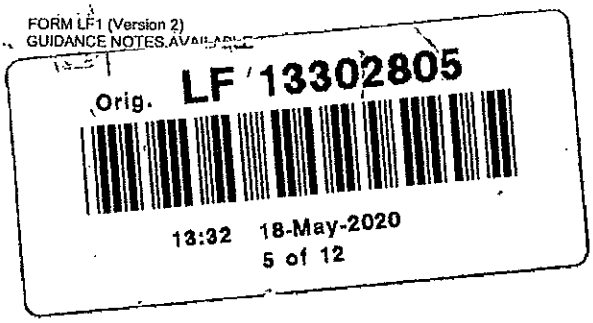
GUIDANCE NOTES AVAILABLE



LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
5	LF

AGENT CODE

LODGED BY: Stevens Partners STEV320

CORRECTION TO: Stevens Partners STEV320

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1.....

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5.....

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED	21 MAY 2020
pro	REGISTRAR-GENERAL

REGISTRAR-GENERAL SOUTH AUSTRALIA

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SECONDARY RESIDENTIAL APARTMENT BY-LAWS

COMMUNITY PLAN NO. 42094

179 Greenhill Road Parkside SA 5063

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.

.....

Jeffrey Howard Stevens of Level 1/86 Pirie Street Adelaide SA 5000

Dated 27/4/20

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TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Secondary Residential
By-Laws
Development No. 090/C027/18

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Secondary Residential
By-Laws
Development No. 090/C027/18

COMMUNITY TITLES ACT 1996

SECONDARY RESIDENTIAL APARTMENT BY-LAWS

COMMUNITY CORPORATION NO 42094 INC

IMPORTANT NOTICE

These by-laws bind the Community Corporation, the Owners of the Community Lots and any persons entering the Community Parcel.

These by-laws relate to the control and management of the Common Property and the Community Lots and as such may only be amended or revoked by special resolution by the Community Corporation in accordance with Section 39 of the Community Titles Act and Regulations.

PART 1 – DEFINITIONS AND INTERPRETATION

1. DEFINITIONS

The definitions and interpretations set out herein and set out in Section 3 of the *Community Titles Act 1996* shall apply to these by-laws and unless the context otherwise requires, the expressions:

1.1. **Act** means the *Community Titles Act 1996* as amended;

1.2. **Building** means the building comprising the Community Parcel;

1.3. **Car Stacker Car Park Lot Subsidiary** means those car parks subsidiaries set out as such in the Secondary Residential Community Strata Plan;

1.4. **Common Property** means the Common Property created by the Community Plan;

1.5. **Corporation** means Community Corporation No. 42094 Inc constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

1.6. **Community Parcel** means the whole of the land comprised in the Community Plan;

1.7. **Community Plan** means Community Plan No. 42094;

1.8. **Developer** means Aestus Pty Ltd (ACN 057 169 614) of c/- 25 Franklin Street Adelaide SA 5000;

1.9. **Development** means the apartment building constructed on the Community Parcel including all the Lots, Lots Subsidiaries and Common Property;

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1.10. **Lot** means a Community Lot comprised in the Community Plan;

1.11. **Lotholder** means the Owner of a Lot;

1.12. **Management Committee** means the management committee of the Community Corporation as elected from time to time under the Act;

1.13. **Management Agreement** means any Agreement appointing the Managing Agent pursuant to Section 75(5) of and Regulation 15 to the Act;

1.14. **Managing Agent** means the Company for the time being appointed by the Corporation as its Managing Agent and a reference in these by-laws to the Corporation shall, where there is such a Managing Agent, be construed as a reference to that Managing Agent unless the context otherwise requires;

1.15. **Occupier** of a Lot includes, if a Lot is unoccupied, the Owner of the Lot;

1.16. **Primary Community Plan** means Community Plan No. 42090:

1.17. **Primary Corporation** means Community Corporation No. 42090 Inc constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor, or representative of the Corporation appointed in writing;

1.18. **rules** means the rules made by the Corporation pursuant to the powers contained in these by-laws;

1.19. **Scheme Description** means the Scheme Description in respect of the Community Plan;

1.20. **Security Key** means a key, magnetic card or other device used to open and close doors, gates or locks in respect of a Lot or the Common Property.

2. INTERPRETATION

Unless the contrary intention appears, the following applies:

2.1. a reference to an instrument includes any variation or replacement of it;

2.2. a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

2.3. the singular includes the plural and vice versa;

2.4. the word "person" includes a firm, a body corporate, an association or an authority;

2.5. words of any gender include every gender;

2.6. a reference to a person includes a reference to a person's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns;

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2.7. a reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later;

2.8. headings are inserted for convenience and do not affect the interpretation of these by-laws;

2.9. the obligations and restrictions in these by-laws shall be read subject to the rights, grants or privileges that may be given to any person or persons by the Corporation from time to time and to the extent of any inconsistency, any such rights, grants or privileges, prevail over these by-laws in respect of the person or persons to whom they are given. Without limiting the foregoing, these rules shall be read subject to the rights of the Developer to conduct marketing activities on the Common Property until all of the Lots are sold, including (without limitation):

2.9.1. allowing invitees to have access to the Common Property in the presence of a representative of the Developer; and

2.9.2. placing and maintaining sale signs, insignia and other fixtures and fittings for marketing purposes of the Development.

2.10. If the whole or any part of a provision of these by-laws is invalid, unenforceable or illegal, it is severed. The remainder of these by-laws will have full force and effect.

PART 2 - MANDATORY BY-LAWS

3. ADMINISTRATION, MANAGEMENT AND CONTROL OF COMMON PROPERTY

3.1. The Corporation is responsible for the administration, management and control of the Common Property.

3.2. The Corporation may appoint a Management Committee which shall be responsible to the Corporation for the administration, management and control of the Common Property except with respect to matters concerning:

3.2.1. the appointment of a Managing Agent pursuant to by-law 3.3;

3.2.2. maintenance, upgrading or improvements to the Common Property where the item to be considered exceeds Ten Thousand Dollars ($10,000.00);

3.2.3. the Corporation's obligations regarding the insurance under the Act.

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3.3. The Corporation may, pursuant to a Management Agreement, appoint a Managing Agent to carry out, on behalf of the Corporation, the function of administering, managing and controlling the Common Property on such terms and conditions as it considers reasonably appropriate. Such appointment shall be subject to review at reasonable intervals.

4. USE AND ENJOYMENT OF THE COMMON PROPERTY

The Common Property is, subject to the Act and these by-laws, for the common use and enjoyment of Lotholders, Occupiers and their invitees.

PART 3 - COMMUNITY PARCEL

5. PROHIBITED ACTIVITIES

A person bound by these by-laws must not on the Community Parcel:

5.1. hang any laundry or other items out to dry or air in public view on or about any part of or in the Community Parcel;

5.2. make or allow their visitors to make undue noise in or about the Community Parcel;

5.3. interfere or allow their visitors to interfere with others' use or enjoyment of their rights in relation to the Community Parcel;

5.4. be inappropriately or inadequately clothed in the opinion of the Community Corporation when upon the Community Parcel so as to be visible from another Lot or the Common Property;

5.5. use any language or behave in a manner likely to cause offence or embarrassment to persons in other lots or on Common Property when on the Community Parcel;

5.6. damage or deface any building or sign or structure on the Community Parcel;

5.7. disobey reasonable directions or requests from an officer of the Corporation;

5.8. carry, use, discharge or expose any firearm, explosive, fireworks, air gun or other weapon;

5.9. obstruct any persons lawful access to any Lot or to the Common Property;

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5.10. park or stand a motor vehicle in a parking space or elsewhere allocated for others or on a part of the Community Parcel including the specific right of way and carparking easement appurtenant to the Community Parcel on which the parking or standing of motor vehicles is not authorised or is not authorised in certain hours by the Corporation and the Corporation shall in addition to any other power, authority, duty and function imposed or conferred upon the Corporation have the power to tow away any motor vehicle parked or standing in contravention of these by-laws at the expense of the person whose act or default has occasioned such contravention and such person shall indemnify the Corporation in respect of all claims for costs and damages arising out of such actions;

5.11. permit any bicycle to be stored other than in the areas of the Common Property designated by the Corporation or the Managing Agent for such purpose and fitted with bicycle racks;

5.12. rollerblade, rollerskate or ride a skateboard;

5.13. ride any bicycles or drive any motorised vehicles (other than wheelchairs and like vehicles used by handicapped persons or other vehicles approved by the Corporation) except in areas specifically set aside for the purpose;

5.14. permit any bicycle to be brought into a Lot or the foyer, stairwells, lifts, hallways, garden areas, balconies or other parts of the Common Property as may be designated by the Corporation or the Managing Agent from time to time;

5.15. erect or fix any sign or notice to any part of the Common Property or a Lot where it can be seen from any exterior position or erect a sandwich board, except as required by law.

5.16. allow any glazed portions of a Lot or the Common Property that surrounds a Lot to be tinted or otherwise treated with the intention to change the visual characteristics of the glazing;

5.17. perform the work of repairing, washing, painting, panel beating or other work of any nature on any vehicle or other equipment (except in any area provided for such activity) provided that this by-law shall not extend to running repairs in the case of breakdown;

5.18. paint, finish or otherwise alter the external facade of any building or improvement forming part of the Common Property or a Lot;

5.19. store, place, display or hang any chattel or item (including any form of decorative or festive lighting and items of clothing) on or from a balcony or terrace forming part of the Common Property and a Lot without the consent of the Corporation except for gas barbeques, outdoor chairs and tables;

5.20. install any equipment or apparatus of any kind (including any blind, light fitting, awning, air conditioning unit, antenna or satellite dish) which:

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5.20.1. extends outside the boundaries of a Lot; or

5.20.2. is located on any balcony; or

5.20.3. protrudes from any building or balcony forming part of a Lot,

without first obtaining the written consent of the Corporation;

5.21. without limiting by-law 5.20, affix a satellite dish to any part of the Common Property; or

5.22. 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;

6. STORAGE OF FLAMMABLE LIQUIDS

6.1. A Lotholder or Occupier of a Lot must not:

6.1.1. except with the written consent of the Corporation, use or store on a Lot or Common Property any flammable chemical, liquid, gas or other flammable material other than chemicals, liquids, gases or other material intended to be used for domestic purposes or in the fuel tank of a motor vehicle; or

6.1.2. do or permit anything, which may invalidate or suspend any insurance policy effected by the Corporation or cause any premium to be increased without the prior written consent of the Corporation.

7. DISPOSAL OF RUBBISH

7.1. A person bound by these by-laws must:

7.1.1. not on the Community Parcel dispose of any rubbish or other material except by depositing the same in the receptacle or areas (if any) specifically provided; and

7.1.2. comply with all the requirements of the Corporation with respect to the type of receptacle in which rubbish or other material must be stored and the separation of different classes of rubbish and other materials.

7.2. A person bound by these by-laws shall dispose of any rubbish or other material on the Community Parcel in accordance with the rubbish disposal policies passed from time to time by the Corporation and in accordance with the requirements of the by-laws of the City of Holdfast Bay in force from time to time.

8. SUPPORT AND PROVISION OF SERVICES

8.1. Except for the purposes of maintenance and renewal and with the written consent of the Corporation, a Lotholder or Occupier of a Lot must not do anything or permit anything to be done on or in relation to that Lot or the Common Property so that:

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8.2. any support or shelter provided by that Lot or the Common Property for any other Lot or the Common Property is interfered with;

8.3. the structural and functional integrity of any part of the Common Property is impaired; or

8.4. the passage or provision of services through the Lot or the Common Property is interfered with.

9. BUSINESS PREMISES

Except to the extent allowed in the Scheme Description, a Lotholder or occupier must not without the consent of the Corporation operate a business premises:

9.1. on any Lot, Lot Subsidiary or Common Property except with the consent of the Corporation and in accordance with the conditions imposed by the Corporation; and

9.2. unless such use of the Lot, Lot Subsidiary or Common Property is otherwise allowed by law.

For the purposes of this by-law "business premises" means premises at which goods are offered for sale or sold to the public by retail or at which services are provided to the public, or to which the public is invited to negotiate for the supply of services.

PART 4 - COMMON PROPERTY

10. CORPORATION TO KEEP COMMON PROPERTY IN GOOD REPAIR

The Corporation must keep the Common Property tidy and free of graffiti and in a state of good and serviceable repair and shall always properly maintain all chattels, fixtures and fittings (including walkways, stairways, lifts, hand rails and intercoms) held by the Corporation or used or intended, adapted or designed for use in connection with the Common Property or the enjoyment thereof by the Lotholders or Occupiers or by their families or visitors and for this purpose may enter into an appropriate contract with a third party for such party to provide such services for the benefit of Lotholders on behalf of the Corporation.

11. PROHIBITED ACTIVITIES

A person shall not undertake any of the following activities or do any of the following things on the Common Property:

11.1. camp or sleep overnight;

11.2. play any game in such a manner as to interfere with the safety or comfort of any other person;

11.3. carry on any business except with the consent of the Corporation;

11.4. sing, busk or play on a musical instrument so as to appear to be for the purpose of entertaining other persons except with the consent of the Corporation;

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11.5. carry, use, discharge or expose any firearm, explosive fireworks, air gun or other weapon;

11.6. obstruct any corridor, hallway, passage or other access way;

11.7. obstruct the lawful use of the Common Property by any person;

11.8. use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other members of the Community Corporation, their customers, clients or visitors;

11.9. smoke nor allow persons under his or her control to smoke in those parts of the Common Property that the Corporation or the Managing Agent may designate as non-smoking areas from time to time;

11.10. mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that forms part of the Common Property without the consent of the Corporation;

11.11. consume nor permit persons under his or her control to consume alcohol or take glassware onto the Common Property without the consent of the Corporation or the Managing Agent; or

11.12. throw, roll or discharge any stone, substance or missile to the danger of any person or animal on the Common Property

12. SECURITY OF COMMON PROPERTY

A Lotholder or Occupier of a Lot must not do anything, which may prejudice the security or safety of the Common Property.

13. NOTIFICATION OF DEFECTS

A Lotholder or Occupier of a Lot must promptly notify the Corporation or the Managing Agent on becoming aware of any damage to or defect in the Common Property.

14. COMPENSATION TO CORPORATION

A Lotholder or Occupier of a Lot will compensate the Corporation for any damage to the Common Property or personal property vested in the Corporation caused by that Lotholder or Occupier or their respective tenants, licensees or invitees.

15. RESTRICTED USE OF COMMON PROPERTY

The Corporation may take measures to ensure the security, and to preserve the safety of the Common Property and the Lots affected by the Corporation from fire or other hazards and without limitation may:

15.1. close off any part of the Common Property not required for access to a Lot on either a temporary or permanent basis or otherwise restrict the access to or use by Lotholders or Occupiers of any part of the Common Property;

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15.2. permit to the exclusion of Lotholders and Occupiers, any designated part of the Common Property to be used by any security person as a means of monitoring security and general safety of the Lots, either solely or in conjunction with other Lots; and

15.3. restrict by means of a Security Key the access of Lotholders or Occupiers of one level of the Community Parcel to any other level of the Community Parcel.

PART 5 - USE OF COMMUNITY LOTS

16. GOOD REPAIR

A Lotholder must:

16.1. maintain the Lot in good repair;

16.2. carry out any work ordered by a council or other public authority in respect of the Lot;

16.3. carry out work required by the Corporation in respect of the Lot;

16.4. maintain and repair the air conditioning condenser and the tiling on the Lot balcony and in the bathroom and kitchen of the Lot.

17. USE OF LOT

A person bound by these by-laws:

17.1. must not use the Lot, or permit the Lot to be used, for any unlawful purpose or any other purpose inconsistent with the Scheme Description;

17.2. must not do or permit or cause permit or suffer to be done or permitted on or about the Lot, any act, matter or thing whatsoever which is or may in the opinion of the Corporation be an offence under any Act of South Australia or the Commonwealth of Australia or regulation or by-law thereunder for the time being in force;

17.3. must allow the Corporation the right at all times on reasonable notice (except in case of emergency when no notice is required), access to the Lot for the purpose of inspecting and carrying out maintenance;

17.4. must pay all rates, taxes, charges, outgoings and assessments in respect of their Lot as they become due and payable;

17.5. must subject to the Act and these by-laws notify the Corporation of any repairs and maintenance required to their Lot;

17.6. must, if requested by the Corporation, trust any repairs and maintenance to the Corporation and shall pay the Corporation's reasonable costs incurred therewith;

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17.7. must ensure that the interior of windows in the Lot and the exterior of windows leading on to the balcony are kept clean and free of stickers, transfers, posters and similar items which are visible from the exterior of the Lot;

17.8. must not change the use or alter the character of the Lot or make or permit to be made any additions or alterations of any kind in or to the Lot unless the said person has complied with the provisions of by-law18;

17.9. must not do or omit or suffer to be done or omitted any act, matter or thing which may interfere with or impede any fire, security or other safety doors in any way and without limiting the generality of the foregoing the Lotholder or Occupier of the Lot shall ensure that all fire, security and garage doors are kept locked or secure in an operational state (as the case may be) when not in immediate use;

17.10. must take every reasonable precaution to prevent water overflowing upon any other Lot or Lot subsidiary or the Common Property;

17.11. must surrender all Security Keys belonging to the Lot or the Building to the Corporation on the sale of the Lot and secure the same undertaking from any tenant on the termination of any tenancy;

17.12. must not use or permit to be used any barbeque other than a gas barbeque upon the balcony of a Lot or upon the Lot subsidiary of a Lot;

17.13. must not use a hose or high-pressured water spraying device to clean the balcony of the Lot;

17.14. must take every reasonable precaution to prevent items from blowing or dropping off the balcony of the Lot;

17.15. must not store bicycles, boats, surfboards or other outdoor recreation equipment in a Lot. Such items to be stored in a Lot Subsidiary (but not a balcony or car park);

17.16. must not conduct a garage sale on the Lot or a Lot subsidiary;

17.17. in order to maintain the visual appearance of the Building, must not place or store any belongings or furniture on any balcony (other than furniture designed for outdoor use);

17.18. must ensure compliance with fire laws in respect of the Lot; and

17.19. must not breach the fire regulations by installing unapproved dead locks or peep holes that would void the Corporation's insurance policy.

18. RENOVATION AND REFURBISHMENT OF LOTS

18.1. A Lotholder or Occupier shall not perform or carry out any prescribed work to or upon the Lot unless:

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18.1.1. such person has submitted a proposal for such refurbishment, renovation, alterations or additions to the Corporation for its consideration and referral (at the option of the Corporation) to an architect of its choosing;

18.1.2. such person has consulted with the architect appointed by the Corporation to advise it in respect of such refurbishment, renovation, alterations or additions and paid to the Corporation the costs incurred by the Corporation of engaging such architect;

18.1.3. such person has obtained all necessary consents or approvals from any council, government or statutory authority pertaining to such alterations or additions and shall upon request from the Corporation provide the Corporation with a copy of any such consents or approvals;

18.1.4. such person obtains the consent of the Corporation by special resolution at least fourteen (14) days before the commencement of such prescribed work; and

18.1.5. such person has made prior arrangements with the Corporation in relation to permitting persons such as workers in to the Lots and make sure that such workers have appropriate current public liability insurance cover.

18.2. The Lotholder shall ensure that:

18.2.1. workers are only permitted to enter a Lot in the presence of the Lotholder or the Occupier commissioning the work to be undertaken or the Corporation.

18.2.2. all work is carried out strictly in accordance with the provisions of the consents granted by the Corporation and any council, government or statutory authority;

18.2.3. all work is undertaken by qualified tradespeople in a proper and workmanlike manner;

18.2.4. all work is undertaken only between the hours of 7.30 am and 5.30 pm on Mondays to Saturdays other than public holidays;

18.2.5. adequate precautions have been taken to ensure that all Common Property is fully protected against damage;

18.2.6. any damage caused to the Common Property is rectified to the satisfaction of the Corporation and at the cost of the Lotholder;

18.2.7. all Common Property areas are left in a clean and tidy condition on the completion of works each day;

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18.2.8. all work is undertaken in such a way so as to cause minimum disturbance or inconvenience to the Lotholders or Occupiers of any other Lots;

18.2.9. all appropriate insurance cover in an amount nominated by the Corporation against damage to persons and property which may be caused or may arise out of such prescribed works is affected and shall ensure that upon request from the Corporation the Corporation is provided with a copy of such insurance policy or policies;

18.2.10. the Corporation is able to inspect the work being undertaken from time to time until such work is complete upon reasonable notice of such intended inspections;

18.2.11. all rubble or refuse arising from the performance of such prescribed works must not be disposed of in domestic garbage bins but must be disposed of as directed by the Corporation; and

18.2.12. where such person proposes to remove and replace the floor covering to the floor of any part of a Lot and where such person proposes to replace the existing floor covering with a hard surface floor covering, then except where such person has obtained the consent of the Corporation, the person must insert an acoustic underlay, which has been approved by the Corporation between the floor and the hard floor covering.

18.3. For the purpose of this by-law, "prescribed work" in relation to a Lot means:

18.3.1. the erection, alteration, demolition or removal of a building or structure;

18.3.2. the alteration of the external appearance of a building or structure;

18.3.3. the removal of or addition to any structural or Common Property brick or concrete wall or slab construction;

18.3.4. the installation, removal or replacement of any tiling to any part of the Lot;

18.3.5. the installation, removal or replacement of any flooring;

18.3.6. alterations to any air conditioning, plumbing, electrical, audio system, television, intercom or other service which involves the drilling, cutting or chasing of holes in the walls, floor or ceilings of any part of the Lot.

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19. MOVING ARTICLES TO AND FROM LOTS

The Lotholder or Occupier shall comply with and observe the following conditions and restrictions as to delivery or movement of goods or furniture to and from a Lot:

19.1. goods or furniture may be delivered to and from a Lot only through such entrances at such times and in such manner as will ensure minimum interference with persons using the entrances or Common Property and will be subject to the prior approval of and must be delivered under the supervision of the Corporation; and

19.2. goods or furniture shall not be left on the Common Property at any time and if so left, may be removed by the Corporation at the expense and risk of the Lotholder.

20. PETS AND ANIMALS

20.1. A Lotholder or Occupier of a Secondary Lot must not except with the approval of the Community Corporation keep a pet other than one small dog only (not exceeding five (5) kilograms in weight) or one small cat only on the lot or other part of the Common Property.

20.2. Where a Lotholder or Occupier of a lot or any other person who is on the Common Property with a Lotholder or Occupier of a lot's consent (express or implied) brings or keeps a pet on the lot or any other part of the Common Property, the Lotholder or Occupier:

20.2.1. is liable to the Lotholder or Occupier of their lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any persons caused by the pet;

20.2.2. is responsible for cleaning up after the pet has used any part of another lot or any part of the Common Property; and

20.2.3. must if required by an ordinary resolution of the Corporation arising from persistent breaches of this by-law cease to keep the pet on the lot or other part of the Common Property.

21. LEASING

21.1. A Lotholder must not lease or grant rights of occupation in respect of the Lot for a period of less than two (2) months.

21.2. Where a Lotholder is permitted to lease or grant rights of occupation in respect of the Lot under this by-law (and does so), the Lotholder must inform the Corporation as to the identity of the lessee or occupier and the terms of the lease.

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22. CHANGE IN OWNERSHIP

A Lotholder must immediately notify the Corporation of:

22.1. any change in ownership of the Lot, or any change in address of a Lotholder; and

22.2. any change in the occupancy of the Lot.

23. SALE OF LOT

A person bound by these by-laws"

23.1. shall ensure that in the event that a Lot is to be sold by auction, that the auction must take place wholly within the Lot so as to not cause a disturbance to other persons on the Community Parcel;

23.2. must not cause, suffer or permit any signs advertising the sale of the Lot to be placed on or in the Community Parcel; and

23.3. must not interfere with or compromise the security system of the building when conducting an open inspection of the Lot.

24. RIGHT TO ENTER LOT

The Corporation shall be permitted by each Lotholder or Occupier and shall have the right at all reasonable times and on giving the Lotholder or the Occupier reasonable notice (except in cases of emergency when no such notice shall be required), to enter upon a Lot for the purpose or in the course of carrying out the functions or duties of the Corporation or exercising its powers which, without limiting the generality of the foregoing, shall be deemed to include the power;

24.1. to inspect a Lot;

24.2. to carry out maintenance repairs or work; and

24.3. to enter upon and inspect any part of a Lot for the purpose of ensuring that the Act and these by-laws are being observed.

25. DISTURBANCE

25.1. The Occupier of a Lot must not engage in conduct that unreasonably disturbs the Occupier of another Lot or others who are lawfully on a Lot or the Common Property.

25.2. The Occupier of a Lot must ensure as far as practicable that persons who are brought or allowed on to a Lot or Common Property by the Occupier do not engage in conduct that unreasonably disturbs the Occupier of another Lot or others who are lawfully on a Lot or the Common Property.

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26. OBSERVANCE OF BY-LAWS

26.1. Where these by-laws restrict the behaviour or activity of a Lotholder or Occupier of a Lot there shall be imposed upon that Lotholder or Occupier an obligation not to permit that behaviour or activity.

26.2. A Lotholder or Occupier of a Lot shall take all reasonable steps to ensure that their visitors or invitees comply with the provisions of these by-laws and in the event of their inability for any reason to ensure such compliance by any such visitor or invitee, they shall thereupon ensure that such visitor or invitee leaves the Community Parcel.

27. INDEMNITY AND RELEASE

A person bound by these by-laws shall:

27.1. indemnify and forever hold harmless the Corporation from and against all and any actions, claims, demands, losses, damages, costs and expenses which the Corporation shall or may become liable in respect of or arising out of any loss or injury personal or in respect of property (suffered by any person in or about the Lot or Common Property) except and to the extent that such loss or injury was caused or contributed to by the negligence of the Corporation;

27.2. occupy and use and keep a Lot at the risk in all things of the Lotholder and the Lotholder hereby releases to the full extent permitted by law the Corporation from any and all claims, demands and damages of every kind resulting from any accident, damage or injury occurring therein except and to the extent that any such claims, demands and damages arise from or as a consequence of the negligence of the Corporation or any servant or agent of the Corporation.

28. CORPORATION MAY MAKE RULES

The Corporation or the Managing Agent may make rules relating to the Common Property not inconsistent with these by-laws and they shall be observed by the Lotholders and their tenants, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Corporation.

29. REMOVAL OF PERSONS

The Corporation may remove any person from a part of the Community Parcel who is found committing a breach of a by-law in that part.

30. SATELLITE DISHES

The Lotholder or Occupier must not without the Corporations' approval erect or install a satellite dish on a Lot and if such approval is obtained any installed satellite dish must be concealed from view.

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31. WINDOW TREATMENTS AND EXTERIOR BLINDS

A Lotholder or Occupier of a Lot must not install or procure the installation of any window furnishings or treatment to the exterior or interior of any windows (including any blinds, curtains, roller screens or privacy screens) without the consent of the Corporation.

PART 6 – GENERAL

32. ACCESS FOR MAINTENANCE AND WINDOW CLEANING

Subject to the provision by the Corporation of prior notice the Corporation and contractors appointed by the Corporation shall be entitled to have access to each Lot for the purpose of undertaking maintenance, cleaning and repair to the Common Property including without limitation external window cleaning.

33. INSURANCE

33.1. The Corporation shall ensure that at all times it keeps current Building insurance for all Buildings within the Scheme for replacement and/or reinstatement.

33.2. The Corporation will ensure that sufficient funds are obtained from the contributions to the administrative fund payable by the Lotholders to enable payment of the premium for the policy of insurance.

33.3. Each Lotholder shall carry their own third-party property and bodily injury insurance on the Lot extending to cover any person occupying the Lotholder's Lot.

33.4. The policy of insurance to be carried by the Lotholder shall be issued by a company approved by the Corporation and shall give such cover as the Corporation in its absolute discretion may require, the minimum requirement being that such a policy of insurance shall give cover for loss or damage to property or person of third parties to a minimum of Twenty Million Dollars ($20,000,000.00) in respect of any one accident or event.

33.5. Proof of coverage by way of a copy of the Lotholder's current receipted insurance or policy shall be supplied to the Corporation on request.

34. CORPORATION'S RIGHTS AND POWERS - UNPAID LEVIES

34.1. A Lotholder (which includes a corporation and a mortgagee in possession) must pay on demand:

34.1.1. the whole of the Corporation's costs and expenses (including solicitor's and own client costs) incurred in recovering levies or money levied upon that Lotholder's Lot by the Corporation pursuant to the Act or pursuant to the by-laws, and

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34.1.2. any costs that are ordered to be paid by the Lotholder to the Corporation by any Court Tribunal or body with authority to order the payment of costs.

34.2. If the Lotholder does not pay such costs and expenses after demand is made for them, the Corporation may take action to recover them in any Court of competent jurisdiction provided that, in respect of the Corporation's party and party costs, the Corporation complies with any procedure for the taxation and recovery of costs provided for in the rules of the Court, Tribunal or other body which orders payment of costs in favour of the Corporation. The Corporation may also enter any costs payable to it as referred to in by- law 34.1 against the levy account of the Lotholder's Lot and note the amount of such costs on any certificate issued in respect of the Lot pursuant to the Real Property Act.

34.3. If a contribution levied under the Act is unpaid thirty (30) days after it falls due for payment, the amount of the unpaid contribution will bear interest at a rate of two percent (2%) above the ninety day (90) day bank bill rate charged by the Corporation's bank, unless otherwise determined by ordinary resolution at a general meeting. At the discretion of the Corporation, any Managing Agent has discretion to write off interest to a limit to be determined by the Corporation from time to time.

34.4. If when a person becomes the Lotholder of a Lot, another person is liable in respect of the Lot to pay interest on a contribution, the Lotholder is jointly and severally liable with the other person for the payment of the interest.

34.5. The amount of any interest is recoverable by the Corporation as a liquidated debt.

34.6. If the Corporation spends money to make good damage caused by a breach of the Act, or of these by-laws by any Lotholder or the tenants, occupiers, guests, servants, employees, children, invitees or licensees of the Lotholder the Corporation may recover the amount spent as a debt in an action in any Court of competent jurisdiction from the Lotholder of the Lot at the time when the breach occurred.

35. SERVICES

Notwithstanding any implication or rule of law to the contrary, the Corporation shall not in any circumstances be liable to the Lotholder for any loss or damage suffered by the Lotholder for any malfunction, failure to function or interruption of or to the water, gas, electricity, power, telephone or other services to the Lot or for the blockage of any sewers, wastes, drains, gutters, downpipes or stormwater drains from any cause whatsoever.

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36. SINKING FUND

36.1. The Corporation may establish a Sinking Fund to fund the provision of major items of repair or maintenance to the Community Parcel.

36.2. The Corporation must advise the Lotholders in writing of the establishment of any such Sinking Fund and of the contribution to be made by the Lotholder.

36.3. The following provision shall apply to any Sinking Fund established under this by-law:

36.3.1. the Corporation will establish a separate fund for such monies and all monies paid by the Lotholder in this regard will be paid into that fund;

36.3.2. that fund or so much of the balance standing to the credit of that fund as remains unexpended from time to time for a purpose for which the fund was established will be held by the Corporation in a separate interest-bearing account; and

36.3.3. any amounts paid by the Corporation to the credit of that fund, and the net interest earned by the Corporation on that fund, will not be applied by the Corporation for any purpose other than payment of outgoings for which the fund was established.

37. COMPLAINTS AND APPLICATIONS

Any complaint or application to the Corporation must be addressed in writing to the Managing Agent, or where there is no Managing Agent, the secretary of the Corporation.

38. SECURITY KEYS

38.1. The Corporation may charge a reasonable fee for any additional Security Key required by a Lotholder.

38.2. A Lotholder must exercise a high degree of caution and responsibility in making a Security Key available for use by any Occupier of a Lot and must use all reasonable endeavours including without limitation an appropriate stipulation in any lease or licence of a Lot to the Occupier to ensure the return of the Security Key to the Lotholder or the Corporation.

38.3. A Lotholder or Occupier of a Lot in possession of a Security Key must not without the Corporation's written consent, duplicate the Security Key or permit it to be duplicated and must take all reasonable precautions to ensure that the Security Key is not lost and is not to dispose of it otherwise than by returning it to the Corporation.

38.4. A Lotholder or Occupier of a Lot must promptly notify the Corporation if a Security Key issued is lost or destroyed.

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39. GYM FACILITIES

39.1. A Lotholder or Occupier of a Lot must not breach nor permit persons under his or her control to breach the regulations as stipulated from time to time by the Corporation(s) in respect of the use of the gym room and surrounding designated areas.

39.2. A Lotholder or Occupier of a Lot must wear appropriate clothing and suitable foot wear when in the gymnasium. All gymnasium equipment must be used with a towel and wiped down after use.

39.3. A lessee or licencee manager may be appointed by the Developer to operate, control and manage the gym facilities and surrounding designated areas and a Lotholder or Occupier must comply with the directions of that lessee or licencee.

39.4. No visitor may enter or use the gym facilities unless:

39.4.1. accompanied by a Lotholder or Occupier of a Lot or the manager (if one has been appointed) pursuant to this by-law; or

39.4.2. is registered as a member.

39.5. The gymnasium will be open for use by Lotholders and Occupiers between the hours of 06:30 and 22:00 daily or such other hours as the lessee or licensee manager appointed may specify.

40. CAR PARK STACKERS

40.1. This By-Law applies to Lot 901 on the Secondary Residential Community Strata Plan and any other Lots which may have included in its respective Lot by plan amendment a car park subsidiary (formerly a car park subsidiary of Lot 901) and capable of installation of a car park stacker ("Relevant Lot").

40.2. The Lotholder of a Relevant Lot acknowledges that the Developer has no obligation whatsoever to install a car park stacker within any car park subsidiary of a Relevant Lot.

40.3. The Lotholder of a Relevant Lot is entitled at its own cost to install within its car park subsidiary a car park stacker on the terms of this By-Law 40.

40.4. The Lotholder of a Relevant Lot must not commence work to install a car park stacker unless:

40.4.1. It has firstly notified the Developer (prior to the deposit of the Community Plan) or the Corporation of its intentions to install a car park stacker;

40.4.2. all requisite permits, approvals and consent under all relevant laws have been obtained and copies of them have been given to the Developer and the secretary of the Corporation;

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40.4.3. such works are undertaken strictly in accordance with those permits, approvals and consents referred to in By-Law 40.4.2; and

40.4.4. such works are undertaken with a minimum of nuisance, annoyance, disturbance and inconvenience to other Occupiers of Lots:

40.5. The Lotholder of a Relevant Lot must not proceed with any such works until the Lotholder of a Relevant Lot;

40.5.1. submits to the Developer or Corporation, as the case may be, plans and specifications of the works required to install the car park stacker;

40.5.2. supplies to the Developer or Corporation such further particulars of those proposed works as the Developer or Corporation may request and as shall be reasonable to enable the Developer or Corporation to be reasonably satisfied that those proposed works accord with the reasonable aesthetic of the Building and is consistent with other installed car stackers in type, design and aesthetics and do not endanger the Building or effect the structural integrity of the Building and are compatible with the overall services to the Building;

40.5.3. receives written approval for those works from the Developer or Corporation, which approval must not be unreasonably withheld, but which approval may be given subject to the condition that the reasonable costs of the Developer's or Corporation's approval must be paid by the Lotholder of a Relevant Lot;

40.5.4. if required by the Developer or Corporation, the Lotholder of a Relevant Lot engages a structural engineer approved by the Corporation to supervise the installation of the car park stacker; and

40.5.5. pays the costs referred to in By-Laws 40.5.3 to the Developer or Corporation.

40.6. The Lot Holder of a Relevant Lot must ensure that the Lotholder of a Relevant Lot's servants, agents and contractors undertaking such works comply with the proper and reasonable directions of the Developer or Corporation concerning the method of building operations, means of access, use of common areas and on site management and building protection, and hours of work that such servants agents and contractors are supervise in the carrying out of such works so far as to minimise any damage to or dirtying of the Common Property and the services therein.

40.7. Before any of the Lotholders of a Relevant Lot's works commence the Lotholder of a Relevant Lot must:

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40.7.1. cause to be effected (and maintained during the period of the building works) a contractor's all risk insurance policy to the satisfaction of the Developer or Corporation; and

40.7.2. deliver a copy of the policy and certificate of currency in respect of the policy to the Developer or Corporation.

40.8. A Lotholder of a Relevant Lot shall ensure that only a single motor vehicle with a maximum gross weight of two thousand (2,000) kilograms, a maximum height of one point eight metres (1.8m), maximum length of five metres (5m) and a maximum width of one point nine metres (1.9m) shall be permitted to use the car park stacker.

40.9. The Lotholder of a Relevant Lot shall at all times operate the car park stacker:

40.9.1. in a safe and responsible manner;

40.9.2. in accordance with the operating instructions of the manufacturer; and

40.9.3. at all times in accordance with the rules, guidelines or limitations imposed by the Developer or Corporation from time to time.

40.10. The Lotholder of a Relevant Lot is solely responsible for the maintenance of the car park stacker and shall engage suitable qualified persons at all times to carry out maintenance and repair of the car park stacker.

41. PERMITS

41.1. In any by-law of the Corporation, unless the contrary intention is clearly indicated, the words "the consent of the Corporation" means the permission of the Corporation given in the form of a written permit.

41.2. The Corporation shall have the power to grant permits in respect of any activity in or on the Community Parcel.

41.3. The Corporation may attach such conditions to a permit as it thinks fit and may vary or revoke such conditions or impose new conditions by notice in writing to the permit holder.

41.4. The Corporation may grant a permit either for a term of up to twelve (12) months or for an identified activity or schedule of activities as it thinks appropriate.

41.5. A permit holder shall comply with each and every condition of the permit. Each event which is a breach of the permit shall constitute a separate offence under these by-laws.

41.6. A permit holder shall pay to the Corporation in advance, such fee as may be determined by the Corporation for the Corporation issuing the permit to the permit holder.

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41.7. Subject to the terms of the permit, the Corporation may cancel, suspend or revoke the permit at any time by notice in writing to the permit holder.

42. OFFENCES

A person who contravenes or fails to comply with the provisions of these by-laws is guilty of an offence.

Maximum penalty: The maximum permitted by the Act

43. BREACH

Where a person bound by these by-laws has acted in breach thereof and the Corporation has incurred expense in remedying such breach, the Corporation shall be entitled to recover such expense from such person.

44. WAIVER

No waiver by the Corporation of one breach of any rule, covenant, obligation or provision herein contained or implied shall operate as a waiver of another breach of the same or any other rules, covenants, obligations or provisions herein contained or implied.

45. NOTICE

Any notice required to be served under these by-laws shall be sufficiently served on the Lotholder if left on the Lot addressed to the Lotholder or if addressed to the Lotholder at the last known address of the Lotholder and forwarded by pre-paid post and if a notice is given by post it shall be deemed to be served at the time when in the ordinary course of post it would be delivered at the address to which it was sent.

EXECUTED by
AESTUS PTY LTD
(ACN 057 169 614)
in accordance with section 127 of the
Corporations Act 2001 (Cth):

Sole Director/Sole Secretary

DATED this 27th day of April 2020

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FORM LF1 (Version 2)
GUIDANCE NOTES AVAILABLE

Orig. **LF 13302806**

13:32 18-May-2020
6 of 12

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
6	LF

AGENT CODE

LODGED BY: Stevens Partners — STEV320

CORRECTION TO: Stevens Partners — STEV320

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1.....

2.....

3.....

4.....

5.....

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED	21 MAY 2020

pro

REGISTRAR-GENERAL

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

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SECONDARY RESIDENTIAL APARTMENT SCHEME DESCRIPTION

COMMUNITY PLAN NO. 42094

179 Greenhill Road Parkside SA 5063

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.

.....

Jeffrey Howard Stevens of Level 1/86 Pirie Street Adelaide SA 5000

Dated 27/4/20

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Secondary Residential
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Development No. 090/C027/18

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Development No. 090/C027/18

COMMUNITY TITLES ACT 1996

SECONDARY RESIDENTIAL APARTMENT

SCHEME DESCRIPTION

COMMUNITY CORPORATION NO 42094 INC

This Scheme Description may only be amended by unanimous resolution of the Corporation in accordance with Section 31 of the Act and the Regulations under the Act.

1. DEFINITIONS

The definitions and interpretations set out herein and set out in Section 3 of the Act shall apply to this Scheme Description and unless the context otherwise requires, the expressions:

1.1. **Act** means the *Community Titles Act 1996* as amended;

1.2. **Common Property** means the Common Property created by the Community Plan;

1.3. **Community Parcel** means the whole of the land comprised in the Community Plan;

1.4. **Community Plan** means Community Plan No. 42094 ;

1.5. **Corporation** means Community Corporation No 42094 Inc constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

1.6. **Council** means the Corporation of the City of Unley;

1.7. **Developer** means Aestus Pty Ltd (ACN 057 169 614) of c/- 25 Franklin Street Adelaide SA 5000;

1.8. **Lot** means a Community Strata Lot comprised in the Community Plan.

1.9. **Primary Community Parcel** means the whole of the land comprised in the Primary Community Plan;

1.10. **Primary Community Plan** means Community Plan No.42090;

1.11. **Primary Corporation** means Community Corporation No. 42090 Inc constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor, or representative of the Corporation appointed in writing.

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2. INTERPRETATION

Unless the contrary intention appears, the following applies:

2.1. a reference to an instrument includes any variation or replacement of it;

2.2. a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

2.3. the singular includes the plural and vice versa;

2.4. the word "person" includes a firm, corporation, a body corporate, an association or an authority;

2.5. words of any gender include every gender;

2.6. a reference to a person or corporation includes a reference to a person's or corporation's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns;

2.7. a reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later;

2.8. headings are inserted for convenience and do not affect the interpretation of this Scheme Description;

2.9. If the whole or any part of a provision of this Scheme Description is invalid, unenforceable or illegal, it is severed. The remainder of this Scheme Description will have full force and effect.

3. IDENTIFICATION OF THE COMMUNITY PARCEL, LOTS AND COMMON PROPERTY

3.1. The Community Parcel and the Lots and Common Property into which the parcel is to be divided is identified as Lot 12 in the Primary Community Plan being portion of the land comprised in Certificate of Title Volume 6224 Folio 953 and being portion of the property located at 79 Greenhill Road Parkside SA 5063.

3.2. The Community Plan is a secondary Community Strata plan being the division of primary Community Strata Lot 12 in the primary Community Plan into fifty-one (51) secondary Community Strata Lots, Lot subsidiaries comprising carparks, balconies, air conditioning condenser units and Common Property.

4. PURPOSES FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

4.1. Each secondary Community Strata Lot is to be used for residential purposes only.

4.2. Lot subsidiaries comprise balconies, air-conditioning condenser units and carparks.

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4.3. The Common Property is to be used by the Corporation, the proprietors and occupiers of the Secondary Strata Lots subject to the restrictions specified in the By-Laws and for the accommodation of service infrastructure, vehicular and pedestrian access.

5. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

For the standard of buildings and other improvements to be erected or made by the Developer, refer to paragraphs 6 and 7 of this Scheme Description.

6. DEVELOPMENT OF COMMUNITY LOTS

The Developer has constructed a nine (9) level building on the Primary Community Parcel in accordance with the development approvals granted by the relevant planning authority and listed as follows:

- numbered 090/512/2016 Decision Notification Forms dated 9 April 2018, 18 July 2018 and 23 August 2018; and
- numbered 090/M004/16 Decision Notification Forms dated 27 June 2018, 21 March 2019, 21 May 2019 and 26 June 2019.

7. DEVELOPMENT OF THE COMMON PROPERTY

7.1. The Developer has constructed the Common Property in accordance with the relevant development approvals granted by the relevant planning authority, being more particular those listed in paragraph 6 above, but subject to such amendments as agreed by the relevant planning authority and prior to the expiry of the development approvals or granted extensions thereof.

7.2. The standard of the work performed and the materials used on the Common Property are of fair average standard or such higher standard as the Developer, in its absolute discretion, determined.

8. CONDITIONS OF DEVELOPMENT IMPOSED PURSUANT TO THE DEVELOPMENT ACT, 1993

The division of and erection of the building on the Primary Community Parcel is subject to conditions imposed by the relevant planning authorities. A copy of decision notifications relating to DA 090/M004/16 are attached to this Scheme Description.

9. OTHER IMPORTANT FEATURES OF THE SCHEME

9.1. The fifty-one (51) secondary Community Strata Lots will be used for residential purposes only with associated car parking and balconies.

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9.2. The Corporation will co-ordinate the security and maintenance of the Lots and the efficient operation of the Common Property and for this purpose may enter into any appropriate contract with a third party for that party to provide such services for the benefit of all owners of Lots in the Community Parcel.

9.3. If it is more efficient and/or cost effective, the Corporation may delegate all or some of its powers in relation to the management of the Common Property to the Primary Corporation which may enter into arrangements with a third party for the administration, control and management of the Community Parcel.

9.4. The Primary Corporation may seek a contribution from the Corporation in relation to the management of the Common Property and the costs of the third party.

10. OTHER INFORMATION REQUIRED BY THE REGULATIONS

No other information is required by the regulations.

EXECUTED by
AESTUS PTY LTD
(ACN 057 169 614)
in accordance with section 127 of the
Corporations Act 2001 (Cth):

Sole Director/Sole Secretary

DATED this 27th day of April 2020

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Secondary Residential
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033/20

ENDORSEMENT BY THE RELEVANT DEVELOPMENT AUTHORITY

The State Commission Assessment Panel (SCAP) hereby endorses this scheme description in accordance with Section 14(4)(d) of the Community Titles Act 1996 and confirms that:

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with the scheme description attached and the relevant plan of Community division under the Community Titles Act 1996 have been granted for a Community Title Land Division of the land into Fifty (50) secondary Strata Community Lots and Common Property.
2. However, this endorsement does not limit the SCAP (or other relevant development authorities) right to refuse, or place conditions on, development approvals under the Development Act 1993 in relation to other development envisaged by the scheme or other authorisations still required.

SIGNED

SIGNED by
delegate of the State Commission
Assessment Panel:

Signature of delegate

Name (print)

Position Held

— DEVELOPMENT ASSESSMENT

Signature of witness

Name (print)

DATED this 24th day of April 2020

Delegate:

Renae Gnida
Senior Planning officer
5 August 2021

Witness

Brett Miller

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ANNEXURE "A"

DEVELOPMENT ACT DECISION NOTIFICATION FORM

AND CONDITIONS

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Secondary Residential
Scheme Description
Development No. 090/C027/18

ENDORSEMENT BY THE RELEVANT DEVELOPMENT AUTHORITY

The State Commission Assessment Panel (SCAP) hereby endorses this scheme description in accordance with Section 14(4)(d) of the Community Titles Act 1996 and confirms that:

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with the scheme description attached and the relevant plan of Community division under the Community Titles Act 1996 have been granted for a Community Title Land Division of the land into Fifty (50) secondary Strata Community Lots and Common Property.

2. However, this endorsement does not limit the SCAP (or other relevant development authorities) right to refuse, or place conditions on, development approvals under the Development Act 1993 in relation to other development envisaged by the scheme or other authorisations still required.

SIGNED

SIGNED by
delegate of the State Commission
Assessment Panel:

Signature of delegate

Mic Gormly
Name (print)

ACTING TEAM LEADER — DEVELOPMENT ASSESSMENT
Position Held

Signature of witness

Elysse Kubar
Name (print)

DATED this 24th day of April 2020

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ANNEXURE "A"

DEVELOPMENT ACT DECISION NOTIFICATION FORM

AND CONDITIONS

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Secondary Residential
Scheme Description
Development No. 090/C403/22

ENDORSEMENT BY THE RELEVANT DEVELOPMENT AUTHORITY

SIGNED

SIGNED by
delegate of the City of Unley:

Signature of delegate

Mark Troncon
Name (print)

Planning Officer
Position Held

Signature of witness

MATTHEW FALCONER
Name (print)

DATED this 7 day of JUNE 2022

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THE CITY of Unley

DECISION NOTIFICATION FORM

DEVELOPMENT ACT, 1993

9 April 2018

Tritan Corporation Pty Ltd
LEVEL 8
25 Franklin Street
ADELAIDE SA 5001

RE: DEVELOPMENT APPLICATION NUMBER 090/512/2016/DACOM/1 (DAC Ref Number 090/M004/16)

FOR: Proposed mixed use development with adapation and renovation of heritage building together with nine storey residential, mixed development for apartments,townhouses, office and smalll coffee shop with associated carparking and landscaping

Stage 1 - Bulk earthworks & piling

Building Code of Australia Classification: 2 5 6 7

AT: 179 Greenhill Road, Parkside SA 5063

Further to your abovementioned application for development you are informed of the recent decision on the Development Application, including all required consents, as follows:

DEVELOPMENT APPLICATION DECISION

(THE 'DETAILS OF DECISION' SECTION *MUST* BE READ AND COMPLIED WITH)

NATURE OF CONSENTS	Lodgement Date	Consent Required	Consent	Consent Date
Development Plan Consent	8 July 2016	Required	Development Plan Consent Granted	27 October 2016
Building Private Certification	19 March 2018	Required	Building Rules Consent Granted	19 March 2018

Development Approval **Granted** **9 April 2018**

VARIATIONS AND AMENDMENTS

Please note that Section 39(7)(d) of the Development Act 1993 provides that unless otherwise approved by the relevant authority, an application to vary a development authorisation cannot seek to extend the period for which the relevant authorisation remains operative.

CITY of VILLAGES
Civic Centre 181 Unley Road
Unley, South Australia 5061
Postal PO Box 1
Unley, South Australia 5061
Telephone (08) 8372 5111
Facsimile (08) 8271 4886
Email pobox1@unley.sa.gov.au
Website www.unley.sa.gov.au

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LAPSE OF APPROVAL

A Development Approval is valid for a period of 12 months from the Date of Decision (or date any Appeal is determined). It will LAPSE and become void if the development is not substantially commenced before that time. Further, it should be completed within three (3) years from the Date of Decision or action may be taken by Council, at the owner's cost, to either remove or complete the development.

APPEALS

If you are aggrieved by the decision or any condition imposed you may appeal to the Environment, Resources and Development Court within two months of receiving this Decision Notification. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address: The Registrar, ERD Court, PO Box 2465, Adelaide SA 5001).

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DETAILS OF DECISION

Reasons for this decision and/or the conditions imposed are set out hereunder:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the following details and plans submitted in Development Application No 090/M004/16.

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- air quality, including odour and dust
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12. The acoustic attenuation measures recommended in the Sonus Acoustics report dated June 2016 forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

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13. The proposed car parking layout shall be designed and constructed to conform to Australian Standard 2890.1:2004 for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Parking Facilities.

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14. The site shall have vehicular access via George Street only. The vehicular crossovers shall be located approximately 32 metres and 72 metres from the Greenhill Road/ George Street corner respectively.

15. All vehicles shall enter and exit the site in a forward direction.

16. The largest vehicle permitted on site shall be an 8 metre long refuse vehicle.

17. All service vehicle movements associated with the development shall be undertaken between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays whilst also generally being undertaken outside of peak hours from Monday- Friday.

18. All commercial vehicle facilities shall be designed in accordance with AS 2890.2 2002.

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Lighting

19. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with the relevant Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

Infrastructure

20. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Roadways

21. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.

Landscaping

22. The landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times, with any diseased or dying plants being replaced.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

General

a. Please note that this consent is granted based upon the context, constraints and locality of this particular site and should not be regarded as an assumed outcome or precedent for other similar development in other locations.

b. As part of any subsequent land division application, all essential shared areas of the site as a whole (such as, but not limited to, bike parking, car parking and access to the site) shall remain common to all occupiers of the site (State Heritage Office and the Apartment Complex) and shall be appropriately represented on the titles of each allotment via appropriate legal measures such as easements, rights of way or similar.

c. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.

d. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

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e. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.

f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

g. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

h. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number (08) 8204 0289).

Environmental Duty

i. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

j. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: http://www.epa.sa.gov.au/pub.html

k. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

l. With regard to the regulated and significant trees are to be retained (including on the council verge), the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments.

Requirements of the standard include:

- The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

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State Heritage

m. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example

- an application to vary the planning consent; or
- Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

n. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease immediately and the SA Heritage Council shall be notified.

o. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department of Environment, Water and Natural Resources on (08) 8124 4960 or e-mail DEWNR.StateHeritageDA@sa.gov.au

p. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) shall be notified under Section 20 of the *Aboriginal Heritage Act 1988.*

BUILDING RULES CONSENT DETAILS OF DECISION:

1. **CERTIFIER**
This application has been privately certified by Katnich Dodd.

The Private Certifier's Building Rules Consent **Conditions** and **Notes** are included in the Development Approval documentation.

2. MANDATORY NOTIFICATIONS

Pursuant to Section 59 of the Development Act, Unley Council must be given a minimum of one (1) business day's notice of the following stages of building work:

- **placement of concrete in any footing, slab, beam, column or other structural member**

NOTE: **A person who fails to comply with this requirement is guilty of an offence and may be liable to pay an expiation fee of $500, or be liable to a maximum penalty of $10,000.**

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NOTES PERTAINING TO BUILDING RULES CONSENT:

The owner of the premises is required to provide on-site toilet accommodation for any contractor. Where it is not possible to provide a toilet pan connected to the sewer together with sufficient water for its flushing, at least one self-contained chemical w/c unit shall be provided at the commencement of any work on the site. Long-drop, trench or nightsoil pan facilities are not permitted. **(Enquiries: SafeWork SA 1300 365 255).**

The attached approval is only for building work carried out within the site boundaries. All work relating to new, altered or damaged crossing places, stormwater discharge pipes under the public footpath, underground electrical services, street trees, public footpaths and kerbing will require a separate application. Required work will be undertaken by Council at the expense of the applicant. Application forms are available at the Council offices.

(Enquiries: Customer Service Team on 8372 5111).

The owner and the builder are responsible for compliance with the provisions of the Local Nuisance and Litter Control Act 2016 for **NOISE & NUISANCE** (i.e. drag out, construction noise & vibration from building sites) to the reasonable satisfaction of Council.

INFRASTRUCTURE
The attached approval is only for building work carried out within the site boundaries. All work on Council property including footpaths, roads and verges relating to new, altered or damaged crossing places, stormwater discharge pipes under the public footpath, underground electrical services, street trees, public footpaths and kerbing will require a separate application. All approved work to be undertaken by the applicant in accordance with Council specifications. Application forms and information sheets are available on the Unley Council website www Unley.sa.gov.au or at Council offices. All damaged infrastructure relating to this development should be repaired by the completion of the development works.
(Enquiries: Assets and Environment Section - 8372 5111)

IMPORTANT: This assessment does not imply compliance with the Electricity Act 1996 as amended or the regulations thereunder, the Work Health and Safety Act 2012 the (State) Equal Opportunity Act 1984 or with the Commonwealth Disability Discrimination Act1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

ENQUIRIES

If you have any enquiries in respect to the Decision or require further assistance with the requirements regarding undertaking and completing the proposed building work and development please contact the Development Section of Council on 08 8372 5111.

PLANNING DELEGATE

BUILDING DELEGATE

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IMPORTANT REMINDER FOR DEVELOPERS AND BUILDERS

The Environment Protection (Water Quality) Policy 2015 prohibits the pollution of the stormwater system and our natural waters. Every person, business and government authority is required to maintain an environmental duty of care. In relation to building sites, this requires reasonable measures to be implemented on-site to ensure that our natural resources such as our creeks, rivers and oceans can be enjoyed by current and future generations.

Under the Water Quality Policy, failure to comply with any of these obligations may result in the issuing of fines and other penalties.

All development and building work is covered by the Environmental Protection Act, 2003, the Local Government Act, 1999 and the Local Nuisance and Litter Control Act 2016. The Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry is provided by the EPA as a guide to help comply with the legislation. Practical advice can be found in the Handbook for Pollution Avoidance on Building Sites.

General advice for applicants, developers and contractors:

- All crossovers no longer required as part of this approved development shall be closed and returned back to kerb and gutter with the footpath levels matching the existing footpath levels in the street at full cost to the applicant.
- Do not allow soil, cement slurry, or any other building materials, or leaf and other organic materials to enter the stormwater system (this includes gutters, drains and waterways, even if they are dry) – **it is important to keep soil on site**
- Ensure appropriate dust control measures are in place (i.e. watering dust prone areas and limiting soil movement during windy periods). Water must not be used to control dust or other pollutants resulting from building works unless water is applied from a hand-held hose fitted with a trigger nozzle, or directly from a motor vehicle designed to carry/deposit water.
- Ensure all reasonable measures are taken to minimise all onsite construction related noise.
- The Local Nuisance and Littler Control Act 2016 specifies:
  Any noisy construction activities shall not be undertaken;
  - on any Sunday or public holiday; or
  - after 7pm or before 7am on any other day.

It is important that all employees and contractors understand their responsibilities.

For further information, please refer to the **Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry,** and the **Handbook for Pollution Avoidance on Building Sites.** Alternatively contact the City of Unley, Environmental Health Section on 8372 5155.

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19/7/18

THE CITY of Unley

DECISION NOTIFICATION FORM

DEVELOPMENT ACT, 1993

18 July 2018.

Tritan Corporation Pty Ltd
LEVEL 8
25 Franklin Street
ADELAIDE SA 5001

RE: DEVELOPMENT APPLICATION NUMBER 090/512/2016/SCAP/2/A
(DAC Ref Number 090/M004/16 V1)

FOR: Proposed mixed use development with adapation and renovation of heritage building together with nine storey residential, mixed development for apartments,townhouses, office and smalll coffee shop with associated carparking and landscaping

Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing

Stage 2 - Structural Works to Ground Floor Level

Building Code of Australia Classification: 2 5 6 7

AT: 179 Greenhill Road, Parkside SA 5063

Further to your abovementioned application for development you are informed of the recent decision on the Development Application, including all required consents, as follows:

DEVELOPMENT APPLICATION DECISION

(THE 'DETAILS OF DECISION' SECTION *MUST* BE READ AND COMPLIED WITH)

NATURE OF CONSENTS	Lodgement Date	Consent Required	Consent	Consent Date
Development Plan Consent	8 July 2016	Required	Development Plan Consent Granted	27 October 2016
Development Plan Consent	19 February 2018	Required	Development Plan Consent Granted	27 June 2018
Building Private Certification	17 July 2018	Required	Building Rules Consent Granted	17 July 2018

Development Approval **Granted** **18 July 2018**

CITY of VILLAGES
Civic Centre 181 Unley Road
Unley, South Australia 5061
Postal PO Box 1
Unley, South Australia 5061
Telephone (08) 8372 5111
Facsimile (08) 8271 4886
Email pobox1@unley.sa.gov.au
Website www.unley.sa.gov.au

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VARIATIONS AND AMENDMENTS

In accordance with Section 39(7) of the Development Act, 1993, the approval of this variation has no effect on the operation of the relevant authorisation to which it relates and **does not extend** the period for which the relevant authorisation remains operative.

APPEALS

If you are aggrieved by the decision or any condition imposed you may appeal to the Environment, Resources and Development Court within two months of receiving this Decision Notification. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address: The Registrar, ERD Court, PO Box 2465, Adelaide SA 5001).

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Lighting

19. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with the relevant Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

Infrastructure

20. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Roadways

21. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.

Landscaping

22. The landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times, with any diseased or dying plants being replaced.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

General

a. Please note that this consent is granted based upon the context, constraints and locality of this particular site and should not be regarded as an assumed outcome or precedent for other similar development in other locations.

b. As part of any subsequent land division application, all essential shared areas of the site as a whole (such as, but not limited to, bike parking, car parking and access to the site) shall remain common to all occupiers of the site (State Heritage Office and the Apartment Complex) and shall be appropriately represented on the titles of each allotment via appropriate legal measures such as easements, rights of way or similar.

c. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.

d. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

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e. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.

f. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

g. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

h. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number (08) 8204 0289).

Environmental Duty

i. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

j. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: http://www.epa.sa.gov.au/pub.html

k. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

l. With regard to the regulated and significant trees are to be retained (including on the council verge), the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments.

Requirements of the standard include:

- The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
- The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site;
- The use of approved signs to identify the Tree Protection Zone;
- Mulching, watering and weed removal recommendations to maintain the tree protection zone.

Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

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State Heritage

m. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example

- an application to vary the planning consent; or
- Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

n. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease immediately and the SA Heritage Council shall be notified.

o. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department of Environment, Water and Natural Resources on (08) 8124 4960 or e-mail DEWNR.StateHeritageDA@sa.gov.au

p. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) shall be notified under Section 20 of the *Aboriginal Heritage Act 1988.*

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Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing.

PLANNING CONDITIONS:

1. That the development shall be established in strict accordance with the details and plans submitted in the original Development Authorisation 090/M004/16 (and applicable conditions) except where superseded by any plans listed below, where minor amendments may be required by other relevant Acts, or by further conditions imposed by this variation authorisation:

Plans drawn by JPE Design Studio – Project Number 10015

Drawing Title	Drawing No.	Revision	Date
Proposed Site Plan	SK 01	A	Nov 15
Streetscape Elevations	SK 02	A	Nov 15
Streetscape Elevations	SK 03	A	Nov 15
Basement Floor Plan	SK 04	A	Jun 16
Ground Level Floor Plan	SK 05	B	Jun 16
Landscaping Plan	SK 06	D	Jun 16
Level 1 Floor Plan	SK 07	C	Jun 16
North and West Elevations	SK 18	E	Nov 15
South and East Elevations	SK 19	B	Nov 15
Section A	SK 20	B	Nov 15
George Street perspective view showing proposed transformer location and screening	SK-901	E	14/06/2018
Plan view showing proposed transformer location and screening	SK-902	E	14/06/2018

CIRQA Plan – Project Number 15056

Drawing Title	Drawing No.	Revision	Date
Refuse Collection Vehicle Turn Path Plan	Sheet #4_SH01	A	6/6/18

ADVISORY NOTES:

a. The development must be substantially commenced within 12 months of the date of the original notification for DA 090/M004/16, unless this period has been extended by the SCAP.

b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the original notification for DA 090/M004/16 unless this period is extended by the SCAP.

c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

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BUILDING RULES CONSENT DETAILS OF DECISION:

CERTIFIER
This application has been privately certified by Katnich Dodd.

The Private Certifier's Building Rules Consent **Conditions** and **Notes** are included in the Development Approval documentation.

MANDATORY NOTIFICATIONS

Pursuant to Section 59 of the Development Act, Unley Council must be given a minimum of one (1) business day's notice of the following stages of building work:

- **placement of concrete in any footing, slab, beam, column or other structural member**

NOTE: A person who fails to comply with this requirement is guilty of an offence and may be liable to pay an expiation fee of $500, or be liable to a maximum penalty of $10,000.

NOTES PERTAINING TO BUILDING RULES CONSENT:

- The owner of the premises is required to provide on-site toilet accommodation for any contractor. Where it is not possible to provide a toilet pan connected to the sewer together with sufficient water for its flushing, at least one self-contained chemical w/c unit shall be provided at the commencement of any work on the site. Long-drop, trench or nightsoil pan facilities are not permitted. **(Enquiries: SafeWork SA 1300 365 255).**

- The owner and the builder are responsible for compliance with the provisions of the Local Nuisance and Litter Control Act 2016 for **NOISE & NUISANCE** (i.e. drag out, construction noise & vibration from building sites) to the reasonable satisfaction of Council.

INFRASTRUCTURE
The attached approval is only for building work carried out within the site boundaries. All work on Council property including footpaths, roads and verges relating to new, altered or damaged crossing places, stormwater discharge pipes under the public footpath, underground electrical services, street trees, public footpaths and kerbing will require a separate application. All approved work to be undertaken by the applicant in accordance with Council specifications. Application forms and information sheets are available on the Unley Council website www Unley.sa.gov.au or at Council offices. All damaged infrastructure relating to this development should be repaired by the completion of the development works.
(Enquiries: Assets and Environment Section - 8372 5111)

IMPORTANT: This assessment does not imply compliance with the Electricity Act 1996 as amended or the regulations thereunder, the Work Health and Safety Act 2012 the (State) Equal Opportunity Act 1984 or with the Commonwealth Disability Discrimination Act1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

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ENQUIRIES

If you have any enquiries in respect to the Decision or require further assistance with the requirements regarding undertaking and completing the proposed building work and development please contact the Development Section of Council on 08 8372 5111.

DELEGATED OFFICER

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IMPORTANT REMINDER FOR DEVELOPERS AND BUILDERS

The Environment Protection (Water Quality) Policy 2015 prohibits the pollution of the stormwater system and our natural waters. Every person, business and government authority is required to maintain an environmental duty of care. In relation to building sites, this requires reasonable measures to be implemented on-site to ensure that our natural resources such as our creeks, rivers and oceans can be enjoyed by current and future generations.

Under the Water Quality Policy, failure to comply with any of these obligations may result in the issuing of fines and other penalties.

All development and building work is covered by the Environmental Protection Act, 2003, the Local Government Act, 1999 and the Local Nuisance and Litter Control Act 2016. The Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry is provided by the EPA as a guide to help comply with the legislation. Practical advice can be found in the Handbook for Pollution Avoidance on Building Sites.

General advice for applicants, developers and contractors:

- All crossovers no longer required as part of this approved development shall be closed and returned back to kerb and gutter with the footpath levels matching the existing footpath levels in the street at full cost to the applicant.
- Do not allow soil, cement slurry, or any other building materials, or leaf and other organic materials to enter the stormwater system (this includes gutters, drains and waterways, even if they are dry) – **it is important to keep soil on site**
- Ensure appropriate dust control measures are in place (i.e. watering dust prone areas and limiting soil movement during windy periods). Water must not be used to control dust or other pollutants resulting from building works unless water is applied from a hand-held hose fitted with a trigger nozzle, or directly from a motor vehicle designed to carry/deposit water.
- Ensure all reasonable measures are taken to minimise all onsite construction related noise.
- The Local Nuisance and Littler Control Act 2016 specifies:
  Any noisy construction activities shall not be undertaken;
  - on any Sunday or public holiday; or
  - after 7pm or before 7am on any other day.

It is important that all employees and contractors understand their responsibilities.

For further information, please refer to the **Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry,** and the **Handbook for Pollution Avoidance on Building Sites.** Alternatively contact the City of Unley, Environmental Health Section on 8372 5155.

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THE CITY of Unley

DECISION NOTIFICATION FORM

DEVELOPMENT ACT, 1993

23 August 2018

Tritan Corporation Pty Ltd
LEVEL 8
25 Franklin Street
ADELAIDE SA 5001

RE: DEVELOPMENT APPLICATION NUMBER 090/512/2016/SCAP/3/A
FOR: Proposed mixed use development with adapation and renovation of heritage building together with nine storey residential, mixed development for apartments,townhouses, office and smalll coffee shop with associated carparking and landscaping
Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation
of transformer, inclusion of pump room and removal of affordable housing
Stage 3 - Balance of Work
AT: 179 Greenhill Road, Parkside SA 5063

Further to your abovementioned application for development you are informed of the recent decision on the Development Application, including all required consents, as follows:

DEVELOPMENT APPLICATION DECISION

(THE 'DETAILS OF DECISION' SECTION *MUST* BE READ AND COMPLIED WITH)

NATURE OF CONSENTS	Lodgement Date	Consent Required	Consent	Consent Date
Development Plan Consent	8 July 2016	Required	Development Plan Consent Granted	27 October 2016
Development Plan Consent	19 February 2018	Required	Development Plan Consent Granted	27 June 2018
Building Private Certification	31 July 2018	Required	Building Rules Consent Granted	31 July 2018

Development Approval **Granted** **23 August 2018**

VARIATIONS AND AMENDMENTS

In accordance with Section 39(7) of the Development Act, 1993, the approval of this variation has no effect on the operation of the relevant authorisation to which it relates and **does not extend** the period for which the relevant authorisation remains operative.

CITY *of* VILLAGES
Civic Centre 181 Unley Road
Unley, South Australia 5061
Postal PO Box 1
Unley, South Australia 5061
Telephone (08) 8372 5111
Facsimile (08) 8271 4886
Email pobox1@unley.sa.gov.au
Website www.unley.sa.gov.au

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APPEALS

If you are aggrieved by the decision or any condition imposed you may appeal to the Environment, Resources and Development Court within two months of receiving this Decision Notification. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address: The Registrar, ERD Court, PO Box 2465, Adelaide SA 5001).

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DETAILS OF DECISION

Reasons for this decision and/or the conditions imposed are set out hereunder:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the following details and plans submitted in Development Application No 090/M004/16.

Drawing No.	Sheet Title	Revision	Date
SK00	JPE Design Studio, Project Number 10015, Existing Site Plan	N/A	June 16
SK01	JPE Design Studio, Project Number 10015, Proposed Site Plan	N/A	Nov 15
SK02	JPE Design Studio, Project Number 10015, Greenhill Road Streetscape Elevations	N/A	Nov 15
SK03	JPE Design Studio, Project Number 10015, George Street Streetscape Elevations	N/A	June 16
SK04	JPE Design Studio, Project Number 10015, Basement Floor	N/A	June 16
SK05	JPE Design Studio, Project Number 10015, Ground Level Floor Plan	A	Sep 16
SK06	JPE Design Studio, Project Number 10015, Landscape Plan	A	Sep 16
SK07	JPE Design Studio, Project Number 10015, Level 1 Floor Plan	B	June 16
SK08	JPE Design Studio, Project Number 10015, Level 2 Floor Plan	N/A	June 16
SK09	JPE Design Studio, Project Number 10015, Level 3 Floor Plan	A	Sep 16
SK10	JPE Design Studio, Project Number 10015, Level 4 Floor Plan	N/A	June 16
SK11	JPE Design Studio, Project Number 10015, Level 5 Floor Plan	N/A	June 16
SK12	JPE Design Studio, Project Number 10015, Level 6-7 Floor	N/A	June 16
SK13	JPE Design Studio, Project Number 10015, Level 8 Floor Plan	N/A	June 16
SK14	JPE Design Studio, Project Number 10015, Level 9 Floor Plan	N/A	June 16
SK15	JPE Design Studio, Project Number 10015, Roof Plan	N/A	June 16
SK18	JPE Design Studio, Project Number 10015, North and West Elevations Plan	B	Nov 15
SK19	JPE Design Studio, Project Number 10015, South and East Elevations Plan	N/A	Nov 15
SK20	JPE Design Studio, Project Number 10015, Section A Plan	N/A	Nov 15

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SK21	JPE Design Studio, Project Number 10015, Detail Section B Overlooking Diagrams Plan	N/A	Nov 15
SK22	JPE Design Studio, Project Number 10015, Detail Section C Overlooking Diagrams Plan	N/A	Nov 15
SK23	JPE Design Studio, Project	N/A	Nov 15
	Number 10015, Detail Section D Overlooking Diagrams Plan		
SK24	JPE Design Studio, Project Number 10015, Detail Plan George Street South	N/A	June 16
	Shadow Diagram Plan		

Reports and Correspondence

- Planning Report and Contextual Information by JPE Consultants dated 24 June 2016
- Planning Report by IBS Consultants dated 28 June 2016
- Traffic and Transport Report by Cirqa Consultants dated 1 September 2016
- Stormwater Management Report by TMK Consulting dated 15 August 2016
- Waste Management Plan Report by Colby Industries dated 9 June 2016
- Sonus Environmental Noise Assessment Report dated June 2016
- Tree Report by Arborman Tree Solutions dated 27 May 2016 and response to council concerns dated 21 July 2016.
- Heritage Impact Statement by Catalyst Consultants dated 28 June 2016
- Heritage Management Strategy by Catalyst Consultants dated 18 March 2016
- Sustainability Strategy Report by d2 Consultants dated 7 June 2016
- Wind Impact Assessment by Vipac Engineers and Scientists dated 25 May2016
- Community Engagement Summary by Natalie Fuller and Associates dated June 2016
- Revised CIRQA Car parking study dated 30 September 2016
- Response planning report by IBS Consultants dated 30 September 2016
- Additional information response to deferred item by JPE dated 30 September 2016.

State Heritage

2. The original east facade of St Margaret's shall be reinstated as (and remain legible as) an external face red brick wall, to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources prior to the issue of development approval.

3 Glass selection for the new office building adjacent St. Margaret's shall achieve a high degree of transparency, so that the original east facade of St. Margaret's remains legible from the outside. A sample of the proposed glazing system shall be submitted to the Development Assessment Commission for approval, in consultation with the Department of Environment, Water and Natural Resources.

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4. Site induction of all contractors and staff undertaking the works shall be undertaken and include information about the heritage significance and listing of the place, and about potential archaeological issues. Site inductions should highlight good heritage practice and what to do if works vary from the approval. A generic site induction is attached for reference.

5. Detailed documentation of the junctions between the proposed link structure and the eastern face of St Margaret's shall be submitted to the satisfaction of the Development Assessment Commission in consultation with the Department of Environment, Water and Natural Resources.

Construction and site works

6. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication "Environmental Management of On-site Remediation" - to minimise environmental harm and disturbance during construction.

7. The management plan must incorporate, without being limited to, the following matters:

   a. avoidance of damage to the trees within that part of the road reserve immediately adjacent the site.
   b. air quality, including odour and dust
   c. surface water including erosion and sediment control
   d. soils, including fill importation, stockpile management and prevention of soil contamination
   e. groundwater, including prevention of groundwater contamination
   f. noise
   g. occupational health and safety.

   For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*
   www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

   The CEMP shall be submitted to the Development Assessment Commission prior to commencement of site works and construction.

Stormwater

8. A detailed stormwater management plan with accompanying calculations (based on 40% pre- development site coverage) shall be submitted which demonstrates the retention/detention volumes to ensure the flow rates discharging from the development are less than or equal to the 40% pre-development site coverage capacity of the existing council infrastructure. Should discharge rates exceed the 40% pre-development site coverage capacity of the infrastructure, upgrades to George Street infrastructure through a deed agreement to the council will be required, the cost of which will be borne by the developer. The above shall be carried out in consultation with Unley council and to the satisfaction of the Development Assessment Commission.

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9. As part of the final detailed stormwater management plan, a final location site and elevation and plan for the proposed rainwater tanks along the eastern boundary showing dimensions, material, colour and how it is intended to screen the tanks from view shall be submitted and approved to the satisfaction of the Development Assessment Commission.

Significant Tree Protection

10. All tree protection measures as outlined in the Recommendations of the report prepared by Aborman Tree Solutions dated 27 May 2016 submitted with and forming part of the application, shall be implemented throughout the project construction to ensure the adequate protection of the Significant Tree.

Plant and Equipment

11. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) at the most affected residence when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

Noise

12. The acoustic attenuation measures recommended in the Sonus Acoustics report dated June 2016 forming part of this consent shall be fully incorporated into the building rules documentation to the satisfaction of the Development Assessment Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

Car Park Layout

13. The proposed car parking layout shall be designed and constructed to conform to Australian Standard 2890.1:2004 for Off-Street Parking Facilities and Australian Standard 2890.6:2009 for Parking Facilities.

Access and Loading/Unloading

14. The site shall have vehicular access via George Street only. The vehicular crossovers shall be located approximately 32 metres and 72 metres from the Greenhill Road/ George Street corner respectively.

15. All vehicles shall enter and exit the site in a forward direction.

16. The largest vehicle permitted on site shall be an 8 metre long refuse vehicle.

17. All service vehicle movements associated with the development shall be undertaken between 7am and 10pm Monday to Saturday and 9am and 10pm Sunday and Public Holidays whilst also generally being undertaken outside of peak hours from Monday-Friday.

18. All commercial vehicle facilities shall be designed in accordance with AS 2890.2 2002.

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Lighting

19. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with the relevant Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

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Landscaping

22. The landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times, with any diseased or dying plants being replaced.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

General

a. Please note that this consent is granted based upon the context, constraints and locality of this particular site and should not be regarded as an assumed outcome or precedent for other similar development in other locations.

b. As part of any subsequent land division application, all essential shared areas of the site as a whole (such as, but not limited to, bike parking, car parking and access to the site) shall remain common to all occupiers of the site (State Heritage Office and the Apartment Complex) and shall be appropriately represented on the titles of each allotment via appropriate legal measures such as easements, rights of way or similar.

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g. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

h. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number (08) 8204 0289).

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i. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

j. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: http://www.epa.sa.gov.au/pub.html

k. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements

l. With regard to the regulated and significant trees are to be retained (including on the council verge), the applicant is advised to consult Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments.

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State Heritage.

m. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example

- an application to vary the planning consent; or
- Building Rules documentation that incorporates differences from the proposal as documented in the planning application.

n. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease immediately and the SA Heritage Council shall be notified.

o. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department of Environment, Water and Natural Resources on (08) 8124 4960 or e-mail DEWNR.StateHeritageDA@sa.gov.au

p. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) shall be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

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1. That the development shall be established in strict accordance with the details and plans submitted in the original Development Authorisation 090/M004/16 (and applicable conditions) except where superseded by any plans listed below, where minor amendments may be required by other relevant Acts, or by further conditions imposed by this variation authorisation:

Plans drawn by JPE Design Studio – Project Number 10015

Drawing Title	Drawing No.	Revision	Date
Proposed Site Plan	SK 01	A	Nov 15
Streetscape Elevations	SK 02	A	Nov 15
Streetscape Elevations	SK 03	A	Nov 15
Basement Floor Plan	SK 04	A	Jun 16
Ground Level Floor Plan	SK 05	B	Jun 16
Landscaping Plan	SK 06	D	Jun 16
Level 1 Floor Plan	SK 07	C	Jun 16
North and West Elevations	SK 18	E	Nov 15
South and East Elevations	SK 19	B	Nov 15
Section A	SK 20	B	Nov 15
George Street perspective view showing proposed transformer location and screening	SK-901	E	14/06/2018
Plan view showing proposed transformer location and screening	SK-902	E	14/06/2018

CIRQA Plan – Project Number 15056

Drawing Title	Drawing No.	Revision	Date
Refuse Collection Vehicle Turn Path Plan	Sheet #4, SH01	A	6/6/18

ADVISORY NOTES:

a. The development must be substantially commenced within 12 months of the date of the original notification for DA 090/M004/16, unless this period has been extended by the SCAP.

b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the original notification for DA 090/M004/16 unless this period is extended by the SCAP.

c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

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BUILDING RULES CONSENT DETAILS OF DECISION:
CERTIFIER
This application has been privately certified by Katnich Dodd.

The Private Certifier's Building Rules Consent **Conditions** and **Notes** are included in the Development Approval documentation.

MANDATORY NOTIFICATIONS

Pursuant to Section 59 of the Development Act, Unley Council must be given a minimum of one (1) business day's notice of the following stages of building work:

- **placement of concrete in any footing, slab, beam, column or other structural member**
- **completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs)**
- **in relation to building work involving the use of a designated building product (ACP cladding or similar product) on a designated building, 1 business days' notice of the intended commencement of the installation of the designated building product**
- **completion of the building work, prior to occupation of the building**

NOTE: A person who fails to comply with this requirement is guilty of an offence and may be liable to pay an expiation fee of $500, or be liable to a maximum penalty of $10,000.

A Certificate of Occupancy must be issued by the Private Certifier and a copy supplied to Council before the building can be occupied..

NOTES PERTAINING TO BUILDING RULES CONSENT:

- The person proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS:

- Regulation 76 requires that the relevant authority on granting provisional rules consent, issue a schedule that specifies the essential safety provisions for the building and the standards or requirements for the maintenance and testing in respect each of those essential safety provisions set out in Minister's Specification SA 76. The items to be inspected or tested are detailed on the attached schedule.
- Proof of maintenance must be provided to Council each calendar year by the building owner.

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SCHEDULE OF ESSENTIAL SAFETY PROVISIONS - FORM 2:

- The attached Form 2 of Schedule 16 of the Development Regulations shall be completed and signed by the contractor responsible for the installation or alteration of the particular item(s). The attached *Statement of Compliance* shall be completed by the builder and passed on, together with the completed Form(s) 2, to Katnich Dodd at the completion of the work.

CERTIFICATE OF OCCUPANCY:

- A new Certificate of Occupancy **is required** to be issued in relation to the proposed development., before granting a certificate of occupancy,Katnich Dodd will require:

  1. a *Statement of Compliance* from the licensed building work contractor who carried out the relevant work or who was in charge of carrying out the relevant work; or if there is no such licensed building work contractor- from a registered building work supervisor or private certifier all in accordance with the attached pro-forma, which must also be signed by the owner of the relevant land, or by someone acting on his or her behalf; and
  2. a certificate of compliance for each essential safety provision, in the appropriate form under schedule 16, signed by the installer of the safety provision, or where the installer is a company, signed by the manager responsible for the installation work;

- Pursuant to the Local Government Act, the builder may be required to erect and maintain hoardings and platforms for the protection of the public on adjoining streets and footpaths as directed by the Council.

- The owner of the premises is required to provide on-site toilet accommodation for any contractor. Where it is not possible to provide a toilet pan connected to the sewer together with sufficient water for its flushing, at least one self-contained chemical w/c unit shall be provided at the commencement of any work on the site. Long-drop, trench or nightsoil pan facilities are not permitted. **(Enquiries: SafeWork SA 1300 365 255).**

- The owner and the builder are responsible for compliance with the provisions of the Local Nuisance and Litter Control Act 2016 for **NOISE & NUISANCE** (i.e. drag out, construction noise & vibration from building sites) to the reasonable satisfaction of Council.

INFRASTRUCTURE
The attached approval is only for building work carried out within the site boundaries. All work on Council property including footpaths, roads and verges relating to new, altered or damaged crossing places, stormwater discharge pipes under the public footpath, underground electrical services, street trees, public footpaths and kerbing will require a separate application. All approved work to be undertaken by the applicant in accordance with Council specifications. Application forms and information sheets are available on the Unley Council website www Unley.sa.gov.au or at Council offices. All damaged infrastructure relating to this development should be repaired by the completion of the development works.
(Enquiries: Assets and Environment Section - 8372 5111)

IMPORTANT: This assessment does not imply compliance with the Electricity Act 1996 as amended or the regulations thereunder, the Work Health and Safety Act 2012 the (State) Equal Opportunity Act 1984 or with the Commonwealth Disability Discrimination Act1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

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ENQUIRIES

If you have any enquiries in respect to the Decision or require further assistance with the requirements regarding undertaking and completing the proposed building work and development please contact the Development Section of Council on 08 8372 5111.

PLANNING DELEGATE

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IMPORTANT REMINDER FOR DEVELOPERS AND BUILDERS

The Environment Protection (Water Quality) Policy 2015 prohibits the pollution of the stormwater system and our natural waters. Every person, business and government authority is required to maintain an environmental duty of care. In relation to building sites, this requires reasonable measures to be implemented on-site to ensure that our natural resources such as our creeks, rivers and oceans can be enjoyed by current and future generations.

Under the Water Quality Policy, failure to comply with any of these obligations may result in the issuing of fines and other penalties.

All development and building work is covered by the Environmental Protection Act, 2003, the Local Government Act, 1999 and the Local Nuisance and Litter Control Act 2016. The Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry is provided by the EPA as a guide to help comply with the legislation. Practical advice can be found in the Handbook for Pollution Avoidance on Building Sites.

General advice for applicants, developers and contractors:

- All crossovers no longer required as part of this approved development shall be closed and returned back to kerb and gutter with the footpath levels matching the existing footpath levels in the street at full cost to the applicant.
- Do not allow soil, cement slurry, or any other building materials, or leaf and other organic materials to enter the stormwater system (this includes gutters, drains and waterways, even if they are dry) – **it is important to keep soil on site**
- Ensure appropriate dust control measures are in place (i.e. watering dust prone areas and limiting soil movement during windy periods). Water must not be used to control dust or other pollutants resulting from building works unless water is applied from a hand-held hose fitted with a trigger nozzle, or directly from a motor vehicle designed to carry/deposit water.
- Ensure all reasonable measures are taken to minimise all onsite construction related noise.
- The Local Nuisance and Littler Control Act 2016 specifies:
  Any noisy construction activities shall not be undertaken;
  - on any Sunday or public holiday; or
  - after 7pm or before 7am on any other day.

It is important that all employees and contractors understand their responsibilities.

For further information, please refer to the **Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry,** and the **Handbook for Pollution Avoidance on Building Sites.** Alternatively contact the City of Unley, Environmental Health Section on 8372 5155.

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AMENDED

STATE COMMISSION ASSESSMENT PANEL

Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Telephone: 08 7109 7060
ABN 92 366 288 135

http://www.saplanningcommission.sa.gov.au/scap

Our Ref: *2018/06067/01*

27 June 2018

Mr Dennis Chung
dchung@lbservices.net.au

Dear Mr Chung

Applicant:	Astecvs Pty Ltd
Application Number:	090/M004/16 V1
Proposed Development:	Variation to DA 090/M004/16 for construction of a mixed use development comprising dwellings, office and shop; adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping. Variation: increase in building height by 2.5m, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing.
Subject Land:	179 Greenhill Road, Parkside

Attached is a Development Plan consent for the above development, subject to the conditions and notes as listed.

Prior to commencing work, the development will require an assessment for the purposes of the Building Rules, to ensure the safety and stability of construction. That assessment can be conducted by a private certifier or the City of Unley. Please discuss this assessment your private certifier or with the Council to determine the most appropriate body to deal with the Building Rules assessment. After that assessment is complete, and the certified building documents finalised, the Council will be able to issue the development approval, consistent of course with the Development Plan Consent now issued by the State Commission Assessment Plan (SCAP).

Note: No work on site can commence until you have received a development approval from the Council.

If you have any questions relating to this matter please contact Elysse Kuhar of this office by telephone on 7109 7072 or email Elysse.Kuhar@sa.gov.au.

Yours sincerely

Brett Miller
Team Leader - Inner Metro Growth
as delegate of the
STATE COMMISSION ASSESSMENT PANEL

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South Australia - Regulation 42 under the Development Act 1993

DECISION NOTIFICATION FORM

Contact Officer: Elysse Kuhar
Telephone: 7109 7072
KNET Reference: 2018/06067/01

Development Number:
090/M004/16 V1
Council DA Number:
-

FOR DEVELOPMENT APPLICATION

DATED: 19 February 2018
REGISTERED ON: 5 March 2018

TO: Aestus Pty Ltd
GPO Box 1346
ADELAIDE SA 5000
EMAIL: c/- Dennis Chung: dchung@ibservices.net.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Section	Street	Suburb	Hundred	Title Reference
200	DP 95015	GREENHILL ROAD	PARKSIDE	PARKSIDE	6151/798
201	DP 95015	GEORGE STREET	PARKSIDE	PARKSIDE	5161/799

NATURE OF PROPOSED DEVELOPMENT: Variation to development authorisation 090/M004/16 for an increase in building height, reduction in number of ground floor apartments, alterations to internal layouts, relocation of transformer, inclusion of pump room and removal of affordable housing

From: **STATE COMMISSION ASSESSMENT PANEL**

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	CONDITIONS	DATE OF DECISION
Development Plan Consent	GRANTED	1	27 June 2018
Building Rules Consent	REQUIRED		
DEVELOPMENT APPROVAL	REQUIRED		

Any conditions imposed are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Brett Miller
A\UNIT MANAGER, STATE ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Decision: 27 June 2018
[1] **Sheets Attached**

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PLANNING CONDITIONS:

1. That the development shall be established in strict accordance with the details and plans submitted in the original Development Authorisation 090/M004/16 (and applicable conditions) except where superseded by any plans listed below, where minor amendments may be required by other relevant Acts, or by further conditions imposed by this variation authorisation:

Plans drawn by JPE Design Studio – Project Number 10015

Drawing Title	Drawing No.	Revision	Date
Proposed Site Plan	SK 01	A	Nov 15
Streetscape Elevations	SK 02	A	Nov 15
Streetscape Elevations	SK 03	A	Nov 15
Basement Floor Plan	SK 04	A	Jun 16
Ground Level Floor Plan	SK 05	B	Jun 16
Landscaping Plan	SK 06	D	Jun 16
Level 1 Floor Plan	SK 07	C	Jun 16
North and West Elevations	SK 18	E	Nov 15
South and East Elevations	SK 19	B	Nov 15
Section A	SK 20	B	Nov 15
George Street perspective view showing proposed transformer location and screening	SK-901	E	14/06/2018
Plan view showing proposed transformer location and screening	SK-902	E	14/06/2018

CIRQA Plan – Project Number 15056

Drawing Title	Drawing No.	Revision	Date
Refuse Collection Vehicle Turn Path Plan	Sheet #4_SH01	A	6/6/18

ADVISORY NOTES:

a. The development must be substantially commenced within 12 months of the date of the original notification for DA 090/M004/16, unless this period has been extended by the SCAP.

b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the original notification for DA 090/M004/16 unless this period is extended by the SCAP.

c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.

d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.

Brett Miller
A\UNIT MANAGER, STATE ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL

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AMENDMENTS NO 2

STATE COMMISSION ASSESSMENT PANEL
A COMMITTEE OF THE STATE PLANNING COMMISSION

Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Telephone: 08 7109 7060

ABN 92 366 288 135

Our Ref: *2018/06067/01*

21 March 2019

Austecvs Pty Ltd
C/- Mr Dennis Chung
IBS Planning & Projects
PO Box 111
Burnside SA 5066

Sent via e-mail to: dchung@ibservices.net.au

Application Number:	090/M004/16 V1 R2
Applicant:	Austecvs Pty Ltd
Approved Development:	090/M004/16 V1
Proposed Development:	Minor variation to DA 090/M004/16 V1 for Construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping. *Variation: amendment to the basement and ground floor lift lobby access, extension of the balconies to apartments 503 and 504, removal of 1 apartment and amendments to internal apartment layouts.*
Subject Land:	179 Greenhill Road, Parkside

Thank you for the request for a Regulation 47A amendment dated 14 March 2019 received in relation to the above application.

As the delegate of the State Commission Assessment Panel (SCAP), I can advise that the proposed amendments are considered to be a minor variation pursuant to regulation 47A of the *Development Regulations 2008*, and as such do not require any further formal planning consent.

An updated notice is also enclosed to provide administrative completeness. The operative date of the Development Plan Consent remains 27 June 2018.

Should you have any enquiries in relation to this matter, please contact Elysse Kuhar of this office by telephone on 7109 7072 or email Elysse.Kuhar@sa.gov.au.

Yours sincerely

Gabrielle McMahon
A/TEAM LEADER - INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL

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STATE COMMISSION ASSESSMENT PANEL

REGULATION 47A – UPDATED DECISION

Application Number: 090/M004/16 V1 R2

Contact Officer: Elysse Kuhar
Telephone: 7109 7072
Knet Reference: 2018/06067/01

Development Number:	Development Number: *090/M004/16 V1 R2*

FOR DEVELOPMENT APPLICATION

DATED: 14 March 2019
REGISTERED ON: 14 March 2019

To: Austecvs Pty Ltd
Address: C/- Mr Dennis Chung
IBS Planning & Projects
PO Box 111
Burnside SA 5066
Email: dchung@ibservices.net.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Street	Suburb	Hundred	Title Reference
Lot 200	DP 95015	Greenhill Road	Parkside	Adelaide	CT 6151/798
Lot 201	DP 95015	Greenhill Road	Parkside	Adelaide	CT 6151/799

Nature of Proposed Development: Minor variation to DA 090/M004/16 V1 for Construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping.

Variation: amendment to the basement and ground floor lift lobby access, extension of the balconies to apartments 503 and 504, removal of 1 apartment and amendments to internal apartment layouts.

In respect of the proposed development you are informed that:

NATURE OF DECISION	DECISION STATUS	DATE OF DECISION	CONDITIONS	RESERVED MATTERS
Development Plan Consent	GRANTED	27 October 2016	22	-
Revision 1	GRANTED	21 December 2016	22	-
Variation 1	GRANTED	28 June 2018	22	-
Revision 2	GRANTED	21 March 2019	22	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-	-	-

This decision only updates the approved plans (previously granted consent under Condition 1 under DA Development Number:). If the updated documentation requires a further building rules assessment, these matters must be considered by either a private certifier or the local Council to ensure the safety and stability of construction in accordance with the Building Code of Australia.

Gabrielle McMahon
A/TEAM LEADER – INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Original Decision: 28 June 2018
Date of Reissue: 21 March 2019
1 Sheet Attached

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DEVELOPMENT APPLICATION – 090/M004/16 V1 R2

Preamble

- On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.
- On 21 December 2016 a revised Planning Consent was issued (revision 1) for DA 090/M004/16 where condition 1 was updated and the time within with development must be complete was extended.
- On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 to vary the development previously granted Development Plan Consent.
- On 21 March 2019 a revised Planning Consent was issued (revision 2) for DA 090/M004/16 V1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and stamped plans approved on 28 June 2018 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 090/M004/16 V1 R2 (Reg 47A Minor Amendment) below:

   DESCRIPTION OF MINOR VARIATION – 090/M004/16 V1 R2

   - Plans
     - Proposed amendment to basement lift lobby – Dwg no. A-1-50 – rev E – 30.08.18
     - Proposed amendments to ground floor lift lobby – Dwg no. A-1-51 – rev N – 22.02.19
     - Proposed amendment to level 1 lift lobby east access – Dwg no. A-1-52 – rev L – 22.02.19
     - Proposed changes to level 5 balconies – Dwg no. A-1-55 – rev B – 25.03.18
     - Building Section A – Dwg no. A-5-51 – rev B – 13.08.18
     - Building Section B – Dwg no. A-4-52 – rev B – 13.08.18
     - Elevations Residential Tower South – Dwg no. A-4-03 – rev B – 13.08.18
     - Elevations Residential Tower West – Dwg no. A-4-04 – rev B – 13.08.18
     - Section Details – Dwg no. A-5-21 – rev B – 11.12.18
     - Proposed Extension of Balcony on Level 5 – Typical Section – 06.03.19
     - South Site Level 6 & 7 Floor Plan – Dwg no. A-1-57 – rev B – 25.03.18
   - Letter – IBS Planning & Projects – Proposed Variations – dated 14 March 2019

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 090/M004/16 V1) remain valid.

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SCAP
Delopment Plan Consent
REG 47 A Amendment

Amendment: 2
Application No.: 090/M004/16 V1 P2

14 March 2019

The Secretary
State Commission Assessment Panel
GPO Box: 1815
ADELAIDE SA 5001

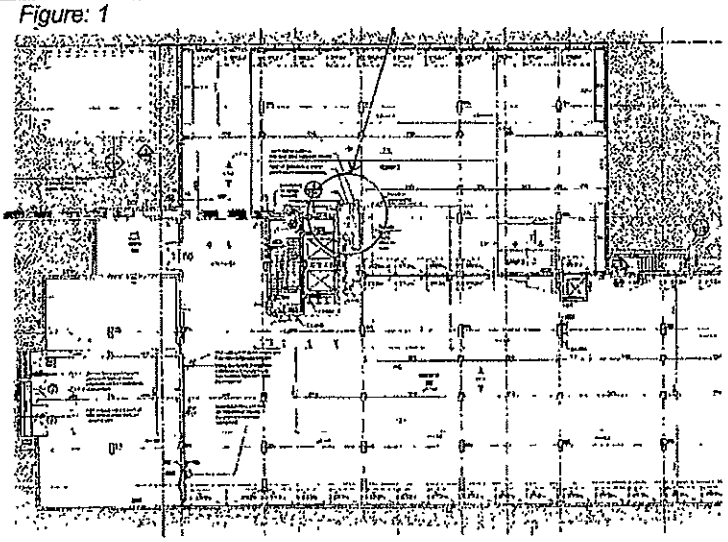
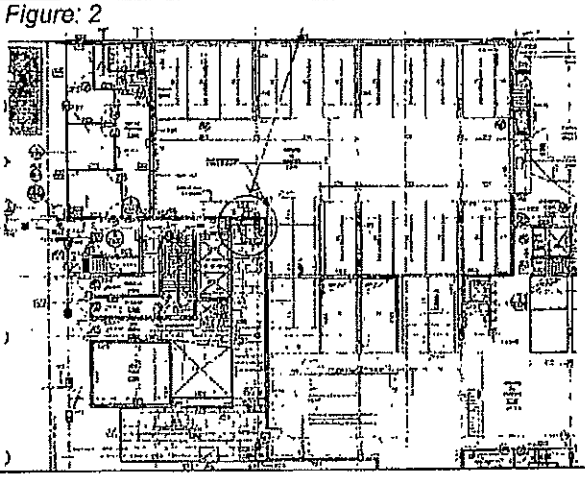
Attention: Ms Elysse Kuhar, Senior Planning Officer

Dear Ms Kuhar

PROPOSED VARIATIONS TO DEVELOPMENT APPLICATION NO: 090/M004/16
179 GREENHILL ROAD & 1 GEORGE STREET, PARKSIDE

We act for the owner, Aestus Pty Ltd who are seeking to vary the above Development Application No: 090/M004/16 as summarised below:

Proposed Variations

Item	Summary of Proposed Variations
1	**Basement** Proposed amendment to basement lift lobby access where the east end of the lift lobby has been amended to allow for convenient and safe pedestrian access from the east (*refer Appendix: 1 – JPE For Construction – South Site Basement Floor Plan, Drawing No: A-1-50)* *Figure: 1* 
2	**Ground Floor** Proposed amendment to ground floor lift lobby east access to accommodate stairs to access Level 1 car parks above (*refer Appendix: 1 – JPE For Construction – South Site Basement Floor Plan, Drawing No: A-1-51)* *Figure: 2* 

P: PO Box: 111 Burnside SA 5066 (All Correspondence) / O: 31 Circuit Drive Hendon SA 5014
T: +61 8 8244 4789 / F: +61 8 8347 4166 / M: 0450 533 998 / E: dehung@ibsservices.net.au
IBS PLANNING & PROJECTS Pty Ltd. ABN 99 127 314 363

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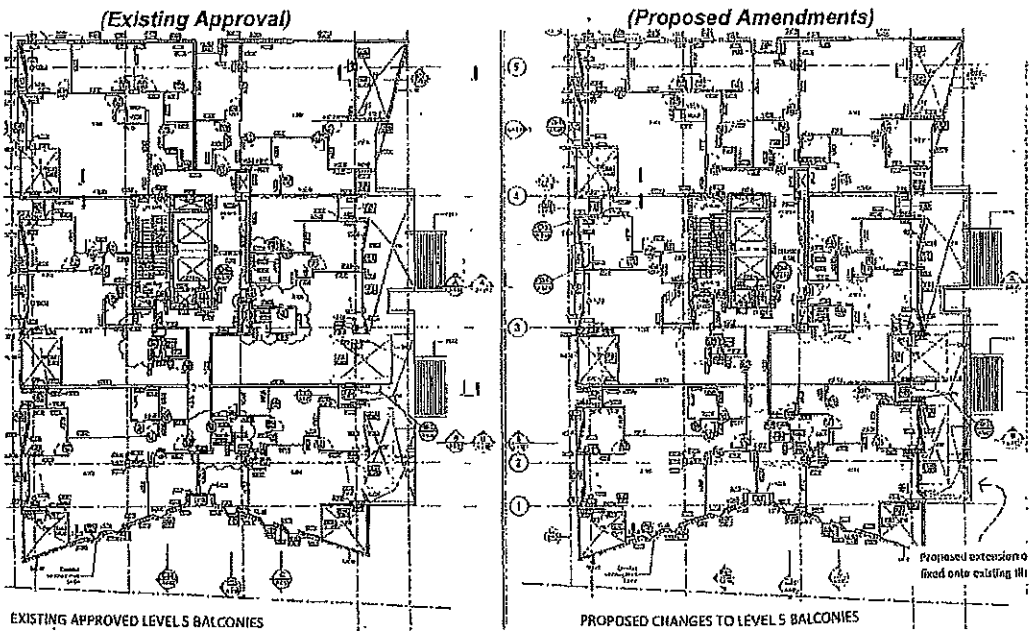
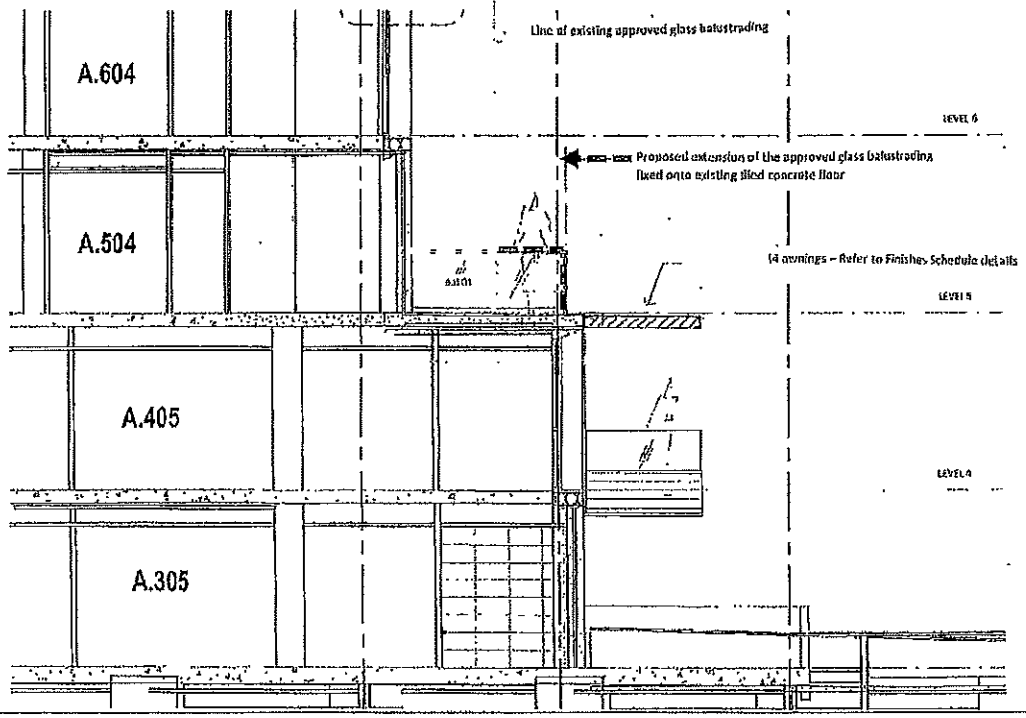
Figure: 1 - Proposed Variations

Item	Summary of Proposed Variations
3	**Level 5 (Balconies of Apartments: 503 & 504)** Proposed amendments to the balcony of Apartments 503 and 504 as highlighted in "yellow" and increase to the size of the balconies as highlighted in "**red**" below by shifting the glass balustrade panels to the southern edge of Level 5 as shown in Figures: 3 and 4 below. *Figure: 3 – Proposed Amendments to Balconies (refer Appendix: 1 – JPE For Construction –Drawing No: A-1-55, A-4-03, A-4-04, A-4-52)* **(Existing Approval)** **(Proposed Amendments)**  *Figure: 4 – Section View of Existing Balcony & Proposed Balcony Extension* 

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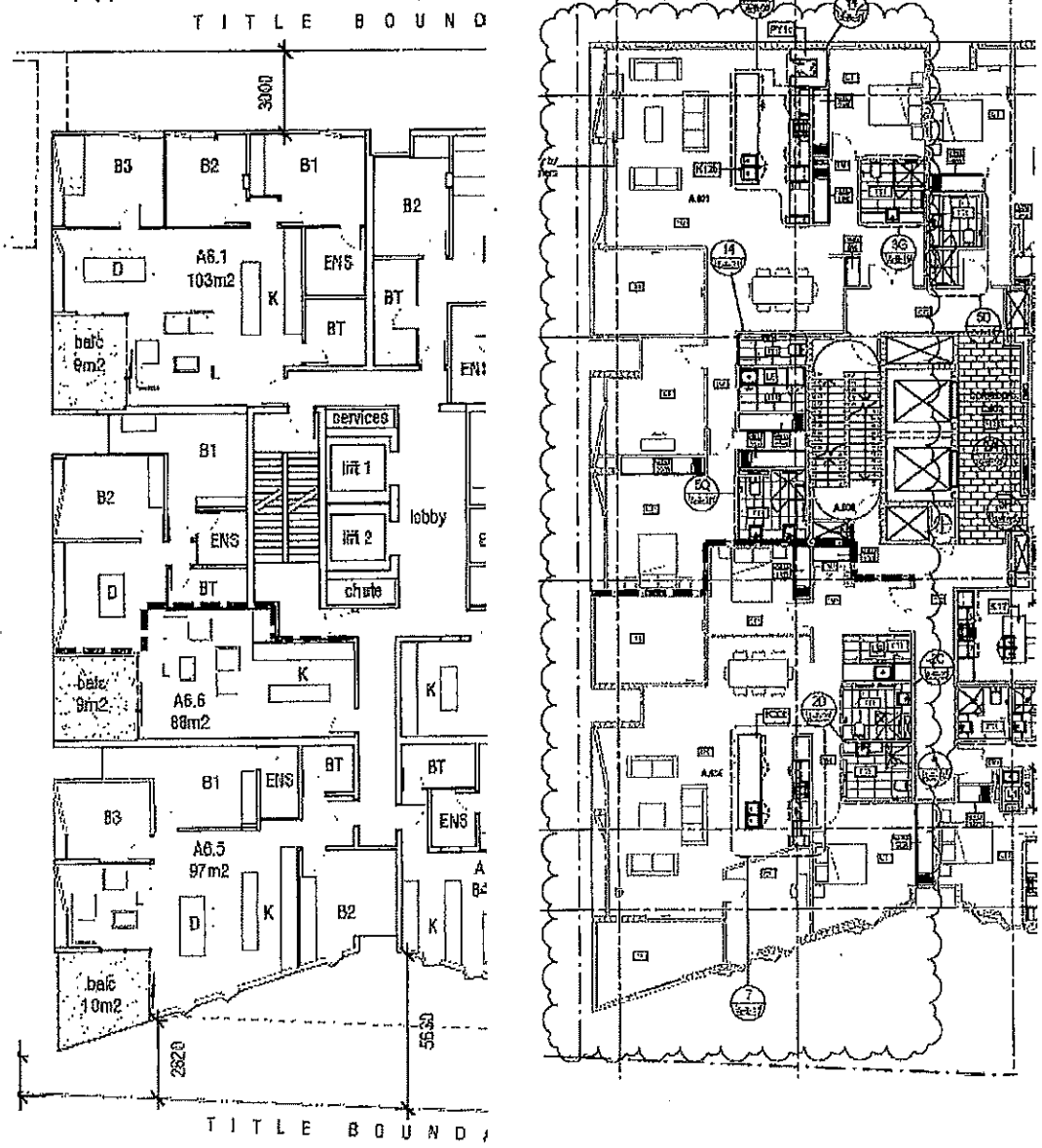
Item	Summary of Proposed Variations
4	**Level 6 (Merging Apartment 606 with Apartments: 601 & 605)** Apartment 606 has been deleted from the project with the floor area being merged with Apartments 601 and 605. The proposed amendments will create a larger floor area for both internal living space as well as the balconies, while maintaining a 'three-bedroom' apartment as shown in Figures: 5 and 6 below (*refer Appendix: 1 – JPE For Construction –Drawing No: A-1-57*). *Figure: 5 – Summary of Approved & Proposed Amendments to Apartments: 601, 605 & 606)* (Approved Floor Plan) / (Proposed Variations) Apartment | Approved Bedrooms | Balcony (m²) | Apartment | Proposed Bedrooms | Balcony (m²) 601 | 3 | 9m² | 601 | 3 | 12m² 605 | 3 | 10m² | 605 | 3 | 21.7m² (9.7m² + 12m²) 606 | 2 | 9m² | 606 | Merged with Apts: 601 & 605 *Figure: 6 – Level 6 (Approved & Proposed Amendments to Apartments: 601, 605 & 606)* **(Approved Floor Plan for Level 6)** **(Proposed Amendments)** 

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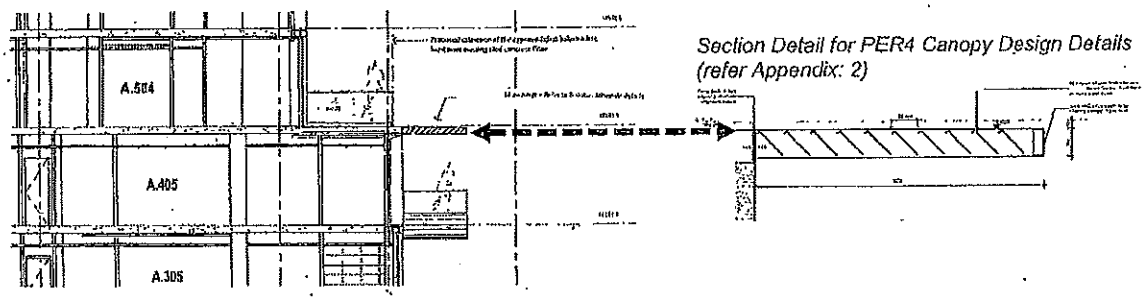
ASSESSMENT OF PROPOSED VARIATIONS

The proposed variations to Development Application No: 090/M004/16 as summarised in Items: 1 - 4 on Pages: 1 – 3 are considered to be acceptable and appropriate due to the insignificant and minor nature of the proposed variations.

Items: 1 & 2 – Basement & Ground Levels
The proposed changes are minor and necessary in order to provide proper access and egress to the Lift Lobby on the Basement and Ground Levels.

Item: 3 - Level 5 (Apartments 503 & 504)
The proposed increase in the balcony areas for both apartments to the southern edge will provide larger balcony areas to both apartments with minimal or no impact on the locality of the area. Furthermore, it should be noted that there will be a 'steel pergola with cantilevered frame and fixed louvres to be secured to the building façade directly above the balcony of Apartments: 403 and 404 as shown in Figure: 7 which will prevent and minimise any overlooking from the balconies of Apartments: 503 and 504.

Figure: 7 – Existing Awning Approved (Steel Pergola with Fixed Louvres above Balcony of Apartments: 403 & 404)



Item: 4 – Level 6 (Apartments: 601, 605 & 606)
The proposed variations as summarised in Figures: 5 and 6 on Page: 3 demonstrate that the amendments do not have any material impact on the external façade of the apartment building. In fact, the amendments have been driven by the market and the potential owners of the apartments. The internal changes will provide a larger and customised interior design and layout for the owners. Furthermore, both Apartments 601 and 605 will have larger balcony areas as shown on the amended floor plan *(refer Figure: 5 on Page: 3)*.

CONCLUSION

It is considered that the proposed variations as detailed above are considered to be of a minor nature, with no material impact on the overall planning, design and configuration of the approved mixed use development. Accordingly, the proposed amendments should be considered as minor variations to the development authorisation and be treated as minor in nature under 47A of the Development Regulations.

Yours sincerely,

Dennis Chung
Development Consultant
BA Planning / Grad. Dip. Urban & Regional Planning / Grad. Dip. Business Management

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APPENDIX: 1

REVISED PLANS

BY

JPE DESIGN STUDIO

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APPENDIX: 2

Section Detail for PER4 Canopy Design Details

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ATTACHMENT A102

KatnichDodd
Building Certifiers

PC57833 R472

DEVELOPMENT ACT, 1993
SECTION 39, REGULATION 47A
MINOR VARIATION

BUILDING WORK:	APARTMENTS, CAR-PARK, OFFICE & SHOP – CONSENT **STAGE 3** – BALANCE OF WORK
SITE ADDRESS:	179 GREENHILL ROAD, 1 GEORGE STREET, PARKSIDE
APPLICANT:	JPE DESIGN STUDIO PTY LTD
OWNER:	TRITAN CORPORATION
CLASSIFICATION:	2, 5, 6 & 7a
DEVELOPMENT APPLN:	090/M004/16 V1 R2

Variation : amendment to the basement and ground floor lift lobby access, extension of the balconies to apartments 503 and 504, removal of 1 apartment and amendments to internal apartment layouts.

The amended details submitted in relation to the above-mentioned development have been assessed as a minor variation to the building rules consent previously issued under the Development Act, 1993.

You are advised that the variation is approved

Notes
Pursuant to the provisions of Regulation 47A the minor variation is not to be treated as a new development authorization and no new development approval needs to be given

We have assessed the variation as being "*consistent*" with the development authorization previously given subject to slight variations resulting from the design process which are not considered significant (refer Planning SA *Advisory Notice - Building No.09/14* dated May 2014.)

Katnich Dodd
Building Surveyors

.....
Ian Dodd 6 June, 2019
Certificate of Registration as a Private Certifier No. 005

©

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AMENDMENT V3

STATE COMMISSION ASSESSMENT PANEL
A COMMITTEE OF THE STATE PLANNING COMMISSION

Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Telephone: 08 7109 7060

ABN 92 366 288 135

Our Ref: *2018/06067/01*

21 May 2019

Austecys Pty Ltd
C/- Mr Dennis Chung
IBS Planning & Projects
PO Box 111
Burnside SA 5066

Sent via e-mail to: dchung@ibservices.net.au

Application Number:	090/M004/16 V1 Revision 3
Applicant:	Austecys Pty Ltd
Approved Development:	090/M004/16 V1
Proposed Development:	Minor variation to DA 090/M004/16 V1 Revision 2 for Construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking; fencing and landscaping. *Variation: amendment to extent of Level 9 canopy and balcony, amendment to sections of precast concrete panels, addition of roof overflow outlets and kitchen vents*
Subject Land:	179 Greenhill Road, Parkside

Thank you for the request for a Regulation 47A amendment dated 20 May 2019 received in relation to the above application.

As the delegate of the State Commission Assessment Panel (SCAP), I can advise that the proposed amendments are considered to be a minor variation pursuant to regulation 47A of the *Development Regulations 2008*, and as such do not require any further formal planning consent.

An updated notice is also enclosed to provide administrative completeness. The operative date of the Development Plan Consent remains 27 June 2018.

Should you have any enquiries in relation to this matter, please contact Elysse Kuhar of this office by telephone on 7109 7072 or email Elysse.Kuhar@sa.gov.au.

Yours sincerely

Gabrielle McMahon
ACTING TEAM LEADER - INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL

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STATE COMMISSION ASSESSMENT PANEL

REGULATION 47A – UPDATED DECISION

Application Number: 090/M004/16 V1 R3

Contact Officer:	Elysse Kuhar
Telephone:	7109 7072
Knet Reference:	2018/06067/01

Development Number:	Development Number: 090/M004/16 V1 R3

FOR DEVELOPMENT APPLICATION

DATED: 20 May 2019

REGISTERED ON: 20 May 2019

To:	Austecvs Pty Ltd
Address:	C/- Mr Dennis Chung
	IBS Planning & Projects
	PO Box 111
	Burnside SA 5066
Email:	dchung@ibservices.net.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Street	Suburb	Hundred	Title Reference
Lot 200	DP 95015	Greenhill Road	Parkside	Adelaide	CT 6151/798
Lot 201	DP 95015	Greenhill Road	Parkside	Adelaide	CT 6151/799

Nature of Proposed Development:	Minor variation to DA 090/M004/16 V1 for the construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping. *Variation: amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.*

In respect of the proposed development you are informed that:

NATURE OF DECISION	DECISION STATUS	DATE OF DECISION	CONDITIONS	RESERVED MATTERS
Development Plan Consent	GRANTED		22	-
Revision 1	GRANTED	21 December 2016	22	-
Variation 1	GRANTED	28 June 2018	22	-
Revision 2	GRANTED	21 March 2019	22	-
Revision 3	GRANTED	21 May 2019	22	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-	-	-

This decision only updates the approved plans (previously granted consent under Condition 1 under DA 090/M004/16 V1 R2). If the updated documentation requires a further building rules assessment, these matters must be considered by either a private certifier or the local Council to ensure the safety and stability of construction in accordance with the Building Code of Australia.

Gabrielle McMahon
A/TEAM LEADER – INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Original Decision: 28 June 2018
Date of Reissue: 21 May 2019

STATE COMMISSION ASSESSMENT PANEL

REGULATION 47A – UPDATED DECISION

1 Sheet Attached

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DEVELOPMENT APPLICATION – 090/M004/16 V1 Revision 3

Preamble

- On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.
- On 21 December 2016 a revised Planning Consent was issued (Revision 1) for DA 090/M004/16 updating condition 1 was updated and extending the period within which the development must be completed.
- On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 R1 for endorsement of amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 March 2019 a revised Planning Consent was issued (Revision 2) for DA 090/M004/16 V1 R1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 May 2019 a revised Planning Consent was issued (Revision 3) for DA 090/M004/16 V1 R2 for endorsement of amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the stamped plans approved on 21 May 2019 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 090/M004/16 V1 Revision 3 (Regulation 47A Minor Amendment) below:

   DESCRIPTION OF MINOR VARIATION – 090/M004/16 V1 Revision 3

   - Plans
     - South Site – Elevations – East – Drawing No. A-4-02 – Revision D – dated 03.04.19
     - South Site – Elevations – South – Drawing No. A-4-03 – Revision D – dated 03.04.19
     - South Site – Elevations – West – Drawing No. A-4-04 – Revision 3 – dated 03.04.19
     - South Site – Level 8 & 9 Floor Plan – Drawing No. A-1-59 – Revision F – dated 03.04.19

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 090/M004/16 V1 Revision 2) remain valid.

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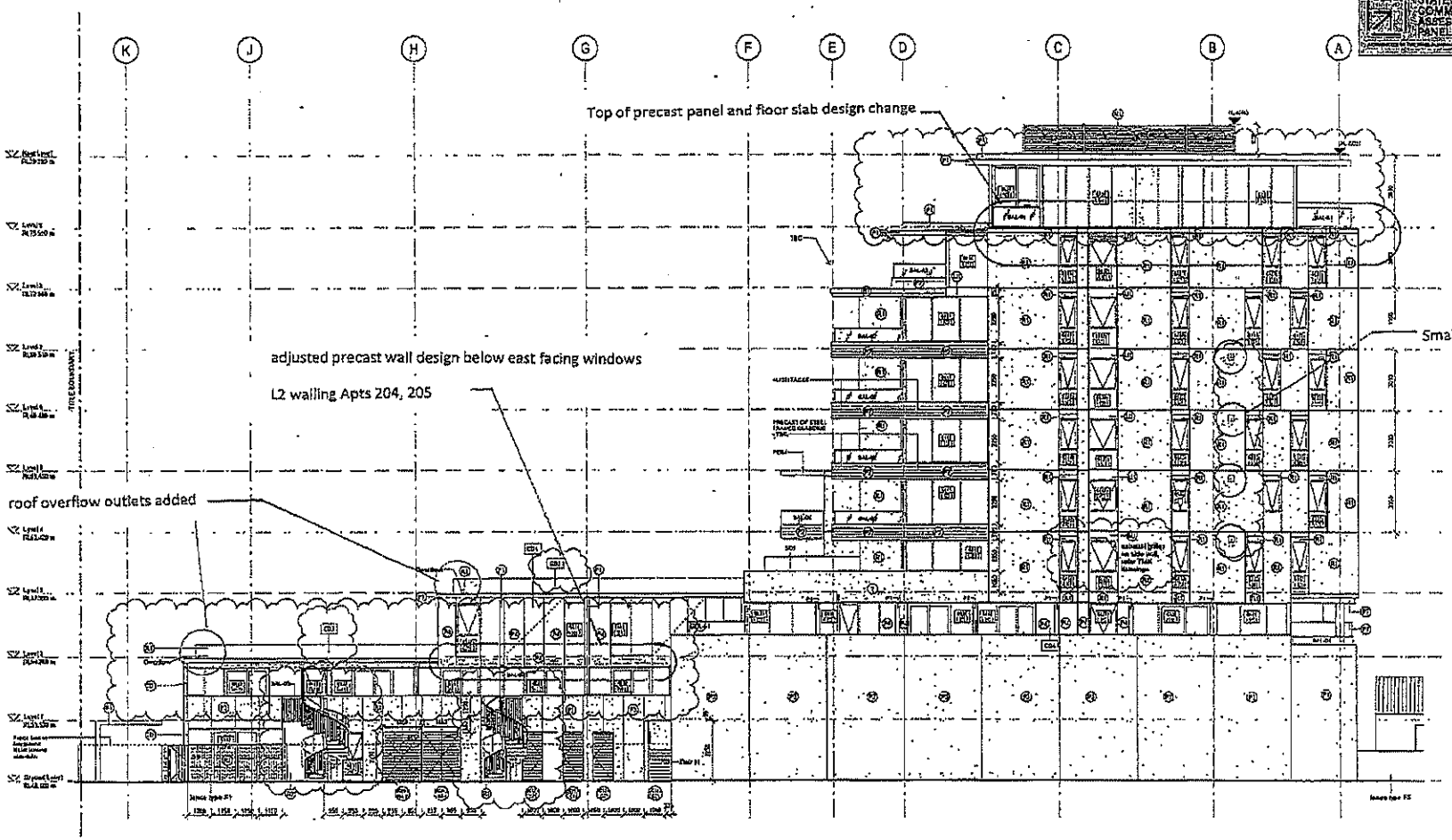

1 East Elevation

PROPOSED AMENDMENTS ON EAST ELEVATION

DA 090/M004/16 Revision 3
Regulation 47A Minor Variation
ENDORSED
21 May 2019

Amendments

Revision	Issue	Date
A	TENDER ISSUE	26.02.18
B	FOR CONSTRUCTION	23.03.18
C	FOR CONSTRUCTION - Various Amendment	13.07.18
D	General Amendment as Clouded	03.04.19

JPE Design Studio

Project: One On The Park
179 Greenhill Rd,
Parkside

Title: South Site - Elevations - East

Scale @ A1: As indicated
Date: 03.04.19
Revision: D

Project No: 10015

Drawing No: A-4-02

FOR CONSTRUCTION

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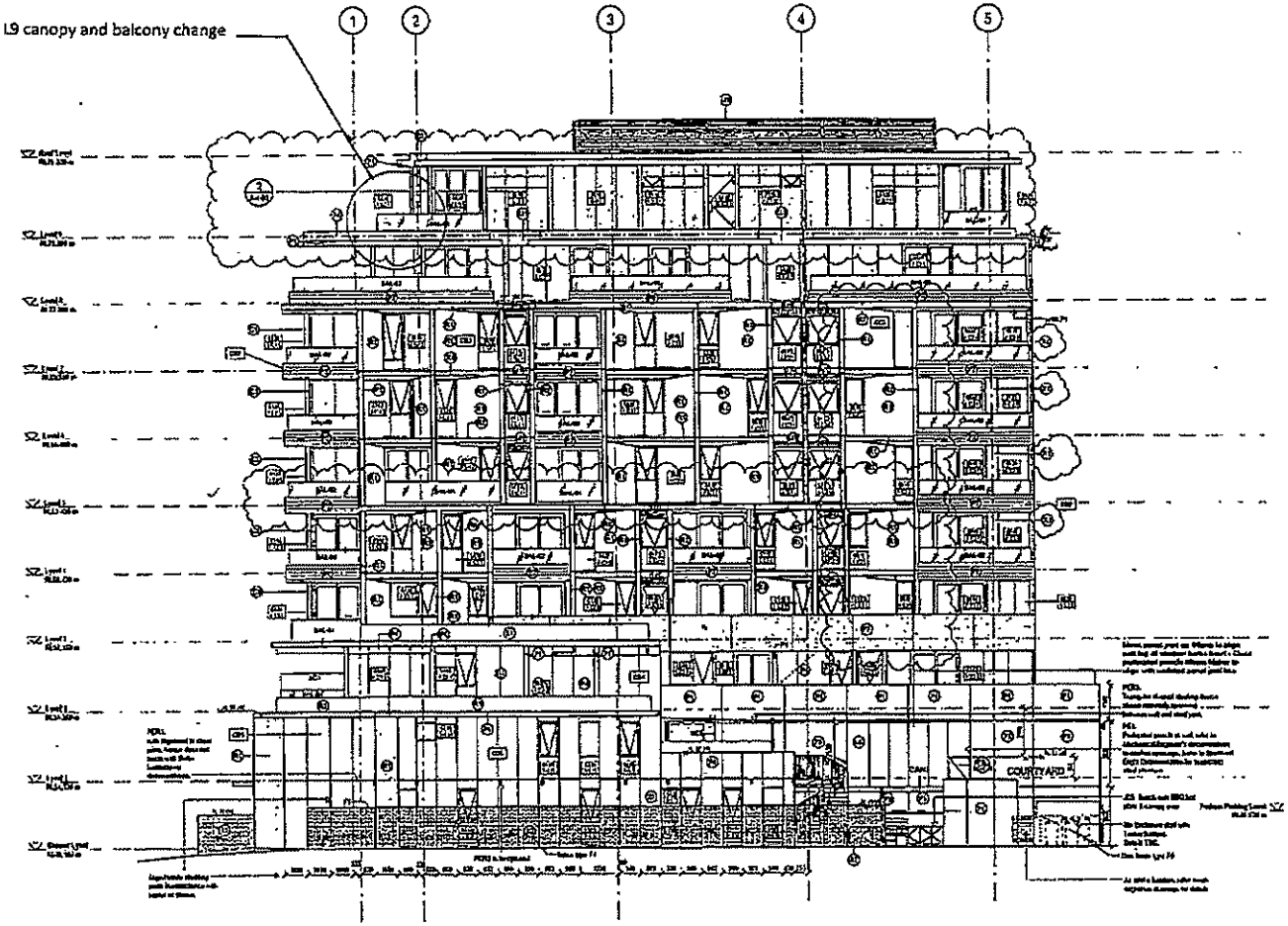
Proposed L9 canopy and balcony change



1 South Elevation

PROPOSED AMENDMENT TO LEVEL 9 CANOPY AND BALCONY

Revision	Issue	Date
A	TENDER ISSUE	19.05.14
B	FOR CONSTRUCTION	23.02.15
C	FOR CONSTRUCTION - Volume Amendments	13.07.17
D	External Amendment as Checked	03.04.19

STATE COMMISSION ASSESSMENT PANEL

DA 090/M004/15 Revision 3
Regulation 47A Minor Variation
ENDORSED
21 May 2019

JPE Design Studio

Project: One On The Park
178 Greenhill Rd,
Parkside

Title: South Site - Elevations - South

Scale @ A1: As Indicated
Revision: D

Date: 03.04.19

Project No.: 10015

Drawing No.: A-4-03

FOR CONSTRUCTION

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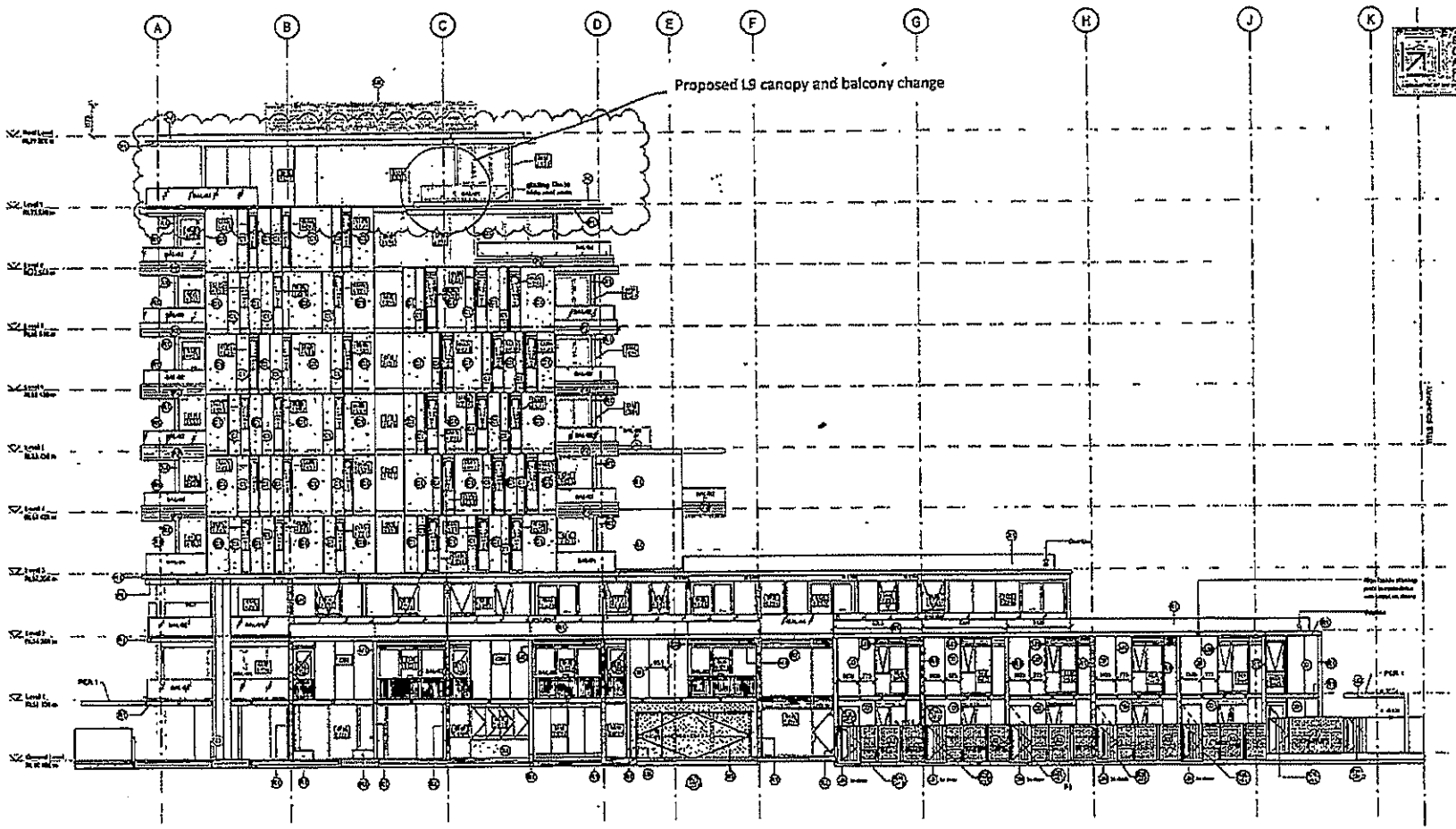

1 West Elevation

PROPOSED AMENDMENT TO LEVEL 9 CANOPY AND BALCONY

No	Issue	Date
A	TENDER ISSUE	31.05.18
B	FOR DEVELOPMENT	23.03.18
C	FOR CONSTRUCTION - Variation Assessment	15.02.19
D	FOR CONSTRUCTION	08.03.19
E	Council Amendment as Directed	03.04.19

STATE COMMISSION ASSESSMENT PANEL

DA 0030/0004/15 Revision 3
Regulation 47A Minor Variation
ENDORSED
21 May 2019

JPE Design Studio

Project: One On The Parade
175 Greenhill Rd,
Parkside

Title: South Site - Elevations - West

Scale @ A1: As indicated
Date: 03.04.19
Revision: E

Project No: 18015

Drawing No: A-4-04

FOR CONSTRUCTION

Forms Live Sign
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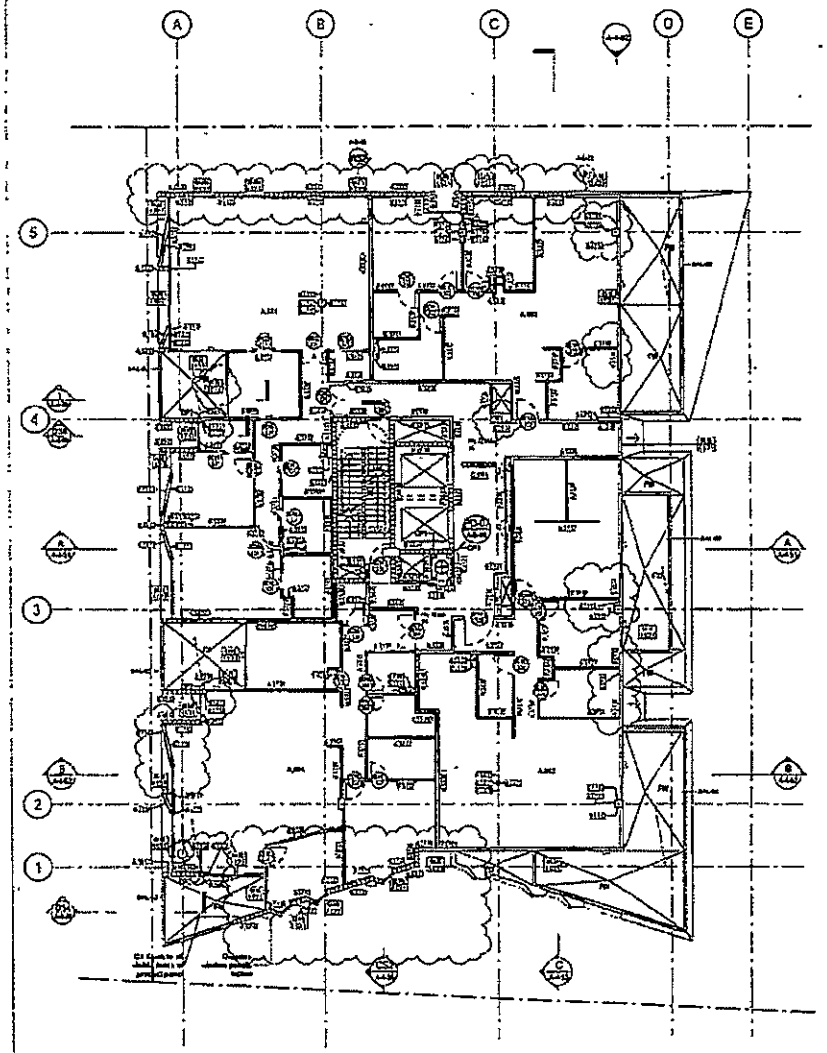

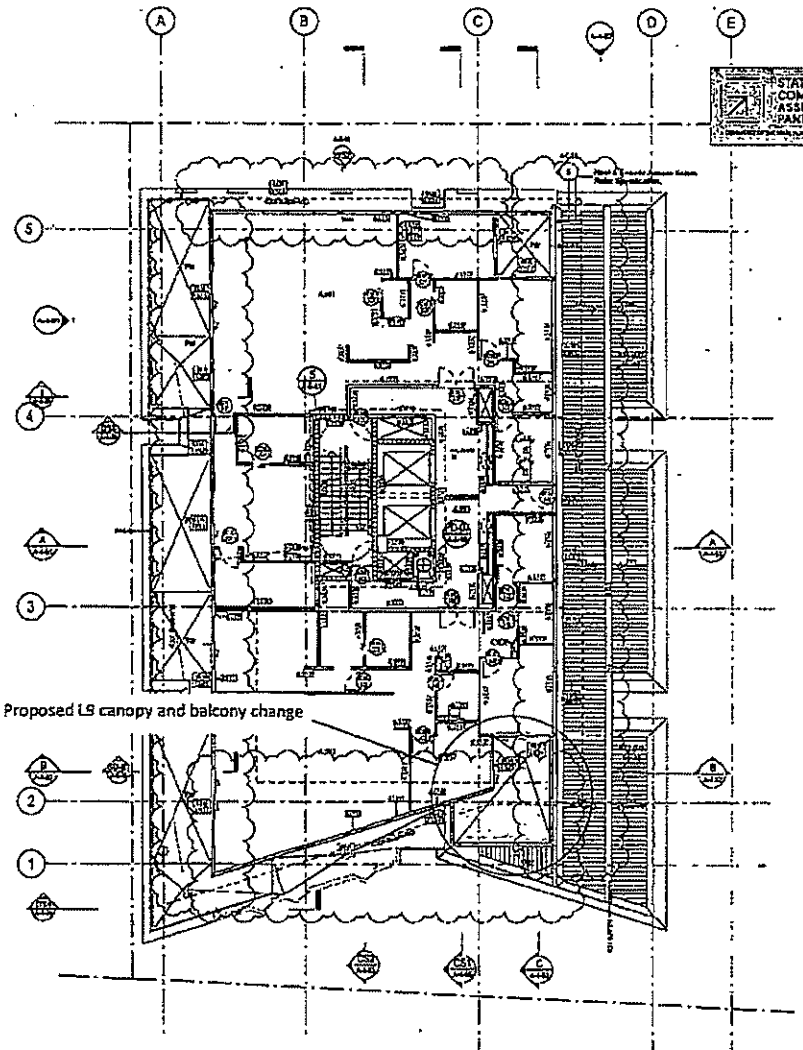

STATE COMMISSION ASSESSMENT PANEL

DA 090/M004/15 Revision 3
Regulation 47A Minor Variation
ENDORSED
21 May 2019

No.	Issue	Date
A	TENDER/DA	30.03.15
B	FOR CONSTRUCTION	23.03.15
C	FOR CONSTRUCTION - Various Amendments	13.07.15
D	FOR CONSTRUCTION	30.06.16
E	MINOR & PARTIONING AMENDMENTS	29.09.16
F	General Amendment as Council	02.04.19

JPE Design Studio

Project: One On The Park
179 Greenhill Rd, Parkside

Title: South Site - Level 8 & 9 Floor Plan

Scale @ A1: As Indicated
Date: 10.04.17
Revision: F

Project No.: 10015

Drawing No.: A-1-59

FOR CONSTRUCTION

PROPOSED AMENDMENT TO LEVEL 9 CANOPY AND BALCONY

1 | South Site - Level 8

2 | South Site - Level 9

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AMENDMENTS No 3

KatnichDodd
Building Certifiers
Knowledge | Experience

PC57833R47A3

DEVELOPMENT ACT, 1993
SECTION 39, REGULATION 47A
MINOR VARIATION

BUILDING WORK:	APARTMENTS, CAR-PARK, OFFICE & SHOP – CONSENT **STAGE 3** – BALANCE OF WORK
SITE ADDRESS:	179 GREENHILL ROAD, 1 GEORGE STREET, PARKSIDE
APPLICANT:	JPE DESIGN STUDIO PTY LTD
OWNER:	TRITAN CORPORATION
CLASSIFICATION:	2, 5, 6 & 7a
DEVELOPMENT APPLN:	090/M004/16 V1 Revision 3

Variation : amendment to extent of Level 9 canopy and balcony, amendment to sections of precast concrete panels, addition of roof overflow outlets and kitchen vents.

The amended details submitted in relation to the above-mentioned development have been assessed as a minor variation to the building rules consent previously issued under the Development Act, 1993.

You are advised that the variation is approved

Notes
Pursuant to the provisions of Regulation 47A the minor variation is not to be treated as a new development authorization and no new development approval needs to be given

We have assessed the variation as being "*consistent*" with the development authorization previously given subject to slight variations resulting from the design process which are not considered significant (refer Planning SA *Advisory Notice - Building No.09/14* dated May 2014.)

Katnich Dodd
Building Surveyors

.....
Ian Dodd 6 June, 2019
Certificate of Registration as a Private Certifier No. 005

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AMENDMENTS TO 26/6/19

STATE COMMISSION ASSESSMENT PANEL

REGULATION 47A – UPDATED DECISION

Application Number: 090/M004/16 V1 R4

Contact Officer: Will Gormly
Telephone: 7109 7370
Knet Reference: 2018/06067/01

Development Number:	Development Number: 090/M004/16 V1 R4

FOR DEVELOPMENT APPLICATION

DATED: 26 June 2019
REGISTERED ON: 26 June 2019

To: Austecvs Pty Ltd
Address: C/- Mr Dennis Chung
IBS Planning & Projects
PO Box 111
Burnside SA 5066
Email: dchung@ibservices.net.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Street	Suburb	Hundred	Title Reference
Lot 200	DP 95015	Greenhill Road	Parkside	Adelaide	CT 6151/798
Lot 201	DP 95015	Greenhill Road	Parkside	Adelaide	CT 6151/799

Nature of Proposed Development: Minor variation to DA 090/M004/16 V1 for the construction of a 10-storey mixed use development comprising dwellings, office and shop and adaptive works to and extension of a State Heritage place to facilitate change of use to office; ancillary car parking, fencing and landscaping.

Variation: amendments to boundary fencing style, configuration of balcony to apartment 802, and extent of glazing to balconies of apartments 802 and 803.

In respect of the proposed development you are informed that:

NATURE OF DECISION	DECISION STATUS	DATE OF DECISION	CONDITIONS	RESERVED MATTERS
Development Plan Consent	GRANTED	27 October 2016	22	-
Revision 1	GRANTED	21 December 2016	22	-
Variation 1	GRANTED	28 June 2018	22	-
Revision 2	GRANTED	21 March 2019	22	-
Revision 3	GRANTED	21 May 2019	22	-
Revision 4	GRANTED	26 June 2019	22	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-	-	-

This decision only updates the approved plans (previously granted consent under Condition 1 under DA 090/M004/16 V1 R3). If the updated documentation requires a further building rules assessment, these matters must be considered by either a private certifier or the local Council to ensure the safety and stability of construction in accordance with the Building Code of Australia.

Will Gormly
SENIOR PLANNING OFFICER – INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Original Decision: 28 June 2018
Date of Reissue: 26 June 2019
1 Sheet Attached

DEVELOPMENT APPLICATION – 090/M004/16 V1 Revision 4

Preamble

- On 26 October 2016 the Inner Metropolitan Development Assessment Committee of the Development Assessment Commission resolved to grant Development Plan Consent to Development Application 090/M004/16 subject to 22 conditions.
- On 21 December 2016 a revised Planning Consent was issued (Revision 1) for DA 090/M004/16 updating condition 1 was updated and extending the period within which the development must be completed.
- On 28 June 2018 the State Commission Assessment Panel resolved to grant Development Plan Consent to DA 090/M004/16 V1 R1 for endorsement of amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 March 2019 a revised Planning Consent was issued (Revision 2) for DA 090/M004/16 V1 R1 where updated plans were lodged detailing amendments to the lift lobby access on the basement and ground levels, balconies and internal apartment layouts.
- On 21 May 2019 a revised Planning Consent was issued (Revision 3) for DA 090/M004/16 V1 R2 for endorsement of amendments to portions of precast concrete panels, the extent of a canopy and balcony at Level 9 and addition of kitchen exhaust vents and stormwater infrastructure to the building's exterior.
- On 26 July 2019, a revised Planning Consent was issued (Revision 4) for DA 090/M004/16 V1 R3 for the amendments to the type of fencing along the southern and a portion of the eastern boundary, the shape of the balcony to apartment 802; and the extent of glazing to the balconies of apartments 802 and 803.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the stamped plans approved on 26 June 2019 and associated conditions and notes, as amended by the stamped plans submitted in Development Application No 090/M004/16 V1 Revision 4 (Regulation 47A Minor Amendment) below:

   DESCRIPTION OF MINOR VARIATION – 090/M004/16 V1 Revision 4

   - Plans
     - Letter from IBS Planning & Projects Pty Ltd – dated 19 June 2019
     - South Site – Elevations – South – with marked amendments
     - South Site – Elevations – East – with marked amendments
     - South Site – Elevations – West – with marked amendments
     - South Site – Finishes & Fixtures Plans – Level 8 & 9 – with marked amendments

Advisory Note:

a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 090/M004/16 V1 Revision 2) remain valid.

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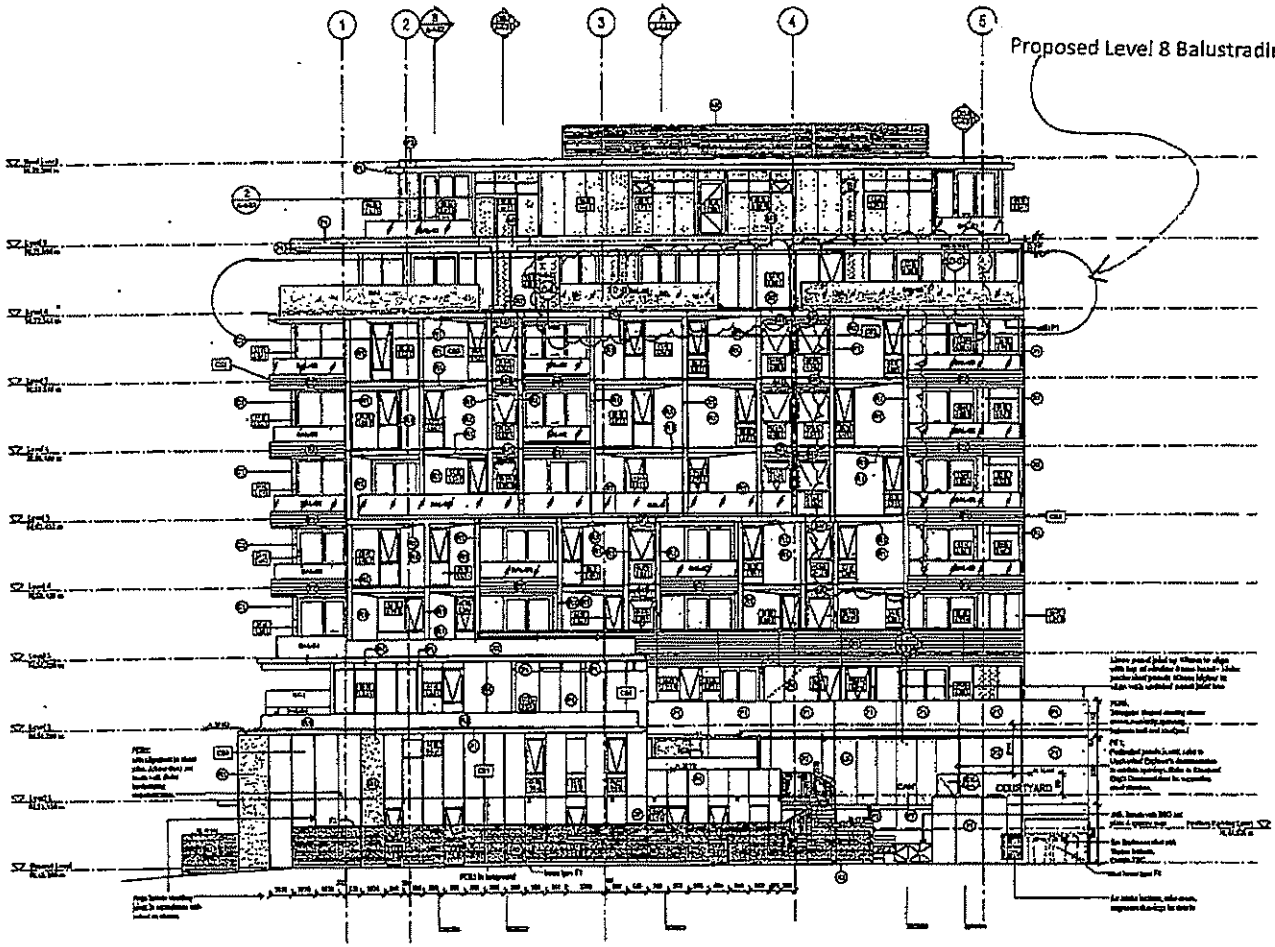
STATE COMMISSION ASSESSMENT PANEL
DA 090/M004/16 R4
REGULATION 17A
MINOR VARIATION
Is ENDORSED
26 JUNE 2019

Proposed Level 8 Balustrading Change to full height glass (Bal-01)



1 South Elevation

PROPOSED AMENDMENTS TO LEVEL 8 BALCONIES

JPE Design Studio

Project: One On The Park
179 Greenhill Rd, Parkside

Title: South Site - Elevations - South

Scale @ A3: As Indicated
Revision: G

Date: 03.05.19

Project No: 10015

Drawing No: A-4-03

FOR CONSTRUCTION

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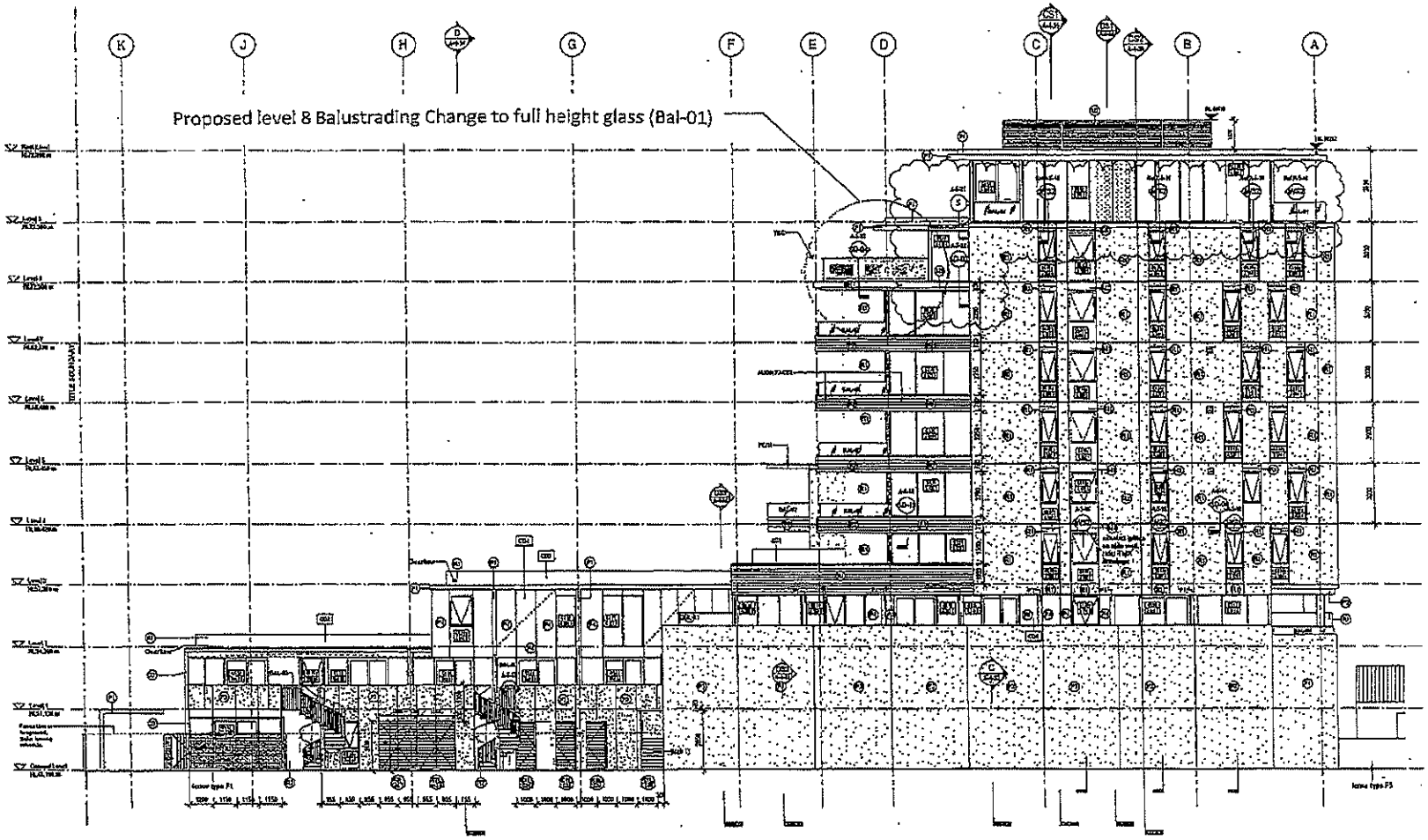
STATE COMMISSION ASSESSMENT PANEL
DA 090/1004/16 R4
REGULATION 42
MINOR VARIATION
ENDORSED
26 JUNE 2019

Proposed level 8 Balustrading Change to full height glass (Bal-01)



1 East Elevation

PROPOSED AMENDMENTS TO LEVEL 8 BALCONIES

Amendments:

Revision	Issue	Date
A	TENDER ISSUE	10.03.16
B	FOR CONSTRUCTION	24.03.16
C	FOR CONSTRUCTION - Variation Amendments	13.07.16
D	General Amendment as Directed	10.04.19
E	Retention Detail Shelter Added	09.05.19

JPE Design Studio

Project: One On The Park
179 Greenhill Rd,
Parkside

Title: South Site - Elevations - East

Scale @ A1: As Indicated
Date: 23.05.19
Revision: E

Project No: 19015

Drawing No: A-4-02

FOR CONSTRUCTION

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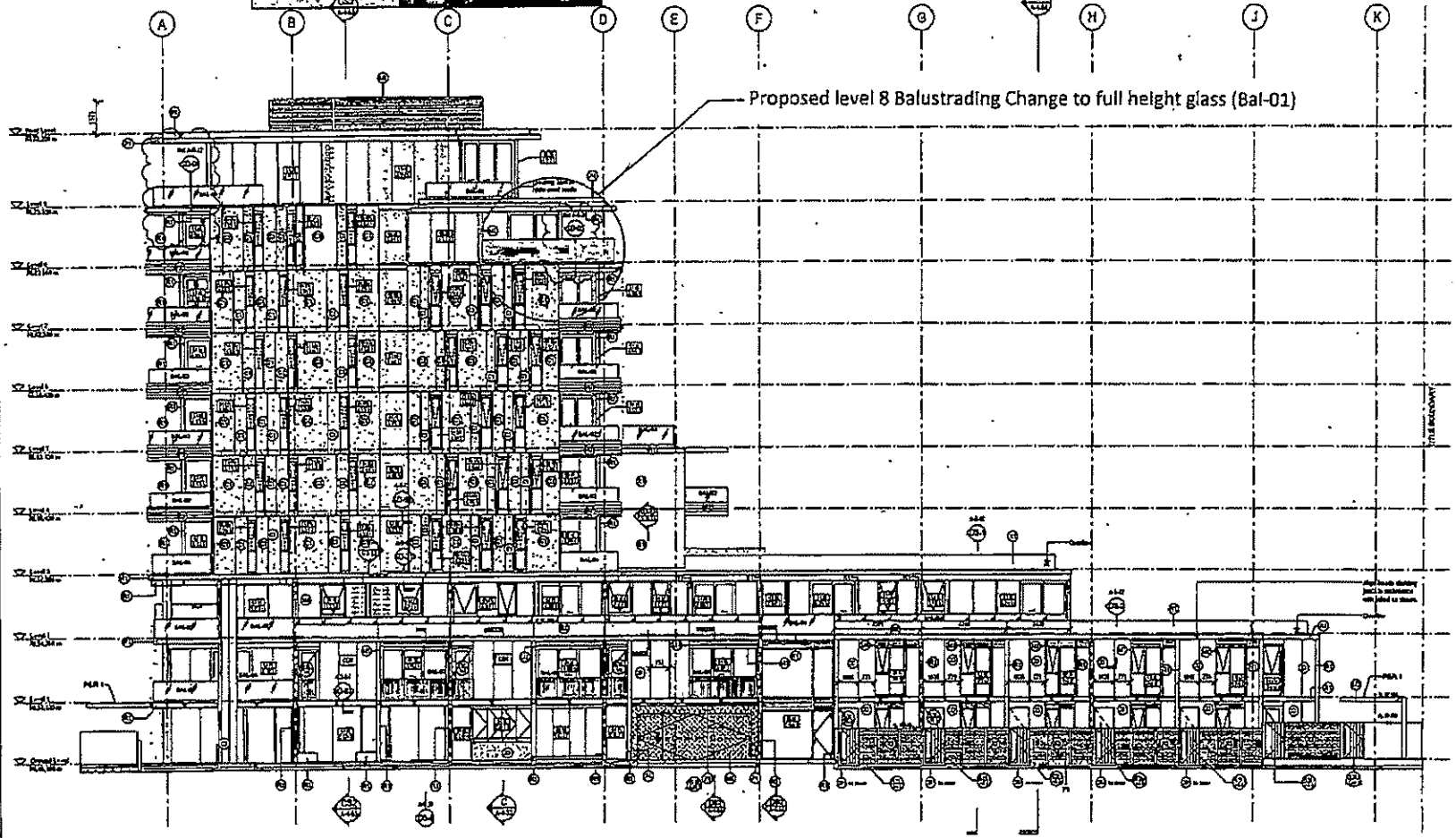
STATE COMMISSION ASSESSMENT PANEL

DA 030/M004/16 R4
REGULATION 47A
MINOR VARIATION
ENDORSED -
25 JUNE 2019



1 West Elevation

PROPOSED AMENDMENTS TO LEVEL 8 BALCONIES

JPE Design Studio

Project: One On The Park
179 Grenfell Rd, Parkside

Title: South Site - Elevations - West

Scale @ A3: As Indicated
Date: 30.03.19
Revision: G

Project No: 10915

Drawing No: A-4-04

FOR CONSTRUCTION

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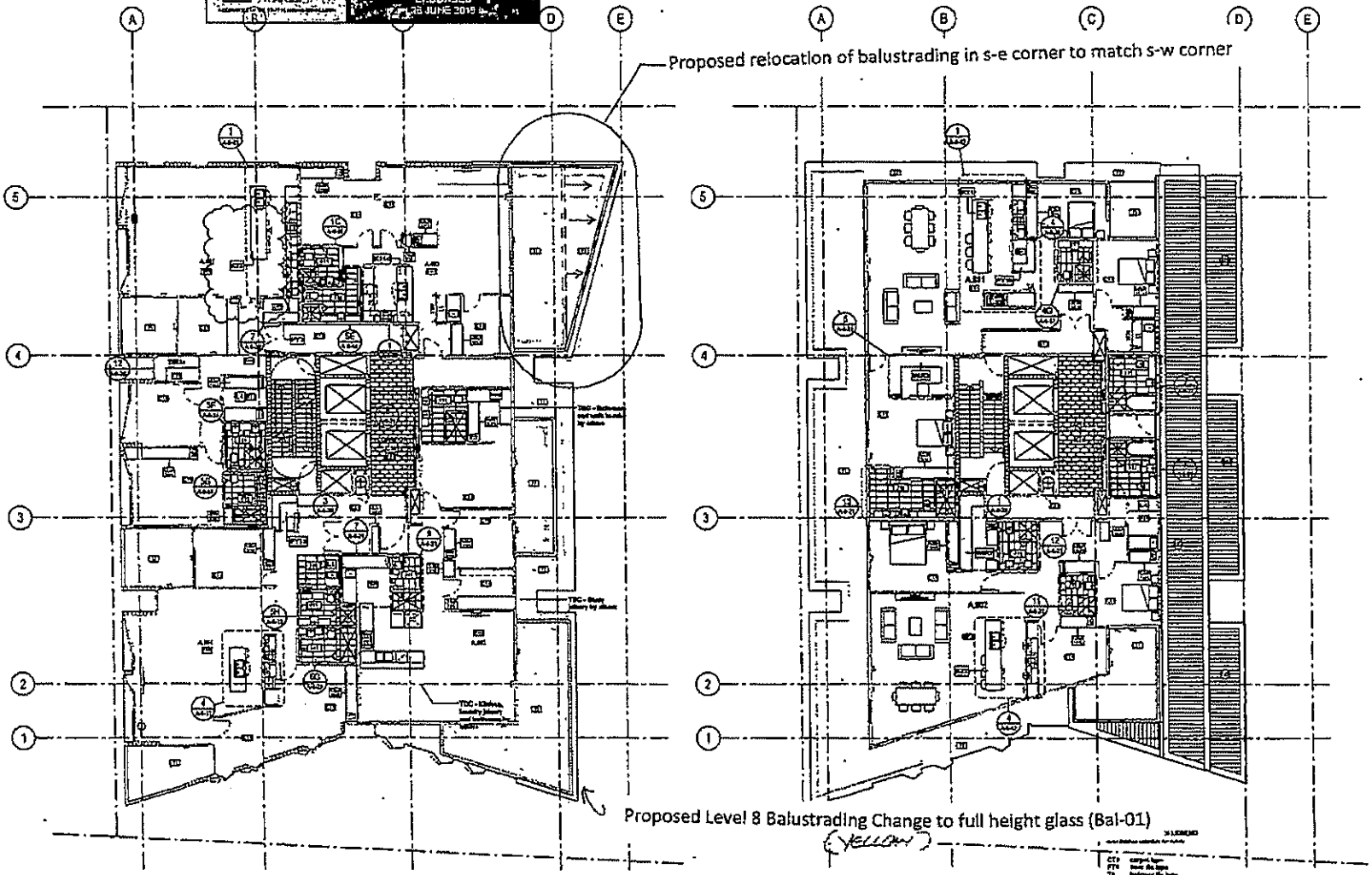
STATE COMMISSION ASSESSMENT PANEL

DA 020/D084/16 RA
REGULATION 47A
MINOR VARIATION
ENDORSED
28 JUNE 2019

Proposed relocation of balustrading in s-e corner to match s-w corner



Proposed Level 8 Balustrading Change to full height glass (Bal-01)
(YELLOW)

1 | South Site - Level 8 FFE

2 | South Site - Level 9 FFE

PROPOSED AMENDMENTS TO LEVEL 8 BALCONIES

JPE Design Studio

Project: One On The Park
179 Greenhill Rd,
Parkside

Title: South Site - Finishes & Fixtures Plans - Level 8 & 9

Revision: F

Project No. 10015

Drawing No. A-2-59

FOR CONSTRUCTION

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STATE COMMISSION ASSESSMENT PANEL

DA 090/M004/16 R4
REGULATION 47A
MINOR VARIATION
ENDORSED
26 JUNE 2019

ibs PLANNING | PROJECTS

19 June 2019

The Secretary
State Commission Assessment Panel
GPO Box: 1815
ADELAIDE SA 5001

Attention: Ms Elysse Kuhar, Senior Planning Officer

Dear Ms Kuhar

PROPOSED VARIATIONS TO DEVELOPMENT APPLICATION NO: 090/M004/16
179 GREENHILL ROAD & 1 GEORGE STREET, PARKSIDE

We act for the owner, Aestus Pty Ltd who are seeking to vary the above Development Application No: 090/M004/16 as summarised below:

Proposed Variations

Item	Summary of Proposed Variations
1	**Fencing** The boundary fence approved for construction on the southern and south-eastern property boundaries (*refer Figure: 1 below*) is a 1800mm exposed brick fence with a 1000mm high timber batten extension on top as shown in *Figure:* 2 (refer Attachment: 2).

Figure: 2

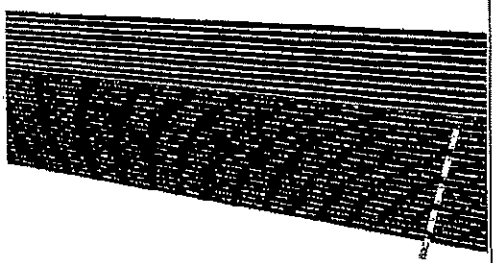
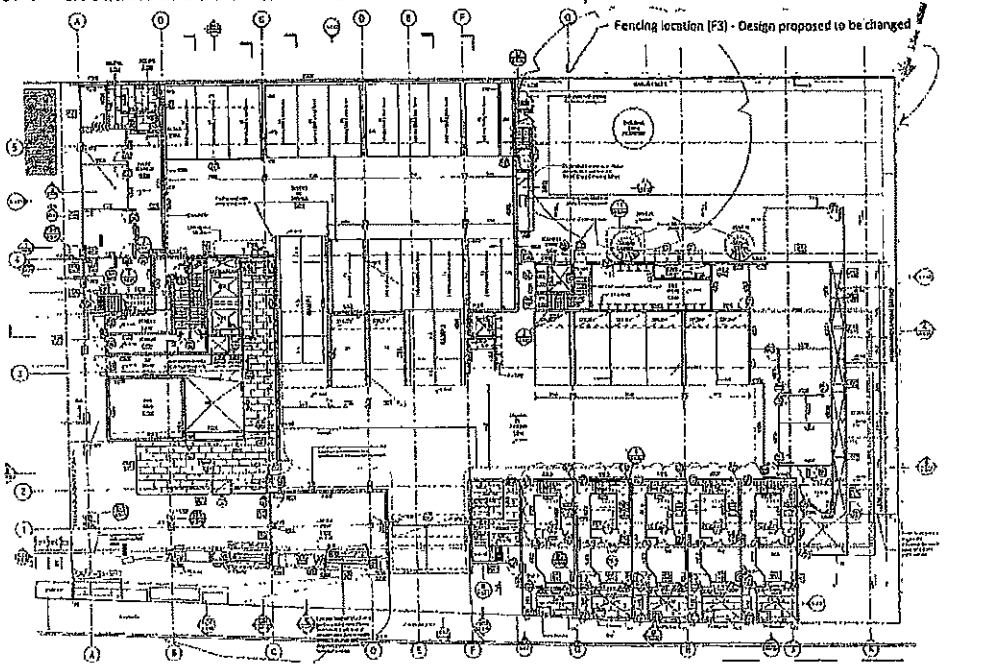


Figure: 1 – Location of Brick Fence with Timber Battens on Top



P: PO Box 111 Burnside SA 5066 (All Correspondence) / O: 31 Circuit Drive Hendon SA 5014
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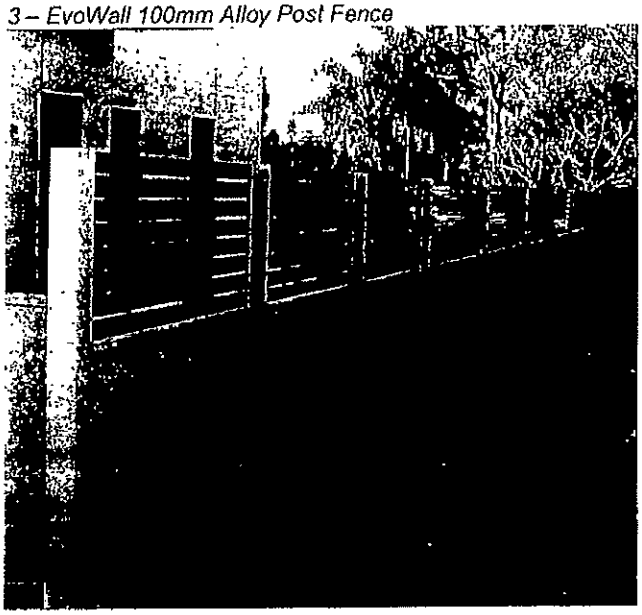
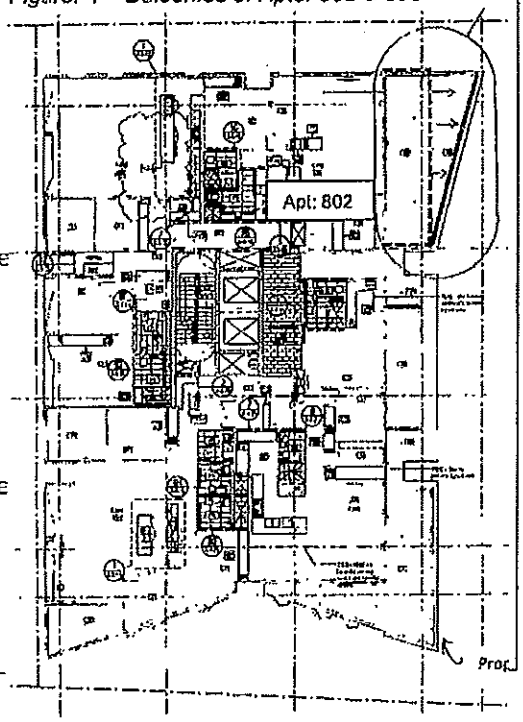
Proposed Variations

Item	Summary of Proposed Variations
1	**Fencing** *(Cont'd)* It is proposed to change the approved fence as detailed above to an "EvoWall – 100mm Alloy Post" fence as shown in Figure: 3 below. Specification and design details of the EvoWall Fence are provided in the brochure (*refer Appendix: 2*). The overall height of the fence will not change (i.e. solid fence is 1800mm with 1000mm timber battens on top). *Figure: 3 – EvoWall 100mm Alloy Post Fence* 
2	**Level 8 (Balconies of Apartments: 802 & 803)** Proposed amendments to the balcony of Apartments 802 and 803 as summarised below: **(a) Apartment 802:** • The existing balcony as shown by the red 'dotted-lines' in Figure: 4 will be shifted outwards as shown in to match the configuration of the balcony for Apartment 803; • The balustrade panel design as shown in which is partly glazed to the top half of the balustrade will be change to fully glazed to match other similar balustrading on the eighth and ninth floors; **(b) Apartment 803:** • The balustrade panel design as shown in which is partly glazed to the top half of the balustrade will be change to fully glazed to match other similar balustrading on the eighth and ninth floors; *Figure: 4 – Balconies of Apts: 802 & 803* 

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ASSESSMENT OF PROPOSED VARIATIONS

The proposed variations to Development Application No: 090/M004/16 as summarised in Items: 1 - 2 on Pages: 1 – 2 are considered to be acceptable and appropriate due to the insignificant and minor nature of the proposed variations.

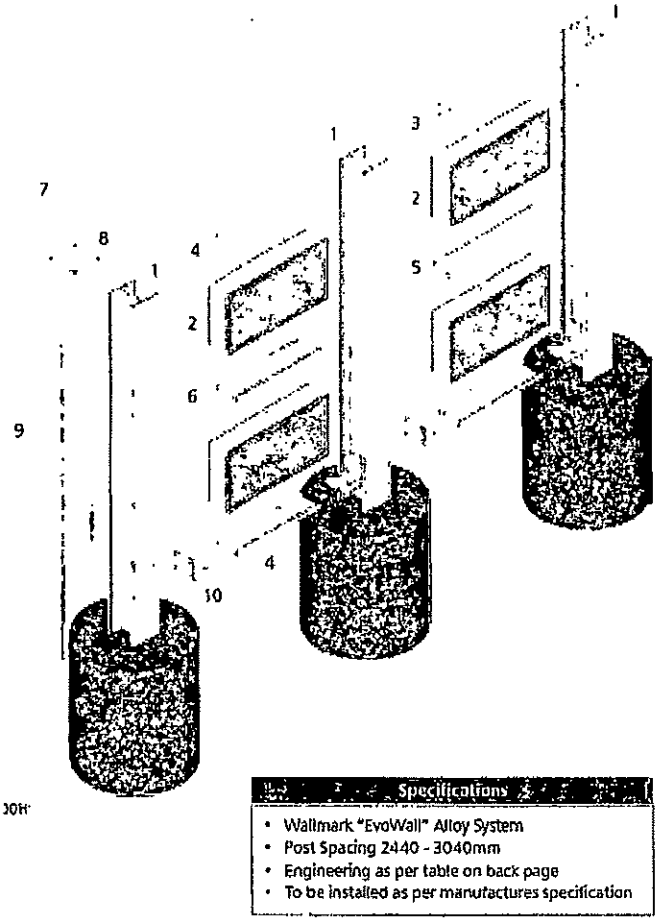
Items: 1 – Fencing

The proposed original fencing comprising 1800mm brick fencing and 1000mm high timber battens on top will require a 350mm wide by 900mm deep strip footing along the property boundaries as highlighted in Figure: 1 on Page: 1. This continuous strip of 350mm wide footing along the property boundaries will significantly impact on the neighbouring residences as there is existing planting in place and landscaping elements in close proximity to the existing fence line.

Accordingly, it is proposed that a less intrusive and more neighbour 'friendly' Evowall Fence panel 1800mm in height with a 1000mm timber battens fence on top is a more suitable and appropriate fencing option as it will have minimal footing requirements as shown in Figure: 5. This type of fence will be supported by a steel post system with a 300mm wide by 600mm deep footings without the need for a continuous strip footing system. The post / footings will be spaced approximately 2440mm to 3040mm apart. Furthermore, the proposed Evowall Fence will provide the following benefits:

- The fence is made of composite sound reducing acoustic panels;
- It is available in a multitude of finishes including paint, render paint etc. Accordingly, the panel facing the adjoining residences can be finished to the requirements of the owners to suit their paint or colour preference;

Figure: 5 – Evowall Fencing System (refer Appendix: 2)



Item: 2 - Level 8 (Apartments 802 & 803)

The proposed amendments to the balconies on Level 8 will have minimal or no impact on the locality of the area. In fact, the proposed adjustments to the balcony balustrading in Apartment 802 will contribute to the overall aesthetic and design balance of the upper level of the apartment complex.

STATE COMMISSION ASSESSMENT PANEL
DA 090/M004/16 R4
REGULATION 47A
MINOR VARIATION
ENDORSED
26 JUNE 2019

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CONCLUSION

The proposed variations as detailed above are considered to be of a minor nature, with no material impact on the overall planning, design and configuration of the approved mixed use development.

Accordingly, the proposed amendments should be considered as minor variations to the development authorisation and be treated as minor in nature under Section 47A of the *Development Regulations*.

Yours sincerely,

Dennis Chung
Development Consultant
BA Planning / Grad. Dip. Urban & Regional Planning / Grad. Dip. Business Management

STATE COMMISSION ASSESSMENT PANEL
DA 090/M004/16 R4
REGULATION 47A
MINOR VARIATION
ENDORSED
26 JUNE 2019

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ATTACHMENT NO 4

KatnichDodd
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DEVELOPMENT ACT, 1993
SECTION 39, REGULATION 47A
MINOR VARIATION

BUILDING WORK:	APARTMENTS, CAR-PARK, OFFICE & SHOP – CONSENT **STAGE 3** – BALANCE OF WORK
SITE ADDRESS:	179 GREENHILL ROAD, 1 GEORGE STREET, PARKSIDE
APPLICANT:	JPE DESIGN STUDIO PTY LTD
OWNER:	TRITAN CORPORATION
CLASSIFICATION:	2, 5, 6 & 7a
DEVELOPMENT APPLN:	090/M004/16 V1 (Council ref 512/16/A)

The amended :

- southern screen fence details, and
- balcony balustrade details

submitted in relation to the above-mentioned development have been assessed as a minor variation to the building rules consent previously issued under the Development Act, 1993.

You are advised that the variation is approved

Notes
Pursuant to the provisions of Regulation 47A the minor variation is not to be treated as a new development authorization and no new development approval needs to be given .

We have assessed the variation as being "*consistent*" with the development authorization previously given subject to slight variations resulting from the design process which are not considered significant (refer Planning SA *Advisory Notice - Building No.09/14* dated May 2014.)

Katnich Dodd
Building Surveyors

.....
Ian Dodd 4 July, 2019
Certificate of Registration as a Private Certifier No. 005

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